



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: 25 April 2022

Our Ref: MH

Application - 22/00571/AS

Location - Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent (TN26 1JR)

Proposal - Outline application for the development of up to 655 residential dwellings (including 30% affordable dwellings) to consider access, layout and scale with all other matters reserved.

Thank you for the consultation on the above planning application. Unfortunately, the necessary Transport Assessment and Travel Plan information has not been submitted as part of the required supporting documents with this planning application and therefore this planning application should not have been validated as it appears to not meet the local validation requirements. Kent County Council (KCC) Highways and Transportation are therefore unable to comment on this proposal until such a time as all the required information is submitted. This includes the proposed access arrangements (as no capacity assessments have been undertaken of the proposed access points) and the internal road layout details.

Regrettably, the applicant did not seek pre-application advice from KCC Highways and Transportation in order to scope out the required transport details to be submitted as part of any planning application.

Should this information not be forthcoming KCC Highways and Transportation will have no option other than to recommend refusal on a lack of appropriate information for assessment.

Notes:

No detailed house layout plans have been submitted with this planning application so layout cannot be an approved matter.

Yours Faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.