

TONBRIDGE & MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

10 December 2014

Report of the Director of Planning, Housing and Environmental Health

Part 1- Public

Matters for Information

IMPLEMENTATION OF PLANNING PERMISSION FOR 171 DWELLINGS AT ISLES QUARRY WEST – UPDATE REPORT

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 At the last meeting of this Committee we provided an Urgent Item of Business report in light of concerns, from a number of parties, that properties were being occupied at this site before final confirmation of outstanding considerations with regard to potential contamination had been resolved.

1.1.2 At the meeting the Committee resolved that:

“That officers are instructed to take any appropriate action necessary to prevent further occupation of any unit until all relevant outstanding matters have been resolved regarding potential contamination of the garden areas”.

1.1.3 Members’ wishes have been met in that no further occupations have occurred.

1.1.4 Since the last meeting Council and EA officers together with Crest’s staff and consultants have been working together to complete the suite of data necessary for TMBC to sign-off the position with regard to the Phase 1 units – those units that caused the Urgent Report to be presented with regard to the treatment of the garden areas.

1.1.5 The EA also needs to be able to advise this Council that it is satisfied with conditions below garden capping level. The necessary documentary material is in the final stages of production by Crest. This will be in the form of

documents that effectively index and cross-reference material already submitted, in part. This latter has been provided in planning conditions and has been the subject of consultation.

- 1.1.6 Additional necessary documentation is being received at the time of drafting this report and an update of our and EA's assessment will be given in a supplementary report.
- 1.1.7 As part of a wider discourse, with the applicants, we are also expecting a further document dealing with the forward planning process for the next phases. While such a document is required later in the process pursuant to the planning condition there is a benefit in this forward planning and a document is expected soon.
- 1.1.8 It is understood that monitoring work is in hand, in the next phases of housing, going forward. This has been raised with the Council in the last few days. Technical officers will engage with Crest on this work.
- 1.1.9 Inevitably, as with all development projects, things are constantly moving forward and we will provide a further update for the meeting.

FOR INFORMATION