

Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004  
Appeal by Catesby Strategic Land Ltd

***Land at Moat Road, Headcorn***

Summary Proof of Evidence on Transport and Accessibility


Prepared by Dave Neale FIHE  
on behalf of the Appellant

PINS Ref: APP/U2235/W/24/3351435

LPA Ref: 23/504471/OUT



- 1.1 My name is Dave Neale. I am an Associate Director of DTA Transportation Ltd, Transportation Planning Consultants. My professional qualifications and relevant experiences are set out within Section 1 of my proof.
- 1.2 I have been instructed by Catesby Strategic Land Ltd since early 2019 and have provided advice on access to the site and offsite impacts. I have prepared this appeal statement. I also prepared the original transport assessment submitted in support of the planning application.
- 1.3 Kent County Council ("KCC") as Local Highway Authority ("LHA") confirmed on the 9<sup>th</sup> January 2024 that they had no objections to the application subject to appropriate conditions and obligations.
- 1.4 Through the transport assessment process and subsequent technical submissions, it has been demonstrated that the site is in an accessible location, within walking distance to local facilities and bus stops. There are no highway safety issues that would be affected by the proposed development and the site can deliver safe and suitable access for all.
- 1.5 Furthermore, the forecast traffic generation would not result in any impact on the operation of the local and wider highway network that cannot be adequately mitigated. No technical evidence has been presented to challenge these conclusions.
- 1.6 Ultimately, the test set by the NPPF in respect of applications is that they should only be refused if the residual cumulative impacts on the road network would be severe.
- 1.7 This evidence concludes that the appeal scheme is fully consistent with the requirements of Paragraphs 115 / 116 of the NPPF, the strategic policies of the local plan, the site specific policies set out in LPRSA310 limbs 17-21 relating to vehicular access, pedestrian and cycle connectivity and emergency access.
- 1.8 Sustainable access, highway safety and traffic impact issues have been fully tested through a comprehensive Transport Assessment process. These documents are agreed with the LHA.
- 1.9 On this basis, it is clear that there are no highway or transportation reasons why planning consent should be withheld.



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