



**Ashford Borough Council**  
Civic Centre  
Tannery Lane  
Ashford  
Kent  
TN23 1PL

**Highways and Transportation**  
Kroner House  
Eurogate Business Park  
Ashford  
TN24 8XU  
**Tel:** 03000 418181  
**Date:** 9 December 2025  
**Our Ref:** MH

<b>Application -</b>	<b>PA/2025/2105</b>
<b>Location -</b>	<b>17 Hardinge Road, Ashford, TN24 8HB</b>
<b>Proposal -</b>	<b>6no flats with landscaping following demolition of existing building.</b>

Thank you for the consultation on the above planning application. I have the following comments to make in respect of highway matters:

- 1) The proposed ground floor plan is incorrect in that it states there is parking for 6 vehicles. Only parking for 5 vehicles is shown and the single car parking space by the western wall does not have the required 6 metre reversing distance. It is therefore suggested that the single car parking space is removed from the proposals. The landscaping area / bin store will also need to be amended to provide the 6-metre reversing distance.
- 2) The parking stress survey demonstrates that parking stress on roads surrounding the site is relatively high at an average of 81% but there would still be capacity to accommodate the shortfall in car parking of 2 spaces if only 4 car parking spaces are provided. I am therefore satisfied that the proposed car parking provision is acceptable and will not create parking problems in the vicinity of the site. All surrounding roads are subject to a Controlled Parking Zone so any overspill parking will not create a highway safety issue.
- 3) The proposals will change the existing vehicle access onto Hardinge Road and will also result in the removal of the existing disabled on-street parking space. As Hardinge Road is subject to a Controlled Parking Zone your parking services team need to be consulted on the proposals.
- 4) The proposed bicycle store needs to provide cycle parking for 6 bicycles (1 space per apartment). Each cycle parking space needs to be 500mm apart. Currently they do not meet this standard.

I look forward to further commenting on the application once additional information is submitted to address the above concerns.

**It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.**

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant 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.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

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.