

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2022/90206 Carter Plantation Farm, Thick Hollins Road, Meltham, Holmfirth, HD9 3XD		
Erection of agricultural workers dwelling		
Responding Date: 8 th March 2022	Responding Officer: Shirley Reynolds	Responding Ref: WK202204466
<p><u>Comments</u></p> <p>We have reviewed Application 2022/90206, the supporting information and plans for the erection of an agricultural workers dwelling and make the following comments.</p> <p>Electric Vehicle Charging Points</p> <p>In an application of this nature it is expected that facilities for charging electric vehicles and other ultra-low emission vehicles are provided in accordance with the National Planning Policy Framework and <i>Air Quality & Emissions Technical Planning Guidance</i> from the West Yorkshire Low Emissions Strategy Group. A condition requiring charging points is therefore necessary.</p> <p>Drinking Water Supply</p> <p>The proposed development is in a rural location and in close proximity to properties which rely on alternative sources of water for their drinking water supply. It is therefore important that the proposed development does not have an adverse impact on existing private water supplies and/or the collection grounds of private water supplies which could constitute as a potential risk to human health. It is also necessary to demonstrate that an adequate wholesome supply of drinking water can be achieved at the proposed development for the future occupiers. A condition is therefore necessary.</p> <p>Contaminated Land</p> <p>The site of the proposed development is not on land identified as contaminated on our mapping systems, however groundworks are proposed a condition controlling unexpected ground contamination is therefore necessary to protect the amenity of site operatives and future users of the site.</p> <p><u>Recommended Conditions</u></p> <p>EVC1 Electric Vehicle Charging Points - Condition</p> <p>Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:</p> <ul style="list-style-type: none"> • A Standard Electric Vehicle Charging point providing a continuous supply of at least 16A (3.5kW) for each residential unit that has a dedicated parking space <p>Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall</p>		

be retained thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

EVF1 Electric Vehicle Charging Points – Footnote

- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof
- Standard charging points for single residential properties that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)*” by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 socket outlet would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

Provision of a Drinking Water Supply – Before application is determined - Condition

Before the application can be determined, the applicant is required to demonstrate that a suitable, sufficient and wholesome drinking water supply can be provided for the proposed development and that the use of the proposed supply will not adversely impact on other private water supplies in the vicinity. The drinking water must comply with drinking water quality standards so as not to constitute a potential danger to human health and it must be acceptable to consumers in appearance, odour and taste.

Drinking water Supply - Footnote

Wholesome is defined in Part 2 Regulation 4 of the Private Water Supplies (England) Regulations 2016 or in any new legislation that supersedes this.

PWSF Private Water Supply - Footnote

It is understood that the proposed development may be served by a Private Water Supply. The proposed development, if implemented may result in the classification of the private water supply changing which may then result in an increase in the required frequency of sampling of water from the supply for analysis. The sampling is a statutory requirement carried out by Kirklees Council and is something that we make a charge for. If you require more information, please contact us at pollution@kirklees.gov.uk

CLC6 Reporting of Unexpected Contamination - Condition

In the event that contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in

writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 178 and 179 of the National Planning Policy Framework

CLC 7 Contaminated land - Footnote

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2019. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group