

**Tonbridge
Castle**

TM/14/04251/FL

Demolition of buildings known as Enterprise House 1 and Enterprise House 2 and the construction of a total of 44 residential units (including 7 units to provide specialist accommodation for women who have suffered domestic abuse along with ancillary support facilities), associated parking, landscaping, refuse storage and cycle storage at Enterprise House Avebury Avenue Tonbridge for Circle Housing Russet

Southern Water Services:

Our Developer Services team recently completed a foul water capacity check of the development site and we can confirm there is currently adequate capacity within the existing foul sewerage network to accommodate the foul flow from the proposed development. The proposed development does not significantly increase the flow to the proposed connection point. As such, no remedial work is required to accommodate the proposed development's foul flow. With regard to surface water flows, we are content there will be no increase in flows to the network, where there will in fact be less flows than existing as a result of several proposed storage systems located on site, including the roof area.

KCC SUDS Advisory Team:

We note that this application was submitted for consideration prior to the introduction of our role as statutory consultee for surface water and local flood risk matters (under KCC's remit as LLFA); this responsibility commenced on the 15 April 2015.

We further note that the Environment Agency has previously been consulted on these proposals and that they have requested conditions pertaining to surface water management and flood risk. Furthermore, Southern Water has already confirmed their acceptance of the proposed surface water management scheme and the associated attenuated discharge to their network.

Accordingly, we presently have no comment to make on this application, but we would be happy to review any information submitted to discharge any surface water management condition should you be minded to grant permission to this development.

Environment Agency (further comments regarding the submission of additional drainage information dated 16 June):

Confirmation that the report does not introduce any additional surface water drainage matters above and beyond those provided in the FRA dated December 2014. Previous comments and suggested conditions therefore remain unchanged.

Emergency Planning/Flood Resilience:

The plan includes a trigger point informed by the Environment Agency flood warnings where all occupants would be expected to leave for the duration of the flood. The pre-identification of a Welfare/Rest Centre would assist in an ordered and timely evacuation. An opportunity to review the plan prior to the occupation of the accommodation is requested. [This is to be secured by condition]

Private Reps:

One further neighbour representation has been received commenting on the latest response from KCC Highways, making the point that whilst on street parking availability 'is a matter of convenience and not a discernible highway issue', there are already a significant number of cars parked on double yellow lines and opposite junctions beyond hours normally worked by traffic wardens. This will get worse with the proposal and additional residents which should be a highway safety issue. Concern is also raised as to how lockable bollards will help the parking situation, if these are unavailable on site it will increase parking off site.

Additional Information:

Confirmation has been received from the applicants that in addition to the three new trees to be planted to the rear of numbers 88-92 Barden Road, there will be additional landscaping in the form of shrubs and climbers proposed to the rear of nos. 84-88. A condition is recommended requiring the submission of a detailed landscaping plan that would secure this planting.

[The plans list cited at paragraph 7.1 of the main report will need to be updated accordingly.]

DPHEH:

Since publication of the main report, Officers have taken the opportunity to review the recommended conditions to ensure they afford sufficiently robust controls on the proposed development.

AMENDED RECOMMENDATION

Paragraph 7.1: Substitute the plan/document list with the following one:

Site Plan PL_1000 D dated 02.07.2015, Proposed Floor Plans PL_1001 D dated 02.07.2015, Proposed Floor Plans PL_1002 F dated 02.07.2015, Proposed Floor Plans PL_1003 F dated 02.07.2015, Proposed Floor Plans PL_1004 E dated 02.07.2015, Proposed Elevations PL_3000 D dated 02.07.2015, Street Scenes PL_3001 C dated 02.07.2015, Street Scenes PL_3002 D dated 02.07.2015, Street Scenes PL_3004 C dated 02.07.2015, Proposed Roof Plan PL_1005 D dated 09.07.2015, Street Scenes PL_2000 C dated 09.07.2015, Schedule DRAWING REGISTER dated 09.07.2015, Email PARKING dated 27.05.2015, Email PARKING

SURVEY dated 29.05.2015, Survey PARKING dated 29.05.2015, Flood Risk Assessment SUPPLEMENTARY REPORT ON DRAINAGE dated 16.06.2015, Drawing ADD INFO 3RD FLOOR LEVEL dated 09.07.2015, Drawing ADD INFO LONGITUDINAL SECTION dated 09.07.2015, Drawing ADD INFO 2ND FLOOR LEVEL dated 09.07.2015, Drawing ADD INFO 1ST FLOOR LEVEL dated 09.07.2015, Tree Plan R482TCP Rev 2 dated 23.07.2015, Tree Protection Plan R482TPP Rev 1 dated 23.07.2015, Tree Report dated 23.07.2015, Report Desk study dated 29.01.2015, Transport Statement dated 04.02.2015, Email Fm agent- KCC statement dated 09.04.2015, Schedule of accommodation dated 22.12.2014, Statement Affordable Housing dated 22.12.2014, Details Engineering issues dated 22.12.2014, Design and Access Statement dated 22.12.2014, Flood Risk Assessment dated 22.12.2014, Energy Statement dated 22.12.2014, Ground Investigation Report dated 22.12.2014, Method Statement Remediation dated 22.12.2014, Drainage Layout FRA700 dated 22.12.2014, Topographical Survey 3520-1 dated 22.12.2014, Elevations 3520-2 dated 22.12.2014, Elevations 3520-3 dated 22.12.2014, Location Plan 0100 dated 22.12.2014, Drawing ADDENDUM TO D_A dated 16.04.2015,

Substitute Conditions list with the following:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 Within one month of the commencement of development details and samples of materials to be used externally shall be submitted the Local Planning for approval, and the development shall be carried out in accordance with the approved details.**

Reason: To ensure that the development does not harm the visual amenity of the locality.

- 3 Within two months of the commencement of development, details shall be submitted to the Local Planning Authority of a scheme of hard and soft landscaping and boundary treatment. The car park surfacing shall be constructed of permeable material. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.**

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 4 The units shall not be occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space**

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

- 5 Prior to the occupation of the development hereby approved, details of the lockable bollards to be installed to the approved parking spaces shall be submitted to and approved by the Local Planning Authority. These shall be installed as approved and retained at all times thereafter.**

Reason: To prevent unauthorised use of the spaces leading to increased pressure for on street parking.

- 6 Prior to the commencement of development a demolition method statement shall be submitted to and approved by the Local Planning Authority and the demolition works thereafter undertaken will be in strict accordance with the approved details.**

Reason: In order to prevent any harmful impact on the flood plain during construction of the development.

- 7 Before any works commence on site, arrangements for the management of demolition and construction traffic to and from the site (including hours of operation and deliveries of materials to the site) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme unless any variation has been agreed by the Local Planning Authority in writing beforehand.**

Reason: In the interests of residential amenities and highway safety in accordance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

- 8 Within two months of the commencement of development, details and samples of the balcony screening hereby permitted shall be submitted to the Local Planning Authority for approval. This shall be installed and retained hereafter unless approved in writing by the Local Planning Authority.**

Reason: In the interests of residential amenity.

9 The development shall be carried out in strict accordance with the approved Flood Risk Assessment (FRA), 15th December 2014 11085 Issue 2 (Tully De’Ath consultants), the additional information to this dated 16th June 2015 (Tully De’Ath consultants), and the following mitigation measures detailed within the FRA:

- **Finished floor levels are set no lower than 24.0 m above Ordnance Datum (AOD), as detailed in Section 4.0**
- **Limiting the surface water run-off generated by the 100 critical storm, plus a 30% allowance so that it will not exceed the run-off from the existing site and not increase the risk of flooding off-site, as detailed in section 8.0.**
- **Provision of suitable compensatory flood storage as detailed in section 8.0 and the Drainage Plan in Appendix H.**
- **Demonstration within the FRA, (Section 10.0), that the maintenance of the drainage system will be provided for the lifetime of the development.**

The mitigation measures shall be fully implemented prior to occupation of the development hereby approved, and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing, by the Local Planning Authority

Reason: In the interests of preventing flood risk.

10 No external lighting shall be installed in connection with the development unless details are submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual and neighbour amenity

11 No development shall be commenced until the following have been submitted to and approved by the Local Planning Authority

(a) a contaminated land desktop study identifying all previous site uses, potential contaminants associated with those uses including a survey of the condition of any existing building(s), a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site

(b) based on the findings of the desktop study, proposals for a site investigation scheme that will provide information for an assessment of the risk to all receptors that may be affected including those off site. The site

investigation scheme should also include details of any site clearance, ground investigations or site survey work that may be required to allow for intrusive investigations to be undertaken.

If, in seeking to comply with the terms of this condition, reliance is made on studies or assessments prepared as part of the substantive application for planning permission, these documents should be clearly identified and cross-referenced in the submission of the details pursuant to this condition.

Reason: In the interests of the protection of ground water, amenity, public safety and human health and in accordance with the National Planning Policy Framework 2012 (paragraph 121).

- 12** No development shall take place other than as required as part of any relevant approved site investigation works until the following have been submitted to and approved by the Local Planning Authority:

a) results of the site investigations (including any necessary intrusive investigations) and a risk assessment of the degree and nature of any contamination on site and the impact on human health, controlled waters and the wider environment. These results shall include a detailed remediation method statement informed by the site investigation results and associated risk assessment, which details how the site will be made suitable for its approved end use through removal or mitigation measures. The method statement must include details of all works to be undertaken, proposed remediation objectives, remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990 (or as otherwise amended).

The submitted scheme shall include details of arrangements for responding to any discovery of unforeseen contamination during the undertaking hereby permitted. Such arrangements shall include a requirement to notify the Local Planning Authority in writing of the presence of any such unforeseen contamination along with a timetable of works to be undertaken to make the site suitable for its approved end use.

(b) prior to the commencement of the development the relevant approved remediation scheme shall be carried out as approved. The Local Planning Authority should be given a minimum of two weeks written notification of the commencement of the remediation scheme works.

Reason: In the interests of the protection of groundwater, amenity, public safety and human health and in accordance with the National Planning Policy Framework 2012 (paragraph 121).

- 13 Following completion of the approved remediation method statement, and prior to the first occupation of the development, a relevant verification report that scientifically and technically demonstrates the effectiveness and completion of the remediation scheme at above and below ground level shall be submitted for the information of the Local Planning Authority.**

The report shall be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Where it is identified that further remediation works are necessary, details and a timetable of those works shall be submitted to the Local Planning Authority for written approval and shall be fully implemented as approved.

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

Reason: In the interests of the protection of groundwater, amenity, public safety and human health and in accordance with the National Planning Policy Framework 2012 (paragraph 121).

- 14 Prior to the development hereby approved commencing, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. Such details as are agreed shall be carried out concurrently with the development.**

Reason: In the interests of visual and residential amenity.

- 15 Prior to the occupation of the approved flats, details of the Flood Evacuation Plan are to be submitted to and approved by the Local Planning Authority. Details shall include a trigger point to be identified by the Environment Agencies flood warnings as to when all occupants would be expected to leave the accommodation for the duration of the flood, until it is declared safe to return, and the pre-identification of a Welfare/Rest Centre.**

Reason: In the interests of the health and safety of occupants of the development in the event of a flood.

- 16 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.**

Reason: To protect the underlying groundwater from the risk of pollution, as unless appropriately managed, piling on land affected by contamination may

introduce pathways by which contamination can penetrate and pollute the aquifer.

**Hadlow (Hadlow) TM/15/01777/FL
Hadlow And East Peckham**

Variation of conditions 1 and 6 to planning permission TM/14/02774/FL (Demolition of goat shed and siting of two new temporary buildings onsite, move proposed school fence south into Faulkners Farm courtyard (amended scheme to that previously approved under planning permission TM/14/00114/FL)) to enable the temporary school to operate until 30th December 2016 and to increase the number of pupils attending it from 158 to 185 at Faulkners Farm Ashes Lane Hadlow Tonbridge for Hadlow College

Additional Information: Since publication of the main report, the application has provided the following information:

“The current situation with the build on the permanent school is:

- *Site set up and cabins in future car park. This area has been tarmacked*
- *All roadways and curbing in. Ready for tarmac next week.*
- *All footings completed*
- *All drainage completed*
- *Water tanks for recycling underground in.*
- *Crane on site*
- *Steel frame arrived today (Wednesday 29TH July).*
- *All soil in field ready for new rugby pitch.*

The build at the moment is ahead of planned completion. As long as we have no adverse weather conditions next winter e.g. snow for 2 months the build will be complete for use start of Autumn term 2016.”

The applicant has also confirmed that the Traffic Regulation Order (TRO) associated with the required pelican crossing on the A26 has now been approved. Contactors have been approached by the College to price the works.

The applicant has confirmed that a draft lease agreement has now been prepared between Hadlow College and the Rural Community School concerning the occupation of the permanent school.

The applicant has also provided copies of the school travel plan and a traffic management plan detailing how staff and pupils are encouraged to use alternative modes of transport and how traffic movements within the site are managed. The applicant has confirmed that currently the school has 80 pupils travelling to school by coach and it has three coaches operating, each with a capacity of 49 seats (147 seats altogether). According to the applicant, 20 of the additional 27 pupils have expressed an interest in using the coach next academic year.

DPHEH:

Confirmation that the TRO associated with the new crossing on the A26 has been approved, coupled with the knowledge that the lease agreement between the College and the school is further evidence of the clear intention to provide the permanent school on the main College campus.

AMENDED RECOMMENDATION:

Paragraph 7.1: Substitute the plan/document list with the following one:

Report TRAFFIC MANAGEMENT PLAN received 22.07.2015, Travel Plan received 22.07.2015, Planning Statement received 29.05.2015, Proposed Layout DHA/10125/03 C received 29.05.2015, Location Plan DHA/10125/01 A received 29.05.2015,

Additional Condition:

7. The use shall at all times be undertaken in accordance with the measures set out in the Travel Plan and the Traffic Management Plan hereby approved and both plans shall be monitored to ensure strict compliance at all times.

Reason: In the interests of highway safety and residential amenity.

**Alleged Unauthorised Development
Tonbridge 14/00193/COM
Castle**

Hilden Grange School 62 Dry Hill Park Road Tonbridge

No supplementary matters to report
