

TC/ 615417/JIR
January 2015

Technical Note – Land at Oakwood Park, Maidstone – Technical Note

MLM have undertaken this Technical Note to provide supporting information and an overview regarding the transportation aspects associated with the Land at Oakwood that may be allocated for residential uses. The Technical Note has been prepared following initial consultations with Kent Highway Services and site visits.

Location

The site is located within a residential area within 1 mile from Maidstone centre. Therefore the site is located within a sustainable location which can support sustainable travel including walking and cycling to local retail and educational uses. There are many bus services in the area and ready access to community facilities.

Means of Access – Geometry

Following consultations with Kent Highway Services it has been confirmed that Astor Park can provide suitable access to the site subject to minor alterations. This includes ensuring the access is at least 4.8m, the current access configuration provides a 5.5m wide access which will ensure that adequate width is maintained and larger services vehicles will be able to access the site unimpeded.

Means of Access – Footway

Astor Park provides a footway on the southern side and a large service strip on the north, these dimensions accord with the Kent Design Guide recommendations. The initial proposal can provide a 1.8m footway which can provide suitable access from the site onto the local footway network. It is envisaged that the highway verge will also be upgraded to a footway providing a continuous link to Oakwood Road and the wider network.

Astor Park – Visibility

The proposed access will connect to Astor Park which has been recently constructed to provide access for the current dwellings on Astor Park. During the planning aspects of that development the junction visibility would have been reviewed in regards to its suitability and agreed to be appropriate prior to construction. A further review of the junction visibility supports that visibility is in accordance with standards set out in Manual for Streets (2.4m x 43m) ensuring that safety is not adversely affected by inadequate visibility.

Safety

Based on the preliminary assessment the proposed access arrangements accord with design standards and therefore are unlikely to result in any adverse safety issues. Notwithstanding this prior to the submission of any planning application a comprehensive review of accident analysis will be undertaken to ensure that any concerns are reviewed and mitigated where necessary.

Summary

The site is located to the west of Maidstone centre and can support sustainable travel. The proposed access can accord with standards and provides suitable access for both pedestrians and vehicle movements associated with the proposed residential uses. The above provides an initial appraisal that the site is suitable for residential development. Notwithstanding the above any subsequent planning application would also be supported with a Transport Statement to address the above proposal in more detail.