

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	23 March 2026
Date of Response	19 March 2026 (JO)

The Air Quality Assessment dated 26 February 2026 by Air Quality Consultants (Report Ref: 17598A-10) has been reviewed. The report covers the construction and operational phases of the development. It follows appropriate methodology and references relevant guidance and standards.

With regards to the construction phase, Appendix A4 provides details of the assessment carried out. Fugitive dust emissions any impact can be minimised to 'not significant' by the implementation of appropriate mitigation. Mitigation measures in line with the IAQM guidance have been provided in Appendix A5 with the advice that the measures should be written into a Dust Management Plan (DMP) for the development. Alternatively, they can be provided in a detailed Construction Environmental Management Plan (CEMP)

The requirement for either a DMP or inclusion of these measures in a CEMP should be placed on any permission as a condition.

The operational phase assessment looks at the air quality impact of the development once it's completed and also the suitability of the site in terms of air quality for future occupants. Traffic levels (AADT) associated with the development once completed fall below the level requiring a detailed assessment to be carried out. Therefore, the development is not likely to impact local air quality levels which are currently well below the Air Quality Objectives and the site is deemed suitable for a residential use.

A Damage Cost Assessment (DCA) has been undertaken with a DCA/Emissions Mitigation total of £37,128 (for NOx and PM2.5). Proposed measures to offset this value are £100 voucher for each new resident towards public transport (a total of £15,000), purchase of cycle equipment as an incentive to reduce car use, and a contribution in excess of £45,000 towards the local bus service. This amount exceeds to DCA total and is deemed acceptable.

It is advised that these measures are referred to in a relevant planning condition (or dealt with under a S.106 agreement) to ensure that they are implemented. Below is a variation on a condition that we have recommended previously on this type of matter.

Air Quality mitigation compliance condition:

The development shall deliver and install the agreed on-site air quality mitigation measures as detailed in sections 7.7 and 7.8 of the Air Quality Assessment dated 26 February 2026 by Air Quality Consultants (Report Ref: 17598A-10), unless agreed otherwise in writing by the Local Planning Authority. The sum of the costed mitigation measures shall amount to no less than £37,128. As part of this a verification report shall be submitted Local Planning Authority after the approved measures have been installed.