

Planning Committee 30 March 2017 – Tabled paper (2.2)

Planning Application: 16/501266/FULL 99 High Street And Land To The North Of High Street Newington

Proposal: Erection on land to the north of 99 High Street of 124 No. dwellings in total including two storey 2, 3, and 4 bedroom dwellings and 1 and 2 bedroom apartments (2 no. 3 storey blocks) with a new access road from the High Street, pedestrian and cycle link to Church Lane, formal and informal areas of open space and landscaping, car parking and amenity space.

Additional Comments from Newington Parish Council. 27 March 2017

We have received the revised air quality assessment dated 16 March 2017.

- i. Newington Parish Council note that the comments from the Environmental Protection Officer at Medway Council show reservations of both general and technical nature; Parish Councillors feel unqualified to comment on the latter, but do understand the general concerns and the *comment 'would advise that a Swale air quality officer looks at this again, as the model is significantly under predicting concentrations of NO2 at a number of sites, by as much as 40%. On average the model is under predicting NO2 in the Swale study area by 12.6%'*
- ii. The recent Pond Farm public planning inquiry resulted in the refusal of the two Gladman proposals one two grounds – harm to landscape character and the effect on air quality; both apply to the Persimmon Application. Whilst being marginally smaller than the lesser Gladman proposal (124 dwellings, rather than 140), current applications on and immediately behind the high street, which we understand to have officer support, match this 140 figure. There is no evidence that traffic from the proposed Persimmon site would turn left, eastwards, to avoid Newington High Street and we believe the effect on air quality would be the same as for the refused Gladman application.
- iii. We urge members of the Planning Committee to read the relevant section of the Planning Inspectorate decision on the Pond Farm (Gladman) appeal and the recent punitive decision by the Secretary of State in response to Gladman's submission to appeal the Inspector's decision.
- iv. Published Consumer Association report (22 March 2017) shows that many vehicle manufacturers have manipulated data and that diesel, especially, vehicles are heavier polluters than thought.
- v. We are not persuaded that travel packs, bicycle vouchers and cycle sheds would reduce motor traffic significantly. We are unaware of any evidence to contradict our view that such proposals are laudable and aspirational.
- vi. We are not persuaded that Electric charging points will have the response suggested. Evidence shows that electric vehicles are useful, but expensive, second cars and there is still a reticence for people to purchase them. Further evidence shows that residents of affordable housing tend to drive older (and therefore more polluting) cars. Further evidence shows that many of these, and other residents,

have a firm's vehicle (often a diesel van) over which they have no choice in the specification.

- vii. The proposed mitigation payments offer no help to the children and elderly residents of Newington who walk through the high street each day and who are the most likely to suffer severe health problems due to the poor air quality in the Village
- viii. All comments and objections made in earlier responses still stand.

PLEASE FORWARD THIS RESPONSE TO ALL MEMBERS OF THE SWALE BOROUGH COUNCIL PLANNING COMMITTEE