

## AYLESFORD PARISH COUNCIL

**TM/20/01820/OA – Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks - Aylesford Newsprint Bellingham Way Larkfield Aylesford**

The Council welcomes the opportunity to comment on application TM/20/01820/OA and would make the following comments that are set out below:-

1. The Council welcomes that the applicant supports the principle of this site remaining an Economic Hub and being used for employment purposes only.
2. The Council's main concern in respect of this application is the impact of traffic such a large development would have on an already over capacity road network particularly taking into account other proposed developments along the A20 corridor. The Council does have some reservations about the opening of Bellingham Way as the release of any traffic to this part of the highway network would make the position worse on an already over capacity road network particularly at the junctions with the A20. If Bellingham Way is opened the Council would have the following specific comments:-
  - (a) that traffic using this road must be restricted to car and light commercial vehicles only (the definition of light to be established) and a there must be a total ban on HGV vehicles exiting/entering the site from Station Road.
  - (b) traffic controls should be put in place at the junction with Station Road and further back along Bellingham Way. Physical measures should be put in place to prevent HGVs from using this road. Height, width and weight restrictions should apply. **The Council is pleased to note that the provision of traffic controls has been incorporated in the revised proposal.**
  - (c) the Bellingham Way Link Road Improvements Overview Plan shows an HGV Turning Area near the Station Road junction which, it is assumed, is there to redirect HGVs. Clarification about this feature is sought. The Council believes that HGVs should be physically prevented from getting this far into Bellingham Way and would want consideration to be given to moving this turning area further west.

(d) Ditton Corner has an urgent need for traffic reduction. The proposed improvement works at Ditton Corner will not reduce the volume. Traffic volume will also increase along Station Road in both directions.

(e) The junction of Station Road and Hall Road will require improvement as there is regular queuing far back along Hall Road to The Avenue and beyond. Traffic congestion at this junction is further complicated by the problems caused by the railway level crossing. In particular the Council would ask that serious consideration is given to a scheme previously proposed by KCC Highways using traffic lights and slip road accesses for alleviating this problem. **There is no proposal identified within the revised application for any works to be undertaken at this junction even though Kent County Council Highways had identified this as a junction in need of mitigation measures arising from this development. The Council still believes that junction improvement works are needed here and would ask the applicant to seriously consider undertaking these works as part of this development.**

3. The Council supports the comments by Ditton Parish Council and East Malling and Larkfield Parish Council made in respect of Footpaths and the Ditton Stream and the Old Mill Pond.
4. The Council wishes to ensure that adequate signing for the site is installed in the surrounding road network, especially along Station Road, at Ditton Corner and New Hythe Lane.
5. The applicant should have discussions with Network Rail regarding upgrading Aylesford Station arising from the increased passenger numbers using the station from this new development..

Aylesford Parish Council has met with our neighbours at Ditton and East Malling & Larkfield Parish Councils and have agreed on the above comments. The other parishes may raise additional or different points regarding this application and the Council supports their comments in this regard.