

PLANNING COMMITTEE REPORT FOLLOWING OPEN MEETING ON 23RD FEBRUARY

The planning committee considered the issues raised and identified the following:

1. The main issue raised was for road safety and access from the new development to the village. If there is not a safe crossing and foot path to the village then the site will be isolated.

Getting across the A28 safely was a major concern.

The developers stated that a crossing with lights (controlled crossing) was not permitted by KCC as it stopped traffic flow on a main road.

The need for a footpath the length of Bagham Lane to walk safely to the village was suggested to link the site to the village.

It was suggested that the foot path continue to meet the Avenue.

The authorities need to demonstrate to the parish council and parishioners the potential risk to pedestrians when crossing the A28 from the proposed new development have been minimised.

A KCC 1994 survey stated that only 5% of pedestrians survive when hit at 40mph.

Action taken: Contact made with KCC Highways, they agreed to provide criteria for road crossings (eg. the A20 at Harrietsham is 40mph and there are traffic light controls to cross).

2. The developers were unable to state where the agreed speed limit (reduction from 50-40mph) sign would be sited.

Action taken: Contact made with KCC Highways, they agreed to confirm details of signage.

3. Concerns were raised about the increased traffic along Branch Road and Bagham Lane, which are already rat runs.

Action taken: Contact made with KCC Highways, they have been asked to provide traffic assessment data that covers these roads as well as the main roads around the junction.

4. The Parish needs to decide on the most beneficial way to use the Developers financial contribution.

Suggestions included developing the loft at Chilham Sports Hall. Can this be developed for the use of all age groups in the parish?

Action needed: To consult with the parish to decide how use the funds.

5. Who from the parish would like to be involved?

Contributions are needed from parishioners to help keep everyone informed in this intermediate pre planning meeting period, especially as this matter is at a critical stage and subject to such a short time frame.

Action taken: Piece requested in local press explaining how parishioners can get involved and join a working group to formulate the response from the parish; email consultation group set up; Sawmills Development page added to PC website and updated with latest developments.

6. Concerns were raised regarding the issue of school places and that the outlying areas would have a reduced opportunity to apply successfully to the local school.

The developer advised that they are required to pay for school spaces where they are deemed to be inadequate for the intended home owners.

Questions were raised as to how this funding would be utilised as the school is limited due to space making it impossible to create additional spaces.

Action taken: KCC have been asked to respond to the concerns raised by parishioners especially how the funding would be used to address a shortfall in places available at Chilham School.