

Wrotham
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TM/11/02214/FL

Demolition of existing buildings and redevelopment of site to provide 7-10 no. B1(c)/B8 units (subject to subdivision) with access, parking and landscaping (with the option to retain existing dwelling and erect 6-8 no. B1(c)/B8 units in the alternative) at The Poplars London Road Wrotham Sevenoaks Kent TN15 7RR for Gallagher Properties Ltd

PC: No objection in principle, but WPC feel in view of the short distance of the site entrance from the roundabout to the southeast, that it should be compulsory for all vehicles to exit the site by left turn only.

KHS: In response to the request of the PC, following an initial safety audit, a physical barrier in the middle of the road will not work, as it is very difficult to stop right turns out, whilst allowing right turns in; a physical arrangement at the exit with a splitter island that guides traffic to turn left out only would be of benefit. This physical work can be accompanied with an associated left turn arrow on the exit carriageway and associated signage. This could usefully be added to Stage 2/S278 design and works

DPLT: WPC have requested that traffic exiting from the site should be controlled to stop vehicles turning right across two lanes of traffic. This reflects the comments made by TMBC to the KHS depot application in 2006 (which was withdrawn) which requested left turn egress by HGVs. KCC itself intended to impose a condition that all vehicles egress to the left.

In terms of this smaller scale proposal, KHS have confirmed their acceptance in principle with the PCs suggestion but the detail will need to be worked up and a safety audit met. Until such work is carried out, it is not possible to verify the feasibility of the measures to prevent right turns out (therefore causing all vehicles to use Nepicar roundabout to travel north). However, measures could be put in place to significantly reduce the ability of vehicles to turn right and encourage an exit left only. The suggested condition has been amended accordingly.

Two further conditions have also been amended to clarify inaccuracies in wording and the duplication of two of the conditions. Consequently one condition has also been removed.

For clarification, the application is not being referred to the Government Office as the extent of the departure does not significantly prejudice the implementation of the development plan's policies and proposals.

AMEND RECOMMENDATION:**Remove condition 8 and renumber accordingly****Amend condition 11 (renumbered as 10):**

10 No development shall be commenced until (for each relevant part of the site being redeveloped):

(a) a site investigation and assessment of the risk to all receptors that may be affected, including those off site has been undertaken to determine the nature and extent of any contamination, and

(b) the results of the investigation and detailed risk assessment, together with an assessment by a competent person and details of an options appraisal and remediation strategy to contain, treat or remove any contamination, as appropriate, have been submitted to and approved by the Local Planning Authority. The assessment and scheme shall have regard to the need to ensure that contaminants do not escape from the site to cause air and water pollution or pollution of adjoining land.

The scheme submitted pursuant to (b) shall include details of arrangements for responding to any discovery of unforeseen contamination during the undertaking of the development hereby permitted and a verification plan providing details of the data collected as set out in the remediation strategy and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Such arrangements shall include a requirement to notify the Local Planning Authority of the presence of any such unforeseen contamination.

Prior to the first occupation of the development or any part of the development hereby permitted

(c) the approved remediation scheme shall be fully implemented insofar as it relates to that part of the development which is to be occupied, and

(d) a Certificate shall be provided to the Local Planning Authority by a responsible person stating that remediation has been completed and the site is suitable for the permitted end use.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

