

Ms Kinga Wec
URS Infrastructure & Environment UK
Limited
The McLaren Building 46 The Priory
Queensway
BIRMINGHAM
B4 7LR

Our ref: KT/2013/116084/01-L01
Your ref: 47061277\EA
Date: 19 April 2013

Dear Ms Wec

**PRE APP ENQUIRY ISLES QUARRY, QUARRY HILL ROAD, BOROUGH GREEN,
SEVENOAKS, KENT**

Email rs:

Dear Kinga,

I just wanted to touch base about Isle's Quarry. Because of the various environmental issues at this site, some staff changes, as well as your data request, I understand you've spoken to several people within the EA, so things risk getting a bit confused! I'm also aware that the Isle's Quarry development on the other side of the road had environmental concerns across the breadth of our remit. To make sure things don't get too muddled, I'm happy to act as your first point of contact for all discussions on this development. In doing this, I'll make sure to bring in the expertise of our various specialists (e.g. Neil, Jenny and others) as needed. I hope this approach will make the pre-app process smoother.

In the meantime, our groundwater and contaminated land officer wanted to pass on some additional comments, which you may find useful:

The use of shallow soakaways in the Hythe Beds are can promote instability of the geology via washout of the sandier horizons, leading to the opening and enlargement of fissures within the Hythe Beds, and subsequent collapse. To avoid instability issues there may be a requirement to design a deep borehole soakaways. However, there will need to be sufficient unsaturated zone between the base of the soakaway and the groundwater level.

If water is being discharged to ground via a soakaway or surface water system then a groundwater risk assessment will need to be provided to ensure that there are no unacceptable risks to groundwater, especially as the site is located within a source protection zone. The risk assessment should also consider

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the site setting because there are several quarries and landfills in the vicinity. There is the potential that the soakaway water will flow towards the quarry. The material in the quarry may have to be characterised to ensure that it will not allow leaching into the groundwater. Additional information and guidance can be found at www.environment-agency.gov.uk and within The Soakaway Design Guide.

I hope that's helpful, and look forward to further discussions regarding to this site.

Kind Regards

Niall Connolly

**Planning Technical Specialist
Kent Sustainable Places Team
Environment Agency**

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Yours sincerely

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