



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

Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 9 January 2024

Our Ref:

Application - MBC/23/504471/OUT

Location - Land At Moat Road Headcorn Maidstone TN27 9NT

Proposal - Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, new means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road).

Introduction

Kent County Council (KCC) Highways note that following this authority's initial consultation response the applicant has provided a Transport Technical Note (TTN). I have the following comments to make in respect of it:

Discussion

To address the need for pedestrian connectivity between the development site and the nearby primary school the applicant has proposed controlled crossing facilities. These would be incorporated into the configuration of the Mote Road/Kings Road/A274 junction. KCC Highways consider the inclusion of such facilities to be appropriate given the heavily trafficked and strategic nature of A274.

Importantly, the applicant has also provided an independent stage 1 Road Safety Audit (RSA), which raises no problems, as well as updated modelling that confirms the provision of crossing facilities would not unacceptably impact upon the capacity of the junction. Owing to the need to ensure safe pedestrian access to/from nearby attractors these works should be provided prior to first occupation as part of a S278 agreement with this authority.

Lastly, it is also noted that the applicant has provided further detail on the suitability of the proposed emergency access route. Whilst there is a section that is restricted to the one-way flow of traffic this is set far enough back to allow two vehicles to pass, without leading to waiting on the public highway. The straight alignment of the track also assists in allowing good intervisibility between opposing vehicles.

Summary and Recommendation

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority, subject to the following conditions:

-Introduction of controlled crossing facilities at the Mote Road/Kings Road/drawing prior to first occupation as shown indicatively on drawing number: 20472-04 titled '*Proposed Pedestrian Crossing*;

-Implantation of the proposed footway scheme as shown on drawing number: 20472-03 Rev D titled '*Proposed Highway and Footway Scheme*' prior to occupation;

-Submission of a Construction Management Plan before the commencement of any development on site to include the following:

(a) Routing of construction and delivery vehicles to / from site

(b) Parking and turning areas for construction and delivery vehicles and site personnel

(c) Timing of deliveries

(d) Provision of wheel washing facilities

(e) Temporary traffic management / signage

-All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing a 7kw output) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

-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;

-Completion and maintenance of the access shown on the submitted plans prior (*drawing number: 20472-03-3 Revision D titled 'Visibility Splays with Highway Boundary Overlay*) to the use of the site commencing.

-Provision and maintenance of the visibility splays shown on the submitted plans (*drawing number: 20472-03-3 Revision D titled 'Visibility Splays with Highway Boundary Overlay*) with no obstructions over 0.6 metres above carriageway level within the splays, prior to the use of the site commencing.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

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 public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant 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.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

Yours Faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.