



To: **Planning Reps**
From **Highways Development Management Officer**

Date 22nd December 2021

Your Ref 20211448

Location 1 Foxbury Manor Old Watling Street Higham Rochester Kent ME2 3UG

This application is a little complex. Any new access would require appropriate sight lines to ensure it is safe, even if the traffic volume is liable to be very slight. Indeed with little risk of collision, local speeds may increase, but with limited traffic it would be difficult if not impossible to determine and appropriate speed. Crashmap does not give any details for accidents in the recent past, except at the junction of Old Watling Street with the A2 roundabout, but several of these are single vehicle and on initial inspection without going in to detail the others may well be rear end crashes.

I cannot determine the highway boundary from observation of the images on Google Street View, but the property boundaries are set back from the edge of carriageway, which suggests there may be a highway verge. The applicant would need to confirm the highway boundary with Kent County Council, proof of ownership does not mean the land is not included within the highway boundary.

Any new access would require sight lines of 43m x 2.4m x 43m as detailed in Manual for Streets as the road appears to be subject to a 30mph speed limit and providing this can be achieved I would have no objections but it goes outside the applicants land ownership. On the information supplied I would have to recommend refusal as sight lines are not shown, although possibly as all matters are reserved it can be a condition.

The applicant should note, vehicle parking standards/guidance are being reviewed, so it would be beneficial to provide four parking spaces, three for a four bedroom dwelling and one for a visitor, as on street parking is not an option in this area. The applicant would also have to provide secure cycle parking for one cycle per bedroom and this should include provision for an adaptive cycle

Les Seaborn
Highways Development Management Officer

