

Heritage

Provide brief comments on HE’s assessment of harm as “less than substantial” but “serious” – e.g. applicant considers that HE has understated the previous harm caused by the landfill, re-emphasise that the proposals only impact upon a short stretch of the overall RMC (Martin McKay).

Heritage benefits:

- Query HE’s conclusion that the heritage benefits don’t flow from the scheme (e.g. the public park and routes) and could be achieved without it (Martin McKay)
- Quantify financial value of heritage benefits (Dave Shore).

Re-emphasise overall public benefits of the proposals, which need to be weighed in the balance with the heritage harm (Matt Shillito).

Site selection:

- Confirm anticipated timing of delivery of potential leisure centre site at Nickolls Quarry and lack of SDC control over delivery (Dave Shore).
- Outline additional cost of delivering leisure centre at Nickolls Quarry (Dave Shore).

Viability:

- Submit viability assessment to demonstrate how the leisure centre will be funded, including demonstrating the need for 150 residential units on the site (Dave Shore).

Ecology (Lloyd Bore)

KCC Ecological Advice Service

- Provide map showing the boundary of the extant landfill site.
- Provide additional information to explain why a wintering bird survey is not required.
- Provide additional information on how impacts on the reptile/amphibian population will be mitigated.
- Clarify exactly what mitigation measures will be implemented with the development and how they will be phased.

CPRE Kent and Kent Wildlife Trust

- Provide high-level response to concerns raised about survey methodology and conclusions.

Public comments

- Confirm that no Japanese Knotweed has been found on the site.

Contamination (Idom Merebrook)

Provide statement outlining what remediation works would be required if proposed development did not go ahead.

Transportation (MLM)

Provide Stage 1 Road Safety Audit.

Clarify discrepancies between Illustrative Masterplan and Traffic Calming Plan (617845/SK17).

Provide hard landscaping plan detailing proposed materials and street lighting.

Clarify design speed proposed for relocated Princes Parade.

Clarify nature of pedestrian crossing of relocated Princes Parade in the centre of the site.

Confirm whether Nickolls Quarry was included as a committed development in traffic modelling.

Correct the hotel parking standards cited in Table 4.3.

Housing (Dave Shore)

Confirm intention to implement a local lettings plan.