

Tonbridge & Malling Borough Council
Development Control
Gibson Building Gibson Drive
Kings Hill
West Malling
ME19 4LZ

Our ref: KT/2013/116967/01-L01
Your ref: TM/13/02358/RD
Date: 16 September 2013

Dear Sir/Madam

Proposal: Details of site investigation with regard to land stability and impact on the margins of the River Bourne and details of further investigations into the existence of soil and ground water contamination on and beneath the site, along with a scheme of proposed remedial and engineering measures to render the site suitable for the permitted end use, and prevent contamination of groundwater and air and water pollution of adjoining land, pursuant to conditions 7 and 25 of planning permission TM/11/01191/FL (erection of 171 dwellings, creation of 6.82ha of public open space including local area of equipped play (leap), new vehicular access onto haul road. Provision of access roads, footpaths, landscaping and all associated infrastructure, removal of bridge deck to Isles Quarry East)

Location: Isles Quarry, Quarry Hill Road, Borough Green, Sevenoaks, Kent

Thank you for your letter, which we received on 23 August 2013. We would like to make the following comments:

Condition 7

No comments as this is not a condition we requested.

Condition 25

We agree in principle with the submitted remediation strategy. This condition should not be fully discharged until the scheme is fully implemented and completed (as per part (c) of this condition.

As indicated in the report, additional assessment will have to be undertaken post demolition and removal of any sub ground structures, if any USTs, fuel lines or hotspots of contamination are identified. The main area of concern is being reduced in level so it is likely all significant contamination beneath the workshop area will be discovered and addressed as outlined in the remedial strategy. Appropriate verification reporting will be required for identified hotspots with validation samples taken as evidence of removal of significant contamination.

Any remediation must be carried out in a strictly controlled manner to ensure that contaminants are not exposed and releases allowed to air, land or controlled waters, which could cause pollution, harm or nuisance. Clearing areas, particularly removing hardcover, must be done in a manner not likely to expose contaminants to flushing by incipient rainfall or surface water run-off on the site. Temporary surface water controls and management of any materials movement on site must be fully managed to ensure protection of the wider environment.

Environment Agency
Orchard House (Endeavour Park) London Road, Addington, West Malling, ME19 5SH.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

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We note that the use of band drains is specific to area 3. If band drains are required in the remaining areas then the risk assessment will need to be updated. The surface water drainage strategy indicates that the bulk of the drainage will drain via surface water gullies to a nearby watercourse. Such drainage, especially from areas of parking, would need to be appropriately protected by pollution prevention measures which may include interceptors.

Submission from Borough Green Parish Council dated 12/09/2013

You have requested that we respond to this submission in addition to the discharge of conditions application. We would like to offer the following advice:

The EA does not hold full records of historic quarrying and tipping pre-1976 and in the main holds only detailed records for waste management of sites post 1994. However it is understood that there was additional tipping of chalk tunneling waste deposited at the Isles Quarry around 1996 under an exemption to waste licences.

We believe that the investigations and risk assessments, allowing for a suitable strategy of discovery under current hardstandings/buildings, have been carried out adequately to date. As identified in the submitted strategy there is further work to do as demolition and site re-profiling takes place. A watching brief and sampling/monitoring strategy is part of the proposed works, as required by the relevant parts of the land contamination planning conditions. Any unexpected contamination will be addressed as part of that requirement.

With regards to the groundwater levels, there would appear to be some differences in evidence between historic anecdotal information and other monitoring from current investigations and monitoring. But this is not unusual given the timeframes involved as groundwater levels will fluctuate over time. The key thing is current evidence and monitoring of groundwater around the site. Groundwater levels are known from other monitoring at the adjacent quarries. The monitoring of the nearby Brook or River Bourne could be required during site activities like piling to ensure any adverse effects are identified and if necessary actions taken to alter piling methods or change strategy. However the depth of relatively inert fill, circa 19m and the limited identified presence to date of significant contamination hotspots does not mean that the approach submitted would not manage the site appropriately. With regards to historic fill, there is no clear evidence, other than the site investigations over the last few years to indicate significant putrescible fill from the early 1960's was deposited at the site in the quarry base. Evidence would suggest the main fill was quarry overburden from adjacent quarrying sites or quarry waste haddock materials. The gas monitoring data, including continuous gas monitoring devices would support this.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Miss Michelle Waterman
Planning Advisor

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cc Barton Willmore LLP

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