

Environmental Protection COMMENTS

Case Number	20251116
Case Officer	Mrs Alison Webster
Address	Land West Of, Norwood Lane, Meopham, Gravesend, Kent, DA13 0YE

Proposal	Outline application with all matters reserved (except access) for a development of up to 150 dwellings (Use Class C3), including affordable dwellings, and associated landscaping, public open space and infrastructure works.
Consultation Expiry Date	12 December 2025
Date of Response	8 December 2025 (JO)

The following to be considered:

Air Quality

Due to the size of the development and Air Quality Assessment is required and should be undertaken in accordance with the IAQM document 'Guidance in land-use planning and development control: Planning for air quality' and the Kent & Medway Air Quality Partnership's 'Air Quality Planning Guidance'. This should include an assessment of construction and operational phase impacts and should include a Damage Cost Assessment/Emissions Mitigation Statement.

Contaminated Land

A 'Combined Phase 1 and Phase 2 Site Assessment' dated May 2025 by RSK (Report Ref: 52731 R01 (00)) has been submitted. The report demonstrates that there are no exceedance of any contaminative parameters and in that respect no further investigation is needed and no remediation is required. A watching brief condition is advised as below:

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

A condition will be required but is likely to be informed by the air quality assessment with regards to dust control measures.

Noise

There are no known noise sources near to this development so noise is unlikely to be an issue and the criteria in BS8233:2014 is likely to be achieved using standard/thermal double glazing.

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).