

# **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: 23rd January 2024

Our Ref: 24/500087/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).

#### MAIN POINTS CONSIDERED:

Noise:

Air Quality:

Land contamination:

Lighting:

Construction:

Major Development:

Other e.g., private water supplies, dust, fumes, odour, permitted premises, manure storage etc.

I note that an amended Flood Risk Assessment has been provided plus some other bits of additional information, but none of this appears likely to effect Environmental Health issues so I have no additional comments to make other than those I made previously 16th November 2023; except to request that any plans for external lighting should be conditioned.

#### 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.

## SUBMISSION OF LIGHTING DETAILS

No external lighting shall be installed until a detailed scheme of lighting has been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This scheme shall take note of and refer to the Institute of Lighting Engineers

Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005 (and any subsequent revisions) and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The scheme of lighting shall be installed, maintained and operated in accordance with the approved scheme unless the Local Planning Authority gives its written consent to any variation.

#### 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