

Planning Department
Swale Borough Council
Swale House
East Street
Sittingbourne
Kent ME10 3HT

13 October 2022
Our Ref: 21/5629/L03

Dear Sirs,

RE: SW/22/504036/FULL QUEENS COURT BARNS, WATER LANE, OSPRINGE, KENT, ME13 8UA

RGP is retained by the Applicant as transport consultant in relation to planning application SW/22/504036, currently being considered by Swale Borough Council (SBC) for the proposed residential development of Queens Court Barns, Water Lane, Ospringe. The proposals comprise the demolition of all existing structures and the construction of 7 residential dwellings on the site.

This letter has been prepared in response to comments raised by Kent County Council (KCC), as County Highway Authority and statutory consultee, within its letter dated 26th September 2022. A copy of KCC's letter is enclosed for reference. This letter has been prepared to provide the requested additional information and points of clarification. The comments raised by KCC have been considered in turn.

Access

The development proposals include a new vehicular access onto Water Lane, with suitable visibility splays to be provided along Water Lane to observe oncoming traffic. KCC has not raised concern with the levels of visibility provided, which reflects that agreed at the pre-planning application (pre-app) consultation stage. However, KCC has sought clarification that the visibility splays would be kept clear of any obstruction above 0.9 metres in height.

This has been clarified on RGP drawing 2020/5629/001 (*Revision P9*) for completeness (copy enclosed for reference). It is expected that the implementation of the access arrangements and visibility splays would be secured by a suitably worded planning condition.

KCC has highlighted that SBC use a slightly larger refuse vehicle (11.4m long) than that tested by RGP in its planning submissions (11.34m), although KCC does confirm that there is sufficient space to accommodate the additional 6cm length from the slightly larger vehicle.

Parking

The proposal includes 16 car parking spaces across the site, provided across three barns. KCC has requested clarification if these would be shared spaces or if the spaces will be allocated to each dwelling.

As outlined in the Transport Statement, each dwelling would be allocated 2 spaces per unit, with the remaining 2 spaces retained for visitors. With respect to Electric Vehicle Charging Points (EVCP), it is expected that an EVCP would be provided for each dwelling on one allocated parking space. It is expected that the implementation of the EVCPs would be secured by a suitably worded planning condition.

Cycle Storage

KCC has requested further clarification of the proposed cycle parking arrangements. As detailed in the Transport Statement, the proposal would provide sufficient levels of cycle parking in line with KCC's parking standards, including 1 cycle parking space per bedroom. This would amount to a requirement for 22 cycle parking spaces on the site based on KCC standards.

The layout of the cycle storage areas is shown on the Architect's submitted drawings, with drawing 0206 confirming that the proposed cycle storage racks would accommodate up to 30 bicycles. This level of provision far exceeds the required level of cycle parking provision for the site.

I trust that this letter provides all necessary information to address KCC's comments. If you would like to discuss any aspects further then please do not hesitate to contact me.

Yours sincerely,



Stuart Jones
RGP

Encl. KCC Consultation Response dated 26 September 2022
RGP Drawing 2020/5629/001, Revision P9