



**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:** 7 July 2020

**Application - 19/01788/AS**

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

**Proposal - a) Outline application for the development of up to 250 residential dwellings (40% affordable) including the creation of access points from Appledore Road (all modes) 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. (Matters for approval: Access) 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 transport technical note as dated Friday 26th June 2020 on the Ashford Borough Council planning web-site. The technical note demonstrates that two new bus stops with 31 metre long clearways, raised kerbs and footways linking with the proposed site access/pedestrian crossing and bus poles with flags can be provided as shown in Drawing ITL9289-GA-056A. I subsequently now 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) 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-056A prior to the occupation of any dwelling on site.

4) Changes to the cycle times at the A28 High Street / East Cross / Recreation Ground Road traffic signal junction as set out in the transport assessment 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).

5) Provision of the proposed roundabout junction at the junction of Beacon Oak Road / Ashford Road should this not be delivered by the Tilden Gill development 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).

6) 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.

7) 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.

8) 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.

9) 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) 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-045 Revision E prior to the country park, sports pitches and pavilion or any residential dwellings being brought into use (whichever is earliest).

2) Provision and maintenance of the visibility splays for the eastern access onto Appledore Road as shown on the submitted plan ITL9289-GA-033 Revision C with no obstructions over 0.6 metres above carriageway level within the splays, prior to the access hereby permitted being brought into use.

3) Provision and permanent retention of the vehicle parking spaces, turning space and cycle parking spaces as shown on the submitted plan RD1686\_P\_L104 Revision P1 prior to the country park, sports pitches and pavilion being brought into use.

4) Submission and approval of details of the proposed car parking area showing 10% active and 10% passive electric vehicle charging points.

5) Completion and maintenance of the western access onto Appledore Road as shown on the submitted plan ITL9289-GA-030 Revision C prior to any residential dwellings being brought into use.

6) Provision and maintenance of the visibility splays for the western access onto Appledore Road as shown on the submitted plan ITL9289-GA-030 Revision C with no obstructions over 0.6 metres above carriageway level within the splays, prior to the access hereby permitted being brought into use.

7) 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 in drawing ITL9289-GA-036A.

8) Provision of the proposed informal pedestrian crossing point on Woodchurch Road as shown in drawing ITL9289-GA-044E 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).

9) 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.

## **SECTION 106 LEGAL AGREEMENT**

Total of £95,342 towards funding of additional tree planting within the vicinity of the site based on the CAVAT value of the loss of the existing 3 highway trees on Appledore Road. This is broken down as follows:

Tree Reference 43: £34,213

Tree Reference 110: £48,213

Tree Reference 111: £12,915

This should be payable prior to the commencement of any development on site as the trees will need to be removed in order to install the proposed vehicle access points 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