

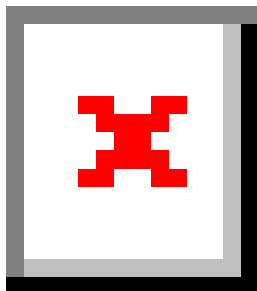
Environmental Protection COMMENTS

Case Number	20230977
Case Officer	Mrs Amanda Grout
Address	Swift Farm , Dean Lane, Harvel, Gravesend, Kent, DA13 0BS

Proposal	Construction of a detached stable block to the rear of the residential dwelling to provide 2 No. loose boxes, a tack/feed store and a hay/straw store, with associated landscaping of yard area for private equestrian use.
Consultation Expiry Date	18 October 2023
Date of Response	03 October 2023 (JO)

The comments made with regards to the previous (withdrawn) application are reiterated.

No information regarding storage or removal of manure from the stables has been included in this application. We do receive complaints regarding storage and burning of manure piles associated with stables, so it will be important to ensure that manure/waste is stored and dealt with appropriately to ensure that there is no detrimental impact on the amenity of the neighbourhood in



terms of odour, flies etc. Bearing in mind the size of the site, providing a suitable distance from the curtilage of neighbouring properties for storage shouldn't be an issue.

The applicant must be made aware that if horses are to be let out on hire for riding; or are to be kept for the purpose of their being used, in return for payment for instruction in riding, then the premises must be licensed under The Animal Welfare (Licensing of Activities Involving Animals) Regulations 2018.

In addition, it's noted that the Design and Access Statement refers to the site having been previously excavated and filled with various materials including general waste, plastics, glass and metal. In view of this, a contamination assessment will be required, and I would advise that bearing in mind the comments made in the Design and Access Statement, that intrusive sampling will be required.

The following conditions and informatives are recommended:

Contamination

No development approved by this permission shall be commenced prior to a contaminated land assessment (in accordance with the CLEA guidelines and CLR 11 methodology) and if necessary an associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation 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.

f) Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the local planning authority.

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the local planning authority.

Code of Practice on Construction and Demolition:

Please apply as appropriate to minimise the impact on nearby premises during the groundworks and construction phases.

Lighting:

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Storage and disposal of waste:

Prior to the commencement of the development, details of where and how manure/waste is to be stored and ultimately disposed of shall be submitted to and approved in writing by the Local Planning Authority. Once the use commences, this shall be carried out in accordance with the approved details. No manure or waste materials shall be burned upon the land within the application site.