

# **Consultee Comments for Planning Application**

## **23/504471/OUT**

### **Application Summary**

Application Number: 23/504471/OUT

Address: Land At Moat Road Headcorn Maidstone TN27 9NT

Proposal: Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, new means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road).

Case Officer: Marion Geary

### **Consultee Details**

Name: . Environmental Protection Team MIDKENT Environmental Health

Address: Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road Royal Tunbridge Wells, Kent TN1 1RS

Email: Not Available

On Behalf Of: MBC - Environmental Services

### **Comments**

MIDKENT ENVIRONMENTAL HEALTH

MEMORANDUM

From: Sarah Jane Edwards-Bonner

Environmental Protection Team To: Marion Geary

Planning Department

Date: 16th November 2023

Our Ref: 23/519857/GENPLA

Planning Details and Application Ref:

PLANNING REF 23/504471/OUT

UPRN 010094442940

ADDRESS

Land At Moat Road

Headcorn

Maidstone

TN27 9NT

NATURE

Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, new means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road).

REASON

MAIN POINTS CONSIDERED:

Noise. Amenity. Air Quality. Land contamination. Asbestos. Radon. Lighting. Odour. Accumulations. Sewage. Private Water Supplies.

SITE VISITED:

No.

COMMENTS:

The site is outside the Maidstone Town Air Quality Management Area, and I do not consider the scale of this development and/or its site position warrants either an air quality assessment or an Air Quality Emissions Reduction condition applied to it. However, I do consider that installation of Electric Vehicle charging points would be a useful promotion of a sustainable travel option.

Previously regarding the earlier application MA/22/505616 (which was withdrawn) an RSK Noise Assessment Report (ref 2060674-RSK-RP-001(2) dated November 2022) was submitted. This report has now been revised and updated, the most recent version of which (ref 2060674-RSK-RP-001(4) dated September 2023) has been submitted in support of the current application. Environmental Health noted that the earlier report was largely satisfactory but that certain issues needed to be worked through with the design team particularly in relation to ventilation strategy and minor traffic issues for some properties and the issue with low frequency noise near the substation. The most recent updated version appears to reach the same conclusions:

- Predicted levels, in conjunction with highest maximum noise levels, are of a magnitude where a standard specification double glazed system to the building façade, providing a minimum sound reduction of 19 dB Rw+Ctr and accompanied by a suitable ventilator, would be required to meet the internal design targets within BS 8233: 2014/WHO, 1999 during daytime and night-time periods (at a worse case along the southern boundary of the site).
- External noise levels are likely to comply with the upper design target of 55 dB LAeq,16hr, as specified within BS 8223: 2014. Similarly, an assessment of the operational substation

(inaccordance with BS 4142:2014+A1: 2019) indicates a low impact during both daytime and night-time periods.

- Given that the development site is currently within the outline stage, it is recommended that the principles of good acoustic design be adopted within the final masterplan. Those design considerations should include the positioning of buildings to maximise the screening effects to those adjacent properties, orientation of façades and considerate internal layout design.

An RSK Lighting Impact Assessment (ref 713965R01 dated September 2023) has also been submitted in support of the current application. The assumed luminaires to be installed on the site have minimal light spill due to housings that direct the light down and minimise unwanted sideways illumination, although light spill is predicted to marginally increase illuminance levels at some locations, the potential increase in illuminance is considered negligible.

There is no indication of land contamination based on information from the contaminated land & historic map databases, and no indication of any significant chance of high radon concentrations. However, the historical use of the site for agricultural purposes leads me to believe that it would be prudent to attach a contaminated land condition to any permission granted.

Any demolition or construction activities may have an impact on local residents and so the usual conditions/informatives should apply in this respect.

The application form states that foul sewage will be dealt with via mains system; and there are no known Private Water Supplies in the vicinity.

#### RECOMMENDATIONS:

No objection, subject to comments above plus conditions and informatives below.

#### REQUESTED CONDITIONS:

#### DEVELOPMENT OF A CONSTRUCTION METHOD STATEMENT

Prior to the commencement of the development a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The document shall be produced in accordance with the Code of Construction Practice and BS5228 Noise Vibration and Control on Construction and Open Sites, the Control of Dust from Construction Sites (BRE DTi Feb 2003) and the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction. The construction of the development shall then be carried out in accordance with the approved methodology.

## EV Charging Points

1 Publically accessible EV rapid charge point (of 22kW or faster) should be provided (where no dedicated off-street parking is provided) and/or per 1000m<sup>2</sup> of commercial floor space. Any dwellings with dedicated off-street parking should be provided with their own charge points for low-emission plug-in vehicles. Where these things are not practicable, contribution towards installation at nearby locations should be considered.

## LAND CONTAMINATION

If during construction/demolition works evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.

Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;

- a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
- b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- c) If no contamination has been discovered during the build then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

## INFORMATIVES:

### Mid Kent Environmental Code of Development Practice

As the development involves demolition and / or construction, I would recommend that the applicant is supplied with the Mid Kent Environmental Code of Development Practice. Broad compliance with this document is expected. This can be found at:

<https://tunbridgewells.gov.uk/environmental-code-of-development-practice>

## Noise and Vibration transmission between properties

Attention is drawn to Approved Document E Building Regulations 2010 Resistance to the Passage of Sound Attention should be drawn to Approved Document E Building Regulations 2010 Resistance to the Passage of Sound as amended in 2004, 2010 & 2016. . It is recommended that the applicant adheres to the standards set out in this document in order to reduce the transmission of excessive airborne and impact noise between the separate units in this development and other dwellings.

Please do not hesitate to contact me for further advice or information in relation to this matter.

Sarah Jane Edwards-Bonner  
Scientific Officer