

## Warberry Estates on behalf of Bovis Homes (Group Land)

### Further representations in relation to land at Station Road, Teynham.

#### Means of access

We would like to make further representations in relation to the Council's response to our comment LP541.

In the Council's response (Document SBC/PS/117) they state:

*'Additional work will be required with regard to the alternative means of access being suggested. Until such time as the details and implications of such provision has been further investigated it will be premature to agree to a Modification along the lines suggested.'*

We have been in discussions with the relevant highway officer at Kent County Council Highways Department who, in emails dated the 12<sup>th</sup> December 2016 and 4<sup>th</sup> January 2017, has confirmed the following: -

- Access to the development is, in principle, acceptable via Nobel Close.
- Swept path analysis of a large refuse vehicle at the Nobel Close junction with Station Road is appropriate.
- The removal of on street parking at the Nobel Close junction will be required, in order that vehicles do not have to emerge onto Station Road against opposing traffic.
- The removal of on street parking from other sections of Station Road will be required as there are limited passing opportunities along a significant length of the road.
- Pedestrian routes between the development site and Station Road will be required to enhance the connectivity of the site to the surrounding amenities and indicative locations have been identified.

- Given the number of dwellings proposed, an emergency access will be required for the development and possible locations have been identified.

Transport Planning Associates (TPA), acting for Bovis Homes have provided KCC Highways with a proposed design for the access via Nobel Close, plus a further drawing which demonstrates that the largest refuse vehicle can access and egress Nobel Close from Station Road. Copies of these drawings are included in the attached TPA report at Appendix B, Figures 1 and 2. KCC highways have confirmed that these proposals are acceptable.

Bovis Homes have also confirmed that they are committed to providing off-street parking provision for existing residents within the site as required and will also consider the provision of private parking to the rear of existing properties.

Emergency access and pedestrian / cycle access points can potentially be achieved in a number of locations as shown in Appendix B, Figure 3. KCC highways have confirmed that pedestrian and cycle access is expected in these locations and that emergency access would need to be a minimum of 3.7 meters in width to accommodate a fire appliance. An appropriate design will be prepared in due course to accommodate these requirements.

TPA has now completed a Transport Strategy for the site and a copy of this is attached. This has been prepared on the basis of the site being capable of accommodating 120 residential dwellings, which was proposed in the original allocation.

We therefore believe that it would now be appropriate for paragraph 6.5.148 to be modified as follows: -

***'The site will require a new vehicular access off of Station Road (in the vicinity of Nobel Close) as well as separate emergency and pedestrian accesses. A Transport Assessment will be needed to consider the requirement for off site contributions and/or works including appropriate traffic management measures and improvements along Station Road and at the junction of Station Road with the A2'***

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