

## **Urgent Update: Planning Committee 20 June 2024**

**Item 15 Pages 39 - 81**

**APPLICATION: 23/505091/HYBRID**

**Greensand Place, Heath Road, Linton**

### Representations

One neighbour letter has been received objecting on:

- the safety of the build out near Vanity Lane
- the impact on traffic congestion during the afternoon school collection times
- the Road Safety Audit ignores Beacon Park access.

### Highways

KCC has responded to the consultation on the Stage 1 Road Safety audit as follows (summarised):

- It is the Local Planning Authority (LPA) not KCC that considers that the development should provide enhanced crossing facilities
- the development it is likely to generate a limited number of pedestrian trips to/from Coxheath village centre and so a failure to provide the highway works would not represent sound or sustainable grounds for objection
- current speeds within the 40mph zone are too high for a zebra crossing
- concerns that the traffic calming proposed may not reduce vehicular speeds in practice
- degree of risk that if KCC's concerns not overcome, the works would not come forward as hoped

### Head of Development Management

For clarity, the 30mph speed limit is proposed to move from just west of Vanity Lane for a distance of approx. 400m. It is proposed to start 170m from the Linton Crossroads junction, commencing just west of the access to the cul de sac of Park Avenue.

It is noted that KCC do not object as such to the highway works in terms of highway safety but they do have technical concerns. In the event that Members are minded to approve the application, it is recommended that suggested "Grampian Style" condition 32 be amended so that there is no development until approval of a scheme for an enhanced pedestrian crossing and speed limit reduction and related traffic calming. This should be fully designed, subject of a stage 1 Road Safety Audit and with KCC confirmation that they have no highway safety concerns.

Whilst the off site highway works do not require submission of a planning application because they are works within the adopted highway, nonetheless they would be a consequence from any grant of planning permission for this application. Therefore, In the event that Members are minded to approve the application, the description should be amended to include the words "*(with related off site s278 highway works to Heath Road)*". A full consultation will be carried out and any representations that raise new material planning matters will be reported back to Planning Committee.

**AMEND RECOMMENDATION**

Amend condition 32

32) No development shall commence until details of the following off-site highway works, including a related Stage 1 Road Safety Audit, have been submitted to and approved in writing by the Local Planning Authority:

- Pedestrian and cycle access via the proposed main access
- Provision of Zebra Crossing to Heath Road
- 30mph speed limit extended
- 2x Interactive Speed indication Signs

No part of the development shall be used or occupied until the approved off-site highway works have been provided in full in accordance with the approved details.

Reason: In the interests of highway safety.