

**SLAA 002 - Land North of Thanet Way, Chestfield**

1 message

Tom George [REDACTED]
To: "consultations@canterbury.gov.uk" <consultations@canterbury.gov.uk>

16 January 2023 at 15:54

RE: SLAA002 - Land North of Thanet Way Thanet Way Chestfield Whitstable Kent CT5 3JB

Dear Policy and Strategy Team,

Thank you for the email below and initial review of the above site. We have concerns with your assessment that the site has not been considered for development due to capacity concerns on the local highway network, please see extract below from the SLAA Appendix C - Site Assessments (July 2022):

Is the site technically suitable for development? (If the nature and scale of the constraint is such that it can be mitigated - considering cost) (yes or further information needed but this is only if technical suitability hasn't been demonstrated - do not consider yield/ design).

No: there are concerns regarding capacity on the local highway network.

Please see our Formal Technical Responses below:

We submitted the site, in response to the call for sites, for additional business and employment use, both of which are needed throughout the district. The site forms part of a previously developed area that already provides business and employment use. The adjoining site, currently in use and fully occupied, provided a new right turn lane as part of the 2017 planning application that was supported by KCC Highways and then constructed in 2019. Please see extract of the Delegated Report prepared 1st May 2018 regarding the proposed right hand turn and KCC Highways acceptance.

28. Kent County Council Highway Authority have raised no objections to the revised layout which proposed a right turn lane from Thanet Way to facilitate access to the site. The revised layout will ensure vehicles enter the site and limit the number of u-turns at Chestfield roundabout. The right turn lane has been separated from the existing right turn lane into the existing petrol station by a traffic island in line with comments from KCC Highways Team. The new traffic island will help to alleviate pedestrian safety concerns and provides a safe crossing point across Thanet Way.
29. The Parish Council were reconsulted on the amended layout as they had originally stated that they did not want a right hand turn. They have raised no objections as KCC Highways have requested this and are satisfied with the proposals.
30. The proposal would not have an impact upon highway safety and the level of parking proposed accords with KCC Vehicle Parking Standards. The proposal would therefore comply with policy T9 of the Local Plan.

In addition to this, both KCC Highways and CCC Transportation Engineer had no objections regarding the capacity on the local highway network to a 2019 planning application for additional units on this site. Please see attached technical representations received at the time.

Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed scheme would utilise an existing access that was approved under application CA/17/01056/FUL, where it was established that this would represent a safe access on to the highway.

Therefore, we believe the initial assessment based on capacity on the local highway network needs to be reviewed and reassessed accordingly.

Regards

Tom George
Commercial Space Ltd

From [REDACTED] on behalf of CCC Consultations <consultations@canterbury.gov.uk>
Sent: 24 October 2022 13:28
Subject: Draft Canterbury District Local Plan To 2045

Good afternoon,

The council has prepared a draft new Local Plan called the Canterbury District Local Plan To 2045 and wants to know what you think.

Once approved by a government-appointed Planning Inspector, and formally adopted by the council, the Canterbury District Local Plan To 2045 will form Canterbury City Council's official planning blueprint for the next 23 years.

It allocates land for new homes, jobs, new schools, a new hospital and community uses as well as imposing rules designed to dictate the quality and density of developments, boost biodiversity, protect valued open spaces over the long term and to ensure any new development minimises its contribution to climate change while also mitigating against its effects.

You can read the full draft plan and all the supporting evidence, and respond to the consultation by completing our questionnaire, on our website at canterbury.gov.uk/consultations.

Alternatively, you can email your comments to consultations@canterbury.gov.uk or write to the **Policy and Strategy team, Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW**.

Paper copies of the draft Local Plan are available to view at:

- Canterbury City Council offices, Military Road, Canterbury, CT1 1YW: open 10am to 2pm Mondays, Tuesdays and Thursdays
- Herne Bay Library, [124 High Street, Herne Bay, CT6 5JY](#): open 10am to 5pm Monday to Friday and 10am to 4pm Saturdays
- Whitstable Library, Oxford Street, Whitstable, CT5 1DB: open 10.30am to 4.30pm Monday to Saturday and 10am to 4pm Sundays

Responses must be received by **5pm on Monday 16 January 2023**.

We will then carefully analyse all the responses we receive, and they will be reported to councillors who will decide what changes should be made to the draft Local Plan as a result.

We look forward to hearing what you think.


Kind regards,


Victoria Asimaki

Policy Officer (Policy and Communications)

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2 attachments

 **CA__19_00551-KCC_HIGHWAYS-2132795.pdf**
90K

 **CA__19_00551-CCC_-_TRANSPORT-2119896.pdf**
64K