

Annex 1: KCC Highways and Transportation Comments



Highways and Transportation
Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD
Tel: 03000 418181
Date: 10 June 2019

Tonbridge & Malling Borough Council
Development Control
Gibson Building
Gibson Drive
Kings Hill
West Malling, Kent
ME19 4LZ

Application - TM/19/01067/FL
Location - Scarbutts London Road Addington West Malling Kent ME19 5AN
Proposal - Redevelopment of the site to provide 10 x detached dwelling houses with associated parking, turning, landscaping and improvements to the access road

Robin

Thank you for inviting me to comment on this application. I would like firstly, if I may, to undertake a critique of the Transport Statement submitted: -

- 1.6 point 7 – 'KCC's comments on the proposal.' – it is unclear where or what these are. I am unaware that KCC have previously commented on this proposal.
- Paragraph 3.1 – 'The footway will be at the same level as the road, or up to 50mm higher to permit larger vehicles to pass each other. This design is used throughout Kings Hill.' I do not agree that the latter sentence, used in a sweeping and unconditional way, is correct.
- Paragraph 3.4 – 'KCC support tandem parking.' KCC allows limited amounts of tandem parking, often with other compensatory on street visitor type parking and subject to its considered impact. It does not unconditionally support tandem parking. This is not included in IGN3.
- There is a typographical error in Table 4.1, AM Out vehicle flow.
- Unless I am mistaken, Table 4.3 in Appendix 4 is not regarding trip rates as described in the title, but the figures are person and vehicle flows.
- Similarly, Appendix 7 is incorrect, misleading and confusing both in itself and in relation to its reference in the body of the report.

I am sorry if this seems rather picky but following and checking a report that has errors and lacks a logical sequence is time consuming and frustrating.

The application

The application is for 10 units and it is agreed that the level of traffic generated from a residential development of this scale could not sustainably be construed to constitute a severe impact onto the highway network. I note from 1.2 of the Transport Statement that the access road is to remain private. In order to serve the development, refuse vehicles will need to access the site and an appropriate road layout which facilitates turning for forward egress has been proposed. I would recommend however that immediately south of the visitor car parking

spaces proposed on drawing BDS-1586-PO5 (FEB '19) that a 5.5m wide passing bay is included to facilitate passing on the occasions that it is needed rather than potentially having to reverse blind up a 1:10 gradient (paragraph 1.14 of the TA) and risk the need for reversing out onto the strategic A20 London Road. The extent of car parking space proposed is considered to be in accordance with standards and adequate. Visibility from this existing access is also considered to be adequate.

I write to confirm on behalf of this authority that I have no objection to this application subject to the following conditions: -

- Submission of a Construction Management Plan for approval before the commencement of any development on site.
- Provision of measures to prevent the discharge of surface water onto the highway.
- Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.
- Provision and permanent retention of the vehicle loading/unloading and turning facilities shown on the submitted plans prior to the use of the site commencing.
- Provision and permanent retention of the cycle parking facilities shown on the submitted plans prior to the use of the site commencing.
- Completion and maintenance of the access road prior to the use of the site commencing.

Planning permission does not convey any approval for works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.

INFORMATIVE: It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Yours faithfully

Terry Drury
Senior Development Planner



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Development Control
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Gibson Drive
Kings Hill
West Malling, Kent
ME19 4LZ

Highways and Transportation
Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD
Tel: 03000 418181
Date: 5 August 2019

App. Ref. TM/19/01067/FL

Location Scarbutts London Road Addington West Malling Kent ME19 5AN

Proposal Redevelopment of the site to provide 10 x detached dwelling houses with associated parking, turning, landscaping and improvements to the access road

Robin

Thank you for reconsulting me regarding this application. I am grateful for the addition of a passing bay on the revised proposed site plan. I write to confirm on behalf of this authority that I have no objection to this application subject to the conditions recommended previously: -

- Submission of a Construction Management Plan for approval before the commencement of any development on site.
- Provision of measures to prevent the discharge of surface water onto the highway.
- Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.
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If I can be of any further assistance, please do not hesitate to contact me.

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