

## Tabled Paper

### **15/509664/OUT Land to the East of St Mary's View, Newington**

Update for Planning Committee on Thursday May 26<sup>th</sup> 2016

#### KCC – Minerals Consultation response

In respect of potential brick-earth deposits, KCC has responded that: Although the site (and for that matter the general area around Newington) has the potential for brick-earth deposits, the absence of information or evidence of historic mineral extraction suggest that any deposits would have been of low economic viability to the brickmaking industry and present in quantities that are of little interest to the current mineral market.

Until the requirements of the Kent Minerals and Waste Plan 2013-2030 are formerly adopted, it may be reasonable to determine that the minerals safeguarding policy requirements for this particular site can be safely set aside. No objection has been raised.

#### Surface Water Drainage

KCC has responded that: It is important that a Surface Water Management Strategy (SUDS) or suitable alternative solution can be devised. KCC do not raise objection subject to imposition of (further) conditions – in addition to condition (6) on Page of the Agenda - relating to 1) a detailed SUDS design including implementation, maintenance and management ; and 2) there to be no ground water infiltration without the consent of the Local Planning Authority.

To ensure that the SUDS will be maintained for the lifetime of the development it is recommended that this be secured through the S106 Agreement [in addition to the items set on Pages 122 and 123 of the Agenda].

#### Highways

In respect of the comments from DHA Transport (The applicant's traffic consultant) set out in the Committee Report towards the end of Item 7.1 on the top half of Page 112 of the Agenda (in response to concerns expressed by the Parish Council), it should be clarified that reference to a traffic survey demonstrating a high December peak (explained by the Consultants as being due to a normal Christmas shopping seasonal build up), should have made it clear that this survey was in fact carried out by the Parish Council.

Thank you to Newington Parish Councillor Stephen Harvey for bringing that to our (the LPA's) attention.

The Highway Authority has requested the sum of £3,500 towards highway improvements (double yellow line parking restrictions) in Church Lane – Item 2 of the Recommendation at the start of Agenda Item 2.5 refers, and as discussed at Paragraphs 8.11 and 8.12 on Pages 117 and 118 of the Agenda.

#### Trees

## Tabled Paper

Further to the discussion of the implications for trees (see Paragraphs 8.19 to 8.22 on Page 119), I can confirm that the Council's Tree Officer raises no objection to this application.

Delegated authority is sought to amend condition (11) – on Page 126 of the Agenda – to include a clause controlling the timing and number of construction vehicle movements to and from the site. This is further to KCC Highways' comments on Page 114 of the Agenda.

Delegated authority is sought to agree the tenure split – between affordable rent and intermediate dwellings for the affordable dwellings.

In conclusion, delegation is sought to approve the application subject to conditions as set out in the report [on Pages 124 to 129], the additional conditions set out above and the signing of a suitably-worded Section 106 Agreement, including provisions for the on-going management of the SUDS system. I also seek authority to make such amendments to the wording of conditions and the Section 106 Agreement as may be required.

JRW – 26/5/16