



Growth, Environment & Transport

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Your ref:
Our ref: GT/BC/JAC
Date: 07 September 2017

BY EMAIL ONLY

Dear Alison

Maidstone Planning Committee Meeting 7/09/17 – Position of Kent County Council as Highway Authority

Further to my letter dated 16 August in relation to planning applications 15/509015/OUT, 15/509251/OUT and 17/501449/FULL I am writing to set out the position of Kent County Council (KCC) as Highway Authority and statutory consultee.

For absolute clarity, the County Council's strong objections remain for each of the three applications. The County Council has consistently highlighted the severe cumulative impacts that the developments will have on congestion and delay on the south eastern A274/A229 corridor into Maidstone, which already suffers from extensive queuing and delay over prolonged periods. To this point our objections have remained unresolved.

However as directed at the August planning committee, MBC and KCC officers have met to seek 'to resolve the outstanding highways issues', should the Planning Committee be minded to approve any of the three applications. The Committee will receive a paper outlining progress that has been made. Notwithstanding our outstanding objections, it is agreed that a cascade clause be added to the S106 enabling KCC to 'identify, design and cost' strategic mitigation measures that better relieve congestion. For avoidance of doubt this refers to KCC's consistently stated preference to explore the feasibility of a Leeds Langley relief road and importantly that there will be no progress made with planning for a bus lane on the A274. KCC will also receive the monies allocated for public transport. Furthermore, KCC will now be a party to all S106 agreements.

I trust that you will confirm this letter will be made available to all planning committee members to assist their decision-making.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'B. Cooper', with a stylized flourish at the end.

Barbara Cooper
Corporate Director
Growth, Environment & Transport