

**Birling, Leybourne
and East Malling &
Larkfield**

570038 162428

11.03.2005

TM/05/00794/RD

Downs, West Malling &
Leybourne, Larkfield
North

Proposal: Details of junction of A228/Leybourne Way submitted pursuant to condition 34 of Planning Permission ref.: TM/01/2746/OAEA (Outline application for the formation of new development platforms and residential development: provision of reserve primary school site, highway, pedestrian and cycle access, open space and landscaping)

Location: Former Holborough Quarry And Adjoining Land Parcels
Holborough Road Snodland Kent

Applicant: Berkeley Homes (Capital) Plc

1. Description:

1.1 These details relate to the junction improvements to Leybourne Way/Castle Way roundabout on the A228. These works form part of the infrastructure improvements relating to the Holborough Valley development. These works are required as part of a Unilateral Undertaking. The submitted details have received Stage 1 Technical Assessment approval from KCC (Highways). The details include the creation of a traffic light junction, rather than a roundabout, and widening the approaches to the junction along the A228 north and south.

2. The Site:

2.1 The application site lies outside the built confines of Larkfield and at the junction of three Parish boundaries, Leybourne, Birling and East Malling & Larkfield. The existing junction is a roundabout to the A228 dual carriageway and Leybourne Way, with a spur to the RSPCA.

3. Planning History:

3.1 TM/01/02746/OAEA Allowed at Appeal on the 28.10.04
Outline planning permission for formation of new development platforms and residential development, provision of reserve primary school site; buildings for community activities including doctor's surgery; highway, pedestrian and cycle access, open space and landscaping.

4. Consultees:

4.1 Snodland TC: No objection.

4.2 Birling PC: No comment.

- 4.3 Leybourne PC: The imposition of traffic lights at this location will impede the free flow at this junction. The existing roundabout needs to be enlarged, if any improvements at this junction are to be made.
- 4.4 East Malling & Larkfield PC: Objects as it feels this proposal for traffic lights at this junction has more widespread impacts than a mere technical approval.
- The PC understands from residents in that part of Lunsford Lane north of Leybourne, still a rural lane, that they feel that this lane will be used as a short cut to avoid the lights by vehicles coming along A228 and going east along Leybourne Way. This possibility does not seem to have been addressed.
 - Residents of Brook Road, Larkfield are concerned queuing traffic will subject their homes to extra noise and fumes. An air quality assessment should be made.
 - The signage at the roundabout needs review. The reference to “Meridian Studios” no longer at New Hythe should be deleted and surplus traffic poles without signs removed. The Council feels there should be a drawing showing the signs.
 - If the scheme extends beyond the highway limits there may be compensation issues.
- 4.5 KCC (Highways): These details are the same as those submitted that received approval for Stage 1 Technical Assessment in December 2003. This technical assessment process encompassed the following design elements:
- Design speed;
 - Traffic signals;
 - Swept vehicle paths;
 - Pedestrian/cyclist/mobility impaired facilities;
 - Public transport provision;
 - Accesses and lay-bys;
 - Lighting concepts
 - Signing concepts;
 - Compatibility with the adjacent section of existing highway.

4.5.2 Accordingly, I have no further comments to make on this submission. Further design aspects of these proposals need to be addressed by the developer with a view to securing approval for Stage 2 Technical Audit, Site Supervision Audit and Materials Testing Audit. These proposals are also the subject of a Section 278 Agreement.

4.6 Private Reps: 14/0X/2R/0S. Two letters received raising concerns over the proposed signalling and filter lanes, as well as increasing traffic hazards.

5. Determining Issues:

5.1 The main issue to be considered is the highway implications of the proposed new junction.

5.2 The ODPM, as part of the Major Sites Public Inquiry decisions, approved the principle of the improvements to the junction of the A228 and Leybourne Way including the introduction of traffic signals under the original planning permission TM/01/02746/OAEA. The current submission amplifies those improvements by confirming that these details have received Stage 1 Technical Assessment approval from KCC (Highways). Therefore, the proposed junction details are acceptable in highway terms. The Stage 2 approval and Section 278 Agreement are technical details and covered by separate legislation.

5.3 I note that a number of the PCs have specific concerns relating to signage - these are matters controlled by KCC (Highways). Notwithstanding this, I feel it is appropriate to attach an informative, requesting that the existing and proposed signage be rationalised and that in particular redundant signs, such as the Meridian Studios sign, be removed.

5.4 The PC's comments relating to rat running along Lunsford Lane and air quality are not material to the determination this application, as the principle of the improvements have been previously established under the approval of the original planning permission by the ODPM. However, they are both important issues that must be raised with KCC as the Highways Authority.

5.5 Local residents have also raised concerns over the proposed signalling and filter lanes access to the RSPCA centre. However, as indicated above the Stage 1 Technical Assessment has already been approved. Notwithstanding this, I consider the access to the RSPCA should be raised with KCC as the Highways Authority.

5.6 In light of the above considerations, I find these details acceptable. As it spans the parish boundary, this application was also reported to Area 2 Planning Committee last week. Any issues or comments arising from that meeting will be included in a Supplementary Report.

6. Recommendation:

6.1 **Approve Details** as detailed by letters dated the 9 March 2005 and the 15 December 2003 and by drawing JNY3068/62D.

Informative:

1 The applicant is advised to review and rationalise the extent of signage at this junction in Stage 2 Safety Audit design work and, in particular, remove existing redundant signs and street furniture.

6.2 KCC as Highways Authority **Be Encouraged** to investigate in detail:

- The potential risk of rat running in Lunsford Lane.
- Appropriateness of all signage in the vicinity of the A228/Leybourne Way junction.
- A review of the signalling and filter lane access to the RSPCA centre.

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