



Ashford Borough Council

Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 4 July 2018

Application - 18/00191/AS

Location - Land to the rear of The Red Lion Public House, Egerton Road, Charing, Kent

Proposal - Erection of 5 dwellings, new vehicular access, hard and soft landscape works, and associated works

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

The applicant has now submitted plans that address all the concerns I raised in my earlier comments. Bicycle storage has been demonstrated, however there are no dimensions stated. This can be conditioned, and the applicant should follow the guidance detailed in ABC's Residential Parking & Design Guidance SPD 2010.

I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - (a) Parking and turning areas for construction and delivery vehicles and site personnel
 - (b) Provision of wheel washing facilities
- Completion and maintenance of the access shown on the submitted plans 2017/3390/001 Rev C prior to the use of the site commencing.
- Provision and maintenance of the visibility splays shown on the submitted plans 2017/3390/001 Rev C with no obstructions over 0.9 metres above carriageway level within the splays, prior to the use of the site commencing.
- Use of a bound surface for the first 5 metres of the access from the edge of the highway.
- Provision of measures to prevent the discharge of surface water onto the highway.
- Provision and permanent retention of the vehicle parking spaces and garages shown on the submitted plans 738-P09B prior to the use of the site commencing.
- Provision and permanent retention of the cycle parking facilities shown on the submitted plans 738-P09B prior to the use of the site commencing, with further details on dimensions to be submitted to and approved by the Local Planning Authority.

NOTE: Planning permission does not convey any approval for construction of the required vehicular crossing, or any other 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

Fiona Wiles

Transport & Development Planner