



**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:** 20 May 2021

**Application - 21/00790/AS**

**Location - Land between Woodchurch Road and, Appledore Road, Tenterden, Kent**

**Proposal - a) Outline application for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian and cycle only), and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable urban drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Save for access, matters of appearance, landscaping, layout & scale reserved for consideration') b) Full planning permission for the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable urban drainage systems and associated landscaping.**

Dear Mark,

Thank you for the consultation on the above planning application. I note that the number of dwellings has now been reduced from 250 to 145 and so the traffic impact of the proposals is considerably reduced to that previously agreed by KCC Highways and Transportation.

Only one vehicular access is now being proposed to the east of the site off Appledore Road together with an emergency / pedestrian / cycle access in the location of the previously submitted western access point on Appledore Road. This is acceptable to KCC Highways and Transportation as the access points meet the parameters of a Major Access Road in the Kent Design Guide. The location of the eastern access point will result in the loss of a horse chestnut highway tree and so KCC Highways and Transportation have undertaken a CAVAT value of the loss of the tree, details which can be found below.

A footway / cycleway connection is also being promoted as per details submitted previously onto Woodchurch Road together with the provision of two new bus stops. Again this is acceptable to KCC Highways and Transportation.

Junction capacity assessments have been undertaken at six junctions as well as the proposed site access point in order to determine the impact of the proposed development as well as

including committed developments and background traffic growth. The following junctions have been assessed as part of the Transport Assessment:

- A28 High Street / East Cross / Recreation Ground Road - three arm signal controlled junction
- Ashford Road / Beacon Oak Road - three arm roundabout (has recently been constructed and opened to traffic)
- Oaks Road / East Hill / Golden Square - three arm priority junction
- Beacon Oak Road / Golden Square / Woodchurch Road - staggered four arm priority junction
- Beacon Oak Road / East Hill / Appledore Road - three arm priority junction
- Appledore Road / Shrubcote - three arm priority junction
- Site access

Future years of 2023 and 2026 have been used for the junction capacity assessments for all of the above junctions and also included are the committed developments known as Taylor Wimpey / Dandara scheme (TENT1) and Tilden Gill scheme, Redrow. The potential traffic from TENT 1b (allocated for 225 units) has also been included in the junction capacity assessments as requested by KCC Highways and Transportation as a sensitivity test. Traffic growth factors have also been included in the junction capacity assessments.

### **A28 High Street / East Cross / Recreation Ground Road**

This signalised junction is predicted to go over capacity with a degree of Saturation of 91.5% on the A28 High Street east Left, Ahead arm in a 2023 AM Peak scenario with committed developments and the proposed development. The proposed development will worsen capacity on this arm by just over 2% together with a two vehicle queue increase. Overall the capacity of the junction will worsen by 1%. The junction will operate within capacity in a 2021 PM Peak scenario. In a 2026 AM Peak scenario with committed developments and the proposed development the capacity will worsen to 93.8% on the A28 High Street east Left, Ahead arm resulting in an increase in three vehicles. Overall the junction capacity will worsen by 2%. Although this is a slight worsening in capacity an increase in queuing of three vehicles is not considered to be severe in accordance with the National Planning Policy Framework. The sensitivity test with the higher trip rates demonstrates a further slight worsening in capacity to 94.0% on the A28 High Street east Left, Ahead arm.

The applicant is however suggesting to increase the cycle times from 100 to 112 seconds in the morning peak hour and 90 to 100 seconds in the evening peak hour to mitigate the impact of the proposed development. By increasing these cycle times the highest degree of saturation reduces from 94% to 90.1% and provides a nil-detriment scenario and is therefore acceptable to KCC Highways and Transportation. The practical capacity improves by 2% in the AM Peak compared to a without development scenario and also 2% in the PM Peak. These changes to the cycle times should be secured prior to the occupation of any dwelling on site.

### **A28 Ashford Road / Beacon Oak Road Junction**

The Tilden Gill development has delivered a roundabout at this junction in order to provide extra capacity for the Beacon Oak Road arm of this junction. The constructed roundabout scheme has been assessed for all the above future year scenarios. The results demonstrate that the roundabout will have ample capacity to accommodate development traffic associated with this proposal and all arms will operate within capacity with a maximum queue of four vehicles in the PM peak on the Ashford Road North arm in a 2026 future year scenario.

All other four other existing junctions and the proposed site access junction will operate with plenty of spare capacity in a 2026 future year scenario.

I subsequently have no objections to the planning application subject to the following planning conditions / Section 106 Legal Agreement attached to any planning permission granted:

## **OUTLINE**

1) 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

2) Before and after construction of the development, highway condition surveys for the highway access route on Appledore Road should be undertaken and a commitment provided to fund the repair of any damage caused by vehicles related to the development.

3) Changes to the cycle times at the A28 High Street / East Cross / Recreation Ground Road traffic signal junction with details to be agreed in writing with KCC Highways and Transportation prior to the occupation of any dwelling on site.

4) Provision and permanent retention of vehicle parking spaces for each residential dwelling (in accordance with the Ashford Local Plan parking standards or any other standard hereby approved) in accordance with details to be submitted to and approved by the Local Planning Authority.

5) Provision and permanent retention of secure, covered cycle parking facilities for each residential dwelling in accordance with details to be submitted to and approved by the Local Planning Authority.

6) The proposed roads, footways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

7) Completion of the following works between a dwelling and the adopted highway prior to first occupation of the dwelling:

- (a) Footways with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

## **FULL APPLICATION**

1) 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

- 2) Before and after construction of the development, highway condition surveys for the highway access route on Appledore Road should be undertaken and a commitment provided to fund the repair of any damage caused by vehicles related to the development.
- 3) Completion and maintenance of the eastern access onto Appledore Road and internal link to the pavilion and car park as shown on the submitted plan ITL9289-GA-102 prior to the country park, sports pitches and pavilion or any residential dwellings being brought into use (whichever is earliest).
- 4) Provision and maintenance of the visibility splays for the eastern access onto Appledore Road as shown on the submitted plan ITL9289-GA-102 with no obstructions over 0.6 metres above carriageway level within the splays, prior to the access hereby permitted being brought into use.
- 5) Provision and permanent retention of the vehicle parking spaces, turning space and cycle parking spaces as shown on the submitted plan R7657 03 01 REV D prior to the country park, sports pitches and pavilion being brought into use.
- 6) Submission and approval of details of the proposed car parking area showing 10% active and 10% passive electric vehicle charging points.
- 7) Completion and maintenance of the western emergency / pedestrian / cycle access onto Appledore Road as shown on the submitted plan ITL9289-GA-100 prior to the occupation of any dwelling on site.
- 8) Provision of the submitted traffic calming scheme on Appledore Road (including zebra crossing facility) prior to the occupation of any dwelling on site or the country park, sports pitches or pavilion hereby permitted being brought into use (whichever is earliest) together with a traffic regulation order application to Kent County Council Highways and Transportation (prior to commencement of development) reducing the speed limit on Appledore Road from 40mph to 30mph as shown on submitted plans ITL9289-GA-105 - 108.
- 9) Provision of the proposed informal pedestrian crossing point on Woodchurch Road as shown in drawing ITL9289-GA-113 prior to the occupation of any dwelling on site.
- 10) Submission and approval of details regarding the access of Public Footpath AB12 onto Appledore Road. KCC Highways and Transportation would propose demarcation of a 2m width of the route between Appledore Road and the developer site boundary (currently where gate is positioned) to ensure the pedestrian access is clear and away from the main vehicular access onto the development. It is suggested a tarmac or block paving surface, together with appropriate bollards to discourage private car parking across the route of the Footpath.
- 11) Provision of the 2 new bus stops on Woodchurch Road with 31 metre long clearways, raised kerbs and footways linking with the proposed site access/pedestrian crossing and bus poles with flags as shown in drawing ITL9289-GA-113 prior to the occupation of any dwelling on site.

## **SECTION 106 LEGAL AGREEMENT**

Total of £34,213 towards funding of additional tree planting within the vicinity of the site based on the CAVAT value of the loss of the existing highway tree (number 43) on Appledore Road.

This should be payable prior to the commencement of any development on site as the tree will need to be removed in order to install the proposed vehicle access point onto Appledore Road.

Notes:

Please advise the applicant that all works within the highway will be subject to a Section 278 Highway Agreement with Kent County Council Highways and Transportation.

INFORMATIVE:

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](http://www.kent.gov.uk/roads_and_transport.aspx) or telephone: 03000 418181) in order to obtain the necessary Application Pack.

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

**Matt Hogben**

Principal Transport & Development Planner