

Consultee Comments for Planning Application

23/505139/OUT

Application Summary

Application Number: 23/505139/OUT

Address: Land North & South Of Kenward Road Yalding Kent ME18 6JP

Proposal: Outline application (all matters reserved other than principal means of access to the highway) for the removal of existing polytunnels on land north of Kenward Road and the erection of up to 112no. dwellings (Class C3), associated infrastructure and landscaping, together with the change of use of land south of Kenward Road to provide informal/recreational open space, sustainable urban drainage features, landscaping, and ancillary works/infrastructure.

Case Officer: Sean Scott

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: Caitlin Murphy

Environmental Protection Team To: Sean Scott

Planning Department

Date: 22nd December 2023

Our Ref: 23/522869/GENPLA

Planning Details and Application Ref:

PLANNING REF 23/505139/OUT

UPRN 010094442878

ADDRESS

Land North and South Of

Kenward Road

Yalding

Kent

ME18 6JP

NATURE

Outline application (all matters reserved other than principal means of access to the highway) for the removal of existing polytunnels on land north of Kenward Road and the erection of up to 112no. dwellings (Class C3), associated infrastructure and landscaping, together with the change of use of land south of Kenward Road to provide informal/recreational open space, sustainable urban drainage features, landscaping, and ancillary works/infrastructure.

MAIN POINTS CONSIDERED:

Contaminated Land, Air Quality, Noise, Sustainability, Drainage, Flooding and Lighting.

SITE VISITED:

No.

COMMENTS

It is evident that this site does not fall within an Air Quality Management Area (AQMA) nor is it close to a high traffic road. As a result, an air quality assessment is not required for this proposal. However, due to the number of dwellings proposed on this site, I would like to apply a condition asking for electric vehicle charging points to be installed at dwellings with dedicated off-street parking, as well as publicly accessible points on site.

Using GIS and historic mapping, it does not appear that there is any evidence of contaminated land on, or within close proximity to, the site. Nor are there any landfills within 50 metres of the site. Therefore, there is no requirement to complete a Phase 1 contaminated land assessment for the site. However, I would like to apply a contaminated land condition in the event that evidence of contamination is encountered.

In regard to minimising the nuisance complaints that are likely to arise from this proposal, such as noise, lighting and dust emissions, I would like to apply relevant conditions. Prior to the operation of the development, a management plan covering the entirety of the operation shall be submitted for approval to the local planning authority. I would also like details of controlling dust emission to be submitted. Finally, I would like to restrict the installation of external lighting on site to reduce any lighting disturbances being inflicted onto neighbouring residents.

RECOMMENDATIONS:

No objections; subject to comments and conditions.

REQUESTED CONDITIONS:

ELECTRIC VEHICLE CHARGING POINTS

Publically accessible EV rapid charge point (of 22kW or faster) should be provided (where no dedicated off-street parking is provided) and/or per 1000m² 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.

CONTAMINATED LAND

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.

NOISE MANAGEMENT PLAN

Prior to the operation of the development, a management plan covering the entirety of the operation shall be submitted for approval to the local planning authority. The plan shall include but not be limited to examples such as hours of operation and delivery, control of noise from plant and machinery, noise from internal and external activities. The plan should include procedures for response to complaints from residents or the local authority. It should include a review mechanism in response to justified complaints.

Once approved the plan shall be implemented to the satisfaction of the local planning authority.

DUST, ODOUR AND VAPOUR EMISSIONS

Full details of all measures to be taken to deal with the emission of dust, odours or vapours arising

from the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first use of the premises. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first use of the premises and shall be operated and retained in compliance with the approved scheme.

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 ILP Guidance Note 01/21 The Reduction Of Obtrusive Light (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

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>

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

Caitlin Murphy
Environmental Health Apprentice