



Maidstone Borough Council
Maidstone Planning Department
King Street
Maidstone
Kent
ME15 6JQ

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 30 July 2019

Application - MBC/19/503532/OUT

Location - 3-5 Kings Road Headcorn Ashford Kent TN27 9QT

Proposal - Outline application with access matters sought for demolition of two existing buildings and erection of four residential dwellings. (Matters of appearance, landscaping, layout and scale are reserved for future considerations.)

Graham

Thank you for inviting me to comment on this outline application; all matters reserved apart from access. Access is discussed in the Planning Statement. Under Access within this document paragraph 3.1.14 states 'The proposed layout plan includes one **new** vehicular access point which maintains the **existing** situation and **achieves** the **visibility splays** required along Kings Road.' (my emphasis). As far as I can determine, the required visibility splays are not given/quoted and none of the drawings demonstrate that they are achieved.

Paragraph 3.1.15 indicates that the level of parking provision (seven, although not individually demonstrated) is considered to be appropriate to ensure that overspill parking does not occur on the local highway. Bearing in mind the site's emergency access relationship with the Ulcombe Road development, as described under Planning History, it is also considered important that car parking does not compromise the emergency access route.

I would be grateful if swept path analyses on the access could demonstrate its suitability for Fire Tender use and by a medium sized delivery vehicle. Turning and forward egress at this stage for a medium sized (internet shopping) type vehicle would also be useful if possible as well as confirmation regarding the details at the emergency access crossover point with the adjoining site.

Yours faithfully

Terry Drury
Senior Development Planner