

## Planning Comments

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**From:** Julie Oates  
**Sent:** 22 November 2023 15:29  
**To:** Planning Comments; Samantha Yates  
**Cc:** Colin Alden  
**Subject:** 23/03176/FUL | Conversion of an agricultural barn to a dwelling. | Harden Farmhouse Grove Road Penshurst Tonbridge Kent TN11 8DX

### **23/03176/FUL | Conversion of an agricultural barn to a dwelling. | Harden Farmhouse Grove Road Penshurst Tonbridge Kent TN11 8DX**

No objection, but the following is recommended.

#### Contaminated Land

Due to the current and past agricultural use of the site (use of herbicides, pesticides, use/servicing and repair of machinery etc) and the note on the drawings that the barn has been an 'animal barn', a contaminated land assessment will be required. The assessment should follow a phased risk based approach staged approach. Phase 1 should include a desk based assessment including a risk assessment and conceptual site model. The findings of this will determine whether a Phase 2 intrusive investigation, any remediation, a Remediation Strategy and Closure Report are required. In order to ensure that any potential contamination is investigated and dealt with satisfactorily, an appropriately worded condition should be attached to any planning permission.

#### Construction Environmental Management Plan

A Construction Environmental Management Plan is recommended. The CEMP should include measures to deal with noise, dust, site working hours, deliveries and waste. Other teams such as Highways may wish additional matters to be included. There should be no burning whatsoever on site. This can be dealt with by way of a pre-commencement condition on any planning permission.

#### External Lighting

Being quite rural, any external lighting must be designed to ensure that lighting overspill beyond the boundary of the site and upward/sky glow is minimised. External lighting should be designed in accordance with the Institute of Lighting Professionals "Guidance Note 01/20: Guidance notes for the reduction of obtrusive light".

#### Asbestos

Consideration should be given to an asbestos survey of any buildings/structures prior to conversion.

#### Drainage

Information regarding how foul drainage will be dealt with will be needed.

Kind regards

Julie

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