



Gordon McQuade Architects
4 The Beeches
New Barn
Longfield
Kent
DA3 7GR

Highways and Transportation
Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD
Tel: 03000 418181
Date: 21 July 2021

Application - PAP/2021/46

Location - Holly Cottage, Wrotham Road, Meopham, Kent, DA13 OAH

Proposal - Demotion of existing Holly Cottage, formation of new access into the site, and the construction of 8 no. 4 bedroom houses with double garages and 5 no. visitor car parking spaces

I refer to your recent request for highways pre-application advice for the above development proposal. I apologise for the delay in responding but as you are aware I was recently unavailable due to an injury.

Looking at the details you have provided I would not have many concerns regarding your proposal should I be consulted on a planning application for the housing development.

The proposed access replaces the existing driveway directly onto Wrotham Road which is a classified road (A227). Whilst the proposed 8 dwellings would result in an increase of vehicle movements at the access, I do not consider that in this location it would be of concern as it is unlikely to be in significant numbers and not likely to be detrimental to highway safety or cause congestion in NPPF terms.

However, on your submitted drawing you show the access as a kerbed bellmouth. Whilst this would be acceptable, I would prefer to see a standard dropped kerb access, much as the existing, since it would give priority to pedestrians over vehicular traffic. Such an access should be a minimum of 4.8m wide for at least the first 6.0m to enable two vehicles to pass without the need to reverse in the entrance.

Wrotham Road is subject to a 30mph speed limit at this location and therefore visibility splays of 2.4m x 43m should be provided in both directions. This should be measured from the nearside edge of carriageway which would not appear to present a problem. In addition, 2.0m x 2.0m pedestrian visibility splays should be provided from the back edge of the footway either side of the new access. I would expect both of these visibility splays to be conditioned on any planning consent granted.

No gates should be fixed within 6.0m of the road edge also the first 6.0m of any driveway should be constructed in a bound material i.e. not loose gravel.

It is unclear from your drawing the purpose of the two gated accesses either side of the entrance but they are positioned close to the entrance and therefore could result in conflicting

traffic movements at that location causing congestion in the entrance. Further explanation is necessary.

In terms of parking it would appear that adequate parking is provided with a minimum of 2 independently accessible spaces per dwelling in accordance with KCC Residential Parking Standards (IGN3) together with 5 visitor spaces which is adequate for the size of the development. Please note that garages do not count towards the parking provision. The parking spaces on your drawing are not dimensioned but should be a minimum of 5.0m x 2.5m.

I hope that the above information is sufficient for you and should a planning application be forthcoming I would not expect to raise any objection on highway grounds.

If you require any further assistance then please contact me.

INFORMATIVE: 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 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

David Barton
Senior Development Planner