

Tabled Update for 20/503325/FULL – 107 dwellings on land east of Crown Quay Lane, Sittingbourne

(Item 2.3 from Planning Committee on 27th May 2021)

Further to the discussion at the previous Committee and concerns raised by some Members in respect of potential noise impacts, the applicant has now provided a Technical Note on Noise, which is in addition to the noise report previously submitted with the application.

Environmental Health colleagues are reviewing the document and I hope to be able to update Members at the meeting.

A lighting assessment has recently been submitted, in response to concerns about potential light pollution from adjacent uses, in particular the Supreme Concrete factory. The report concludes as follows:

“It is therefore possible to conclude that whilst the floodlighting will be visible to the residents of the dwellings on the eastern flank of the site, the degree of illuminance incident on the windows will be below the threshold considered to represent a nuisance.”

The Environmental Protection Team have assessed it and conclude that the measured values are low at the receptor locations (which have been given as the windows of the proposed dwellings) and that unacceptable impacts on residential amenity from light pollution will not result.

In response to a query at the Members’ Site Visit, I have checked the distance between the site and the railway station, and it is approximately 1000 metres, rather than 600 metres as suggested in the Committee report. However, it remains the case that this is a relatively easy walking distance and that the site can certainly be considered to be sustainably located.

The proximity to local schools was also discussed - together with the fact that children are often not able to go to the closest school to their home due to capacity issues – and I can advise that the nearest school to the site (South Avenue Primary) is approximately 1.2 kilometres from the site.

Natural England have written to confirm that they raise no objection, subject to appropriate mitigation being secured. As set out at paragraph 8.41 of the report to the May Planning Committee, the s106 agreement will secure the standard mitigation of £250.39 per dwelling.

As set out in the report to the May Planning Committee, the development is considered to be well designed and in accordance with the requirements of both the adopted Local Plan and the NPPF.

Delegated authority is sought to approve subject to resolution of the noise issue (and the potential amendment of condition 4), a s106 agreement to deal with the matters set out in the Committee report (see paragraph 8.41) to the meeting on 27th May 2021 and conditions as set out in that report and the tabled update. Delegated authority is also sought to amended condition wording and s106 heads of terms as may reasonably be required.

JRW – 23/6/2021