



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: 5 January 2026
Our Ref: MH

Application -	PA/2025/2327
Location -	Vicarage, Ashford Road, St Michaels, Tenterden, TN30 6PY
Proposal -	Erection of 15 Dwellings, new road junction and 15-metre buffer zones

Thank you for the consultation on the above planning application. The access to the site in the form of a right hand turn lane with a new central refuge island on the A28 to the south of the site has been agreed previously with KCC Highways and Transportation as part of pre-application discussions on the site. The access design is based on the existing 40mph speed limit along the A28. Adequate visibility splays have been provided for both the proposed access for the site and the exit from the proposed care home to the south.

The access proposals have been subject to an independent Stage 1 Road Safety Audit however this is out of date being over 3 years old and therefore a new Stage 1 Road Safety Audit needs to be undertaken. This needs to include the proposed bus stop improvements on Ashford Road.

Stagecoach South East should be consulted on the proposed bus stop improvements however these are acceptable subject to the required updated Stage 1 Road Safety Audit.

The internal roads are not proposed for adoption by KCC Highways and Transportation and will therefore have to remain in private ownership. The parking arrangements have been reviewed and has been provided in accordance with policy TRA3a of the Ashford Local Plan. Therefore, it is deemed that sufficient parking has been provided for each of the properties. No tandem spaces are proposed. The site also provides 4 on-street visitor parking spaces spread around the site which is acceptable to KCC Highways and Transportation.

Each dwelling will have cycle storage in the form of a shed in the rear garden. The sheds meet the required sizes in the Residential Parking SPD.

I look forward to further commenting on the application in due course once an updated Stage 1 Road Safety Audit has been undertaken for the proposed access arrangements.

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.