

## TONBRIDGE & MALLING BOROUGH COUNCIL

### AREA 2 PLANNING COMMITTEE

29 October 2014

Report of the Director of Planning, Housing and Environmental Health

Part 1- Public

Matters for Information

### **URGENT ITEM OF BUSINESS**

### **IMPLEMENTATION OF PLANNING PERMISSION FOR 171 DWELLINGS AT ISLES QUARRY WEST**

To update Members on the implementation and monitoring of land contamination in the development at Isles Quarry West, Borough Green.

#### **1.1 Introduction**

- 1.1.1 The implementation of this development has been continuing since commencement late in 2013. As the first units have come towards completion the Council has been seeking to consider the details required to comply with the planning condition that deals with land contamination and the treatment thereof.
- 1.1.2 The planning condition requires that there is verification that the approved remediation scheme has been technically executed and that the developer confirms this to be the case.
- 1.1.3 Some of these verification details were submitted last week and further to us yesterday afternoon. We have had our scientific officer assess the detail submitted and as a result raised a number of points about the submitted details and sought information on a number of plots as that information had not been reviewed.
- 1.1.4 The previously un-provided information has now been submitted and is in the process of being assessed. We have been promised a response on the queries raised on the previous material and those responses will be reviewed as soon as these are available and our scientific officer has the opportunity to assess them.

- 1.1.5 In the meantime it has now become clear that the Phase 1 units have been transferred to Russet as the initial part of the overall affordable housing provision. Moreover, it emerged in contact with Russet late yesterday afternoon, that some of these units are actually occupied despite planning conditions not being fully complied-with. It would appear that some 8 house units and 5 flats are occupied and 1 flat, 10 houses and 2 maisonettes are yet to be occupied.
- 1.1.6 In light of the unresolved nature of the issues surrounding the materials used in the garden capping material it would not be appropriate for any further units to be occupied and the Chief Housing Officer has secured Russet's agreement to grant no access/tenancies to the 13 unoccupied units until this issue has been resolved. In addition the Managing Director of Crest has given an assurance to the Chief Executive that it is his intention that no further tenancies should be granted until the issue of contamination is resolved.
- 1.1.7 Once the detail of contamination results have been resolved and it is ensured that capping materials do indeed meet acceptable technical standards, when assessed against industry standard measures, then the position can be reviewed.

#### **FOR INFORMATION**