

WROTHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING, HELD ON WEDNESDAY 06th February 19 IN THE WROTHAM PAVILION, HIGH STREET, WROTHAM

Present: P Gillin (Chairman), H Rayner, C Mills, K Denton, D Beach, M Coffin, R Betts & Mrs P Parker.

In Attendance: Lesley Cox (Clerk), Representative from Metro Bank and Wrotham Bowls Club

1. **Apologies for absence:**

Cllr Mrs Jackson

2. **Attendance Register**

The register was signed and the following declarations of interests noted.

All Meetings

Cllr's Gillin, Rayner, Betts, Beach, Denton & Mrs Jackson members of Keep Borough's Green

Cllr Beach member of the St George's Bell Ringers

Cllr Gillin member of Friends of Wrotham & Wrotham Xmas Lights

Cllr Mills chairman of Friends of Wrotham

Cllr's Rayner, Gillin & Mrs Jackson (committee member) members of Friends of St George's

Cllr Rayner member of St George's Church of England Wrotham

Cllr Rayner retired member of the Baltic Exchange Ltd

Cllr Rayner life member of the National Trust

Cllr's Rayner & Beach members of Kent Association of Change Ringers

Cllr Rayner assistant Village Magazine Deliverer

Cllr Rayner life member of the Royal National Lifeboat Institute

Cllr Mrs Jackson member of Wrotham Fireworks

Cllr's Rayner, Gillin, Beach, Denton & Mrs Jackson members of the Campaign for the Protection of Rural England – WPC corporate member

Cllr Gillin committee member of Tonbridge & Malling branch of the Campaign for the Protection of Rural England.

Cllr Coffin firework provider for Wrotham

Cllr Mills Village Magazine Editor

Cllr Betts trustee of Tonbridge & Malling Leisure Trust

Cllr Mills committee member of Wrotham Music Festival

Cllr Mills director of charity, Good Food Matters.

Cllr Rayner Conservative Party Member

Cllr Rayner Member of Tonbridge & Malling Conservative Party Executive & Management Committees

3. **Minutes**

The minutes of the meeting held on 09th January 19 were proposed by Cllr Rayner, seconded by Cllr Mills and agreed and signed as a correct record by the Chairman.

4. **Metro Bank – Current Account Opening**

Duncan Simmons Area Director and Greg Roake Business Manager (Maidstone Branch) of Metro Bank attended the meeting.

All the necessary documentation to open the account were completed and copies of appropriate forms of identification of account signatories were obtained and taken back to the branch to be processed. Account with debit card should be opened shortly.

5. **Harassment of the Clerk by former employee – considered response**

Due to the aggressive and bullying personal context of the correspondence from the individual in question any future communication to be conducted by Cllr Beach. It was agreed unanimously to allocate £1,000 to fund an appropriate solicitor in the event that the Council deem this necessary.

6. Public Question Time

Ken Fardell, on behalf of the Bowls Club, asked whether the Council would be willing to consider allowing the construction of a bowls green on the recreation ground. The lawn would replace the existing football pitch, as there is insufficient space for both. It was pointed out that there was no Football Club playing on the pitch this season. Part of the proposal was to 'share' the Wrotham Pavilion facilities with the Cricket Club.

The Clerk stated that the Wrotham Pavilion is now a heavily used facility that is booked out during most days and many evenings by members of the public.

Ken Fardell stated that if the Pavilion were not available then a similar facility to the Youth Shelter would suffice. He also stated that the bowls lawn fencing would be left open at all times and felt this measure would not then conflict with the requirements of the various acts that created the Recreation Ground and subsequent legislation as set out in the lease. He felt that the vandalism that has occurred previously to both the football pitch and the Multi-court could be overcome by engaging with youths.

Cllr Gillin stated that this was the first year that the football pitch was not in use and often there has been more than one club seeking to use it.

Cllr Coffin raised concerns as to the possible restrictions of the lease on the area, and felt legal advice would be required at some point to clarify the position.

Cllr Denton suggested that the Bowls club should provide a scaled site plan of the proposal to enable both Members and advisors to be fully informed.

Cllr Gillin stated that as the proposal now included some form of shelter then scaled drawings of the size and nature of the structure would also be needed for a future legal consultation, if deemed necessary.

The PC agreed that an accurate set of plans would also assist the Bowls Club in accessing the likely costs of the proposal.

7. Reports if any from County Cllr and or Borough Cllr

Borough Councillor Coffin

It is budget setting time for T&MBC although the rate has yet to be confirmed it is likely to be an increase in Council Tax for Band D properties of around the 3% mark.

There was a meeting this morning on the Wings of Morning Field (A20) in connection with the imminent application for a licence to hold the 2019 Southbeats Festival at this venue. The organisers also invited local residents to a presentation being held this evening at the Moat (A20). It was obvious at the meeting that professionals had been employed to put forward a positive spin on the event and mount a charm offensive for residents.

Attendance is expected to be in the region of 20-30K, with music on 3 separate stages within the venue from 12 noon to 12 midnight with food and alcohol on sale until 3.00am on both Saturday and Sunday on a weekend during September. To overcome the problems with traffic and parking the organisers are considering providing a bus service from Swanley and Sevenoaks train stations.

There is considerable local opposition to this application. Cllr Coffin will be working on behalf of the community to stop this event.

County Councillor Rayner

The proposed route of the Taxi Bus taxi bus service linking the rural villages of Fairseat, Stansted, West Kingsdown and Otford with Sevenoaks will operate along Labour-in-Vain Road offering a service to Hilltop Hotel and the Four Seasons Caravan Park. This service will only run from Monday to Friday.

Borough Green Landfill Site has successfully bid for the importation of road planings to support the preparatory works for Brexit on the A25.

The works would take place on the A25 between Sevenoaks and Wrotham Heath starting on Monday 11 February 2019 and last for a period of 5 or 6 weeks;

The works would enable the A25 to be "made good" (e.g. overlays and kerbs) so that if the M26 is used as a lorry park as a result of Brexit, the A25 can be used safely by additional traffic

The following restrictions apply:

- That a maximum of 10 lorry loads per day would take place between 19:00 and soon after 24:00 hours. Following the last delivery – the vehicles would stay on site afterwards as would belong to Robert Body Haulage and be based at the site;
- Maximum of 3 nights each week
- No processing would take place overnight and agreement would be limited to deposit of materials to the permitted recycling area; The wheel wash facilities would be used

From Borough Green Landfill all HGV's to turn left out of the site drive north on the A227 Wrotham By-Pass to the Whitehill Roundabout, then south east on the A20 London Road to the Nepicar Roundabout then continue south using the A20 for a half mile to join the A25 at the Wrotham Heath traffic lights. Loaded HGVs tipping on Borough Green Landfill to follow the reverse of the route above. Under no circumstances shall HGV's loaded or empty use Western Road or High Street, Borough Green to access or egress Borough Green Landfill via Borough Green and Wrotham Railway Station road bridge.

The request to KCC Cabinet Member for Communities to consider the possibility of a 4 Parish contribution towards the staffing cost of Borough Green library and to provide the potential costs involved has not received a response.

8. Reports from various Committees

Grounds

The new lighting LED units has been installed, the original units were subject to water ingress.

Buildings

The leaking gent's toilet in St George's Hall has been replaced, S V Electrical were unable to fit the new replacement heaters to the toilet areas as the wiring circuit is faulty. S V Electrical to run new wiring.

Highways

Adam Starbuck KCC Highway Steward has confirmed that KCC are aware of the problem with overgrown foliage on Borough Green Road and have been pursuing the owner over the last year. If necessary KCC will undertake the works and invoice the land owner for recover of their costs.

Cllr Rayner thanked Tim Powell for work with Alfred the Grit keeping the village moving during the snow, and Cllr Robin Betts for his work moving the salt bags with his tractor.

Crime & Disorder

No Report

Finance

No Report

Planning

The minutes of the planning meeting held on the 1st February 19 were proposed by Cllr Rayner, seconded by Cllr Beach, agreed and adopted as part of the proceedings of this Council.

Skate Park

Attached refers

Website

No Report

Youth

No Report

KALC

No Report

PPP

No Report

CPRE

No Report

9. Correspondence Received

KCC	<p>Consultation on the Minerals Sties Plans (Pre-Submission Consultation) Consultation on the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30 County Council is seeking views on the soundness and legal compliance of the above. Previously emailed</p> <p>The Wildlife and Countryside Act 1981 – Section 53 Claimed upgrade to Bridleway of Public Footpaths SR96 Kemsing and MR227 Wrotham Previously emailed</p> <p>Notification that the current Highway Steward for Tonbridge and Malling will be leaving at the end of January 2019. Role is currently being advertised. Previously emailed</p>	<p>Online response deadline 8th March 2019 http://consult.kent.gov.uk/portal/</p> <p>Comments before 18th February 2019 William.barfoot@kent.gov.uk The clerk to make WPC's position clear on future maintenance responsibilities</p> <p>For Information</p>
The Counselling Centre	<p>Donation request Previously emailed 2K precept remaining</p>	<p>The proposal to donate £50.00 from Cllr Gillin, seconded by Cllr Mrs Parker was passed by a majority vote.</p>
The Lord-Lieutenant of Kent's Civic Service	<p>Tuesday 12th March 2019, All Saints Church, Maidstone Previously emailed</p>	<p>Attendee if any Online tickets via link in original email</p>
Wrotham Bowls Club	<p>Club statement on the future of the Wrotham Bowls Club. Previously emailed</p>	<p>Insufficient details of the proposal. Limited availability of the pavilion for club usage. The club to provide detailed plans of their actual requirements</p>
T&MBC	<p>Tonbridge and Malling Borough Local / Parish Elections on Thursday 2nd May 2019 Information about standing as a Candidate</p>	<p>Briefing for prospective Candidates and Agents on Wednesday 6th</p>

	https://www.electoralcommission.org.uk/i-am-a/candidate-or-agent/local-elections-in-england Previously emailed	February 2019 at 7.00pm For Information
Planning Resource	Planning Issues 2085 Planning Consultancy Services 2019	For Information

10. Financial Matters

i. Cheques for approval and signature

It was proposed by Cllr Gillin, seconded by Cllr Rayner and resolved that the following accounts be passed for payment:

Payable To	Invoice Details	Amount	Cheque No
Tim Powell	CPA Inspections x 3 Village Bins Litter Picking Skate Park Maintenance Generator Fuel – receipt attached * Open Spaces Maintenance /Pavilion Gate Repair Skate Park Maintenance Generator Fuel – receipt attached Total	30.00 10.00 37.00 148.00 7.00 46.25 101.75 7.00 £387.00	BAC 11/01/19
A N Rothwell	Pavilion re-tiling areas in toilets / changing rooms	£600.00	BAC 18/01/19
Tim Powell	CPA Inspections x 3 Village Bins Litter Picking St George’s Hall Key Safe Skate Park Materials Assessment / Maintenance Generator Fuel – receipt attached * Open Spaces Maintenance / Leaf Burner Material Assessment / Leaf Burning Burial Ground – Leaf Clearance / Tree Works Total	30.00 10.00 37.00 74.00 92.50 7.00 129.50 74.00 £454.00	BAC 18/01/19
Tim Powell	CPA Inspections x 3 Village Bins Litter Picking Skate Park Metal Preparation St George’s Hall – Wheelie Bin Enclosure Generator Fuel – receipt attached Open Spaces Maintenance Total	30.00 10.00 37.00 46.25 148.00 7.00 55.50 £333.75	BAC 25/01/19
Peter Barden	Open Spaces Maintenance / Leaf Clearance/ Burning Gate Repair Litter Pick Skate Park Maintenance St George’s Hall Bin Enclosure / Paint area around new toilet installation St George’s Downpipe Replacement Burial Ground Leaf Clearance / Tree Works	282.00 60.00 198.00 132.00 96.00	BAC 25/01/19

	Total	£768.00	
Tim Powell	CPA Inspections x 3 Village Bins Litter Picking Skate Park – Sheet Metal angle assessment and preparation / Maintenance Prepared metal collection and delivery to storage Winter Maintenance – Gritter Preparation and Loading Grit village x 2 runs and hand grit areas of pathway Fuel – Gritter Towing receipt attached * Open Spaces Maintenance / Burning and Meter Readings Total	30.00 10.00 37.00 203.50 37.00 111.00 92.50 14.00 148.00 £683.00	BAC 01/02/19
Lesley Cox	Salary January 19 deductions include pension contribution Telephone Pavilion * 2.5L Clear Osmo UV Protection Oil Extra Flat White Wall Tiles x5 pks / Adhesive / Grout St George's Hall * Replacement Toilet / Sanitary Sealant Skate Park *** Concrete Screws 7.5 x 50mm Pk 100 * Sealant Adhesive 290ml * Zirconium Flap Disc 115mm 80 Grit x5 * Inox Cutting Disc 115 x 22.23 x 1mm pk10 * 115mm Knotted Wire Wheel Brush * Concrete Scews 7.5 x 70mm pk 100 * Total	1,293.88 20.00 60.54 94.99 65.95 14.78 9.99 17.45 25.98 6.79 9.69 £1,620.04	BAC
HM Revenue & Customs	PAYE / NI January 19	£334.14	BAC
KCC Pension Fund	Pension Contribution January 19	£436.01	BAC
Borough Green PC **	Skate Park Weekdays – Saturday Inspections January 19	£105.84	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 1 10 th Instalment 2018-19	£379.81	BAC
Assured Water Hygiene *	Pavilion Salt x 12	£138.00	BAC
Streetlights *	CPA CCTV column – Fit LED floodlights	£148.50	BAC
Viking *	Toilet Rolls / Black Sacks / Hand Wash / Ink Cartridge	£170.15	BAC
Ellis & Son Ltd *	Skate Park *** Steel Angle various sizes Galv Sheet / Flat Steel various sizes	£861.58	BAC
David Beach *	NB3R Reg Socketed Netball Posts	£218.40	BAC
Brenda Jackson	Various expenses Feb – Dec 18	£62.98	BAC

- * denotes items including VAT
- ** denotes 22.3% to be reimbursed
- *** denotes 73.3% to be reimbursed

Payments made by Direct Debit / Standing Order Since Previous Meeting 09th January 19

Eon	Street Lighting Supply	£345.04	16/01/19
Eon	Pavilion Electricity	£80.72	17/01/19
BT Group	Parish Email	£7.50	22/01/19
NatWest	Safe Custody Annual Fee	£25.00	22/01/19
Eon	Pavilion Gas	£115.01	24/01/19
Eon	Multi-Court Electricity	£26.64	25/01/19

ii. Bank Reconciliation for sign off

The following account balances were checked, agreed and signed by Cllr Denton

BANK ACCOUNT BALANCES as at 5th February 19

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£3,734.37
Business Savings	£12,130.95
Community Skate Park	£1.00
CCLA Parish Fund	£39,798.00
CCLA Community Fund	£125,591.07
TOTAL	£181,305.39

11. Date of next Parish Council Meeting

The date for the next meeting was proposed for the 06th March 19 at 7.30pm with the date for the interim planning meeting to be advised.

12. Planning Committee to Consider

1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/17/01793/FL	Rosador London Road	Demolition of the residential bungalow and the erection of 5x B1/B8 units and a 2 storey office building with new estate road and associated parking	Attached refers

i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/18/02621/FL	Summercourt Kemsing Road	Single storey infill extension	Approved on 25 th January 19

2. Correspondence Received

T&MBC Planning List 'B' No's 19/02, 19/03, 19/04 & 19/05

The meeting closed at 9.20pm

..... :Chairman

..... :Date

Skatepark Maintenance Report ~ Wrotham Parish Council ~ 23 January 2019



Worn surface full of repairs



Recycling a redundant bin



Bin now additional panel support



Panel replaced, will be faced in metal at a later stage



17/01793 Rosador: Demolition of a small bungalow and the erection of 5x B1/B8 units and a 2-storey office

The applicant sites the following paragraph as justification.

*145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
e) limited infilling in villages; Ref : NPPF 2018*

Five B1/B8 units and a 2-storey office could not be described as 'limited infilling'.

The proposed development involves filling a gap between the development at Nepicar Park and the adjacent property Excel and should therefore be regarded as infilling within the context of the NPPF.

Ref : Agent letter of 14 Jan 201

There is a residential unit between Nepicar Park and Excel called Rosador, which occupies the alleged 'gap'. Both Rosador and Excel are dwellings in the Green Belt and wholly within the Kent Downs AONB unlike Nepicar Park, which is within a Major Industrial Redevelopment Area.

The proposal remains inappropriate and requires a 'special circumstance' case to overcome the harm to the openness of the MGB and 'extra special circumstance' case to overcome the harm to the AONB and no such case has been made.

Before Nepicar Park was built on the industrial area of that site next door KCC granted themselves permission to build the 'Wrotham Super Highways Depot' on the site with development stretching back into the land protected by AONB status. CPRE judicially reviewed that decision and the judge upheld their arguments that insufficient consideration had been given to planning balance of harm, stating that there is a significant presumption against development within highly protected areas of the AONB. As a result KCC withdrew the consent and sold the site and the AONB area of that site remains undeveloped.

WPC considers that the applicant has not put forward a compelling case of Special or extra special circumstances.

We also asked Peter Brett to consider the highways safety implications of this revised access proposal and their response is attached. WPC remains concerned by the multiple accesses that would be created onto the Highways Network so close to the junction of the M26 and A20. There ought to be a more holistic approach to development in this area.

WPC also notes that the applicant has used intentional unauthorised development in the Green Belt to seek a planning advantage to develop against Green Belt constraints.

Refer to Appendix A where HLWS404 confirms changes to national planning policy to make intentional unauthorised development a material consideration, and also to provide stronger protection for the Green Belt.



Publications & records

Written Questions and Answers and Written Statements

Written questions and answers

Written statements

Daily Reports

Green Belt protection and intentional unauthorised development:Written statement - HLWS404

WS

Department for Communities and Local Government

Made on: 17 December 2015

Made by: **Baroness Williams of Trafford** (Parliamentary Under Secretary of State for Communities and Local Government)

HLWS404

Green Belt protection and intentional unauthorised development

My hon. Friend the Minister of State for Housing and Planning has made the following Written Ministerial Statement.

This Statement confirms changes to national planning policy to make intentional unauthorised development a material consideration, and also to provide stronger protection for the Green Belt, as set out in the manifesto.

The Government is concerned about the harm that is caused where the development of land has been undertaken in advance of obtaining planning permission. In such cases, there is no opportunity to appropriately limit or mitigate the harm that has already taken place. Such cases can involve local planning authorities having to take expensive and time consuming enforcement action.

For these reasons, we introduced a planning policy to make intentional unauthorised development a material consideration that would be weighed in the determination of planning applications and appeals. This policy applies to all new planning applications and appeals received since 31 August 2015.

The Government is particularly concerned about harm that is caused by intentional unauthorised development in the Green Belt.

For this reason the Planning Inspectorate will monitor all appeal decisions involving unauthorised development in the Green Belt to enable the Government to assess the implementation of this policy.

In addition we will consider the recovery of a proportion of relevant appeals in the Green Belt for the Secretary of State's decision to enable him to illustrate how he would like his policy to apply in practice. Such appeals will be considered for recovery under the criterion set out in 2008: "There may on occasion be other cases which merit recovery because of the particular circumstances."

After six months we will review the situation to see whether it is delivering our objective of protecting land from intentional unauthorised development.

The National Planning Policy Framework makes clear that most development in the Green Belt is inappropriate and should be approved only in very special circumstances. Consistent with this, this Statement confirms the government's policy that, subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

Your ref:

Our ref: 43587/001/ASH/TW/SH/7268

04 February 2019

Parish Clerk
Wrotham Parish Council
PO Box 228
TN13 7BU

Attn: Parish Clerk

Dear Sir / Madam

RE: Land at Rosador, London Road, Wrotham. TMBC Planning ref: 17/01793/FL

Peter Brett Associates LLP (PBA) are instructed by Wrotham Parish Council to undertake a road safety and access review in relation to a planning application for B1/B8 development at Rosador, London Road, Wrotham, submitted to Tonbridge and Malling Borough Council (TMBC) under planning reference 17/01793/FL. The description of the proposals is given as:

17/01793/FL | Demolition of the residential bungalow and the erection of 6x B1/B8 units and a 2-storey office building with new estate road and associated parking | Rosador London Road Wrotham Sevenoaks Kent TN15 7RR

Further to our previous review (17th August 2018) the purpose of this report is to review the updated access details as outlined and published on the TMBC web site dated 15th January 2019.

Appreciation of the proposals

The proposals comprise the creation of 600 square metres internal floorspace B1(a) office, and 1,229 square metres B1/B8 warehousing units (6 No.). These units replace a single bungalow and land, which it is noted in the D&A Statement has been used for some years for commercial uses.

The proposals are accompanied by a design showing a new access arrangement, the latest iteration of which (drawings 619054-ZZ-XX-DR-TP-0001 and 0005 Revision P01 dated 10 December 2018) is attached at Appendix A of this report. This shows the previous layout, which made use of the existing site access arrangement in part, has been modified to provide an all movements 'conventional' priority junction. Access to the small substation adjacent to Nepicar Park will be maintained via a vehicular cross over and turning facility on the new access road, whilst access to the larger sub-station to the south will be via a new access side road just 8 metres to the east and within the new A20 junction. Modifications are proposed to the roundabout 'splitter island' to provide a longer right turn lane reservoir on the A20 northbound.

These updated proposals are accompanied by Technical Note by MLM Group dated December 2018, along with updated block plans and a proposed access-general arrangement.

Road Safety Review

A Stage 1 Road Safety Audit (RSA), carried out by Capital Traffic on 19 July 2018, submitted and shown on the TMBC planning website in conjunction with a Designer's Response provided by MLM Group, dated 31 July 2018. It is noted that these documents are contained in the MLM Group Technical Note dated December 2018, however both the RSA and designer's response have not been updated to accord with the latest scheme plans, which differ significantly from the scheme that was originally audited. Given the significance of the scheme changes it would not be unreasonable to expect a new RSA and Designer's Response to be provided.

It is of note that MLM state they have designed this scheme in accordance with the Design Manual for Roads and Bridges (DMRB), however they rely upon Manual for Streets parameters in terms of visibility splays, which is contradictory and out of keeping with the setting.

With respect to the revised layout we note the following in association with the issues raised within the latest scheme drawing:

Proximity of side road within the site

The existing access to the large sub-station and single dwelling to the south of the proposal site is shown to be retained via a side road located approximately 8 metres north of the give way of the new junction with the A20 – enough space for only a single car leaving the proposal site not to interact with vehicles entering the existing side road. The side road is 5.0 metres wide and includes an over-run area for larger vehicles.

The proximity of the access to the sub-station and dwelling to the proposed A20 junction is of concern in itself, but is exacerbated by the use of the sub-station access by commuters using it as a 'park and ride' facility. The level of traffic using the side road could result in interaction issues from exiting vehicles from the proposal site clashing those entering the southern sub-station side road. In our experience KCC normally requires a minimum distance of 20 metres in such situations where a minor driveway or access within a site is located close to a main A or B class road, so as to avoid such interaction problems knocking back into the main carriageway. At this particular location A20 traffic flows are high, therefore exacerbating the concern.

No PICADY junction assessment work has been provided by the applicant to demonstrate queueing within the site, which is normally required where interaction issues could result.

Visibility Splays

The applicant has provided a visibility splay drawing (No. 619054-ZZ-XX-DR-TP-0005/Rev P01) showing splays southwards towards the M26 junction roundabout; tangentially to the splitter island and towards the nearside kerb line adjacent to the roundabout gyratory, with the latter measuring 2.4m by 93 metres. This splay is supported by a manual radar speed survey, undertaken on a single morning on Wednesday 14th November 2018 recording 85th percentile speeds from the roundabout at 37mph. The splay accords with the Manual for Streets calculation requirement of 91-92 metres.

However, there are factors locally which give rise to concerns over this 'snapshot' speed survey, for instance traffic travelling to Brand Hatch for race meets mostly on weekends and the frequent motorcycle meets weekends and evenings at the layby and café just to the north. These regular meets can generate a lot of enthusiast car and motorcycle traffic that is known to travel more quickly in the area, which if not properly considered could give rise to concerns over the proximity of the junction to the M26 roundabout and in particular forward visibility towards the site access. Given the regularity of meets it should not be unreasonable to expect an Automatic Traffic Count

(ATC) speed survey to have been carried out over a period of at least one week, preferably in finer weather coinciding with a Brands Hatch meet.

Motorcycle crashes feature three times in the MLM PIA data review, one of which was a fatality at Nepicar roundabout. Clearly motorcycle safety is a significant issue locally.

The proposals visibility splay drawing shows the splay crossing what is assumed to be highway verge, which as can be seen Google Street View is heavily wooded. The KCC consultation response dated 30 January 2019 notes the scheme drawing '*shows that some cutting back of highway vegetation will be required at the outside of the western side of Nepicar Roundabout (Junction 2a)*'. It is not clear if there are any environmental considerations associated with this vegetation removal, and any potential implications of maintaining a clear line of sight in perpetuity particularly where the land dips away significantly from the highway. On the assumption that this duty would fall to the highway authority, either KCC or Highways England, such a programme of perpetual maintenance is not confirmed or guaranteed.

Taking account of the potential for enthusiast car and motorcycle traffic regularly in the area, and uncertainties over maintenance of a clear line of site on the A20 approach from the south, the forward visibility splay if not properly maintained could be as low as 70 metres which accords with a travelling speed of 30mph. The implication is that right turning vehicles leaving the site would become obscured from the view of a driver approaching at a higher speed from the M26 direction, only becoming visible at a point around the bend that may not leave adequate braking distance to avoid a collision. Visibility would be further obscured by vehicles turning right into the site.

It should be recommended that either right turns are banned from the access, reinforced by central islands on the side road and roundabout splitter, or permanent means of keeping vegetation clear on the verge are implemented that reduce the need for maintenance.

With respect to this latest submission we suggest the feasibility for access to this proposed development has yet to be satisfactorily resolved.

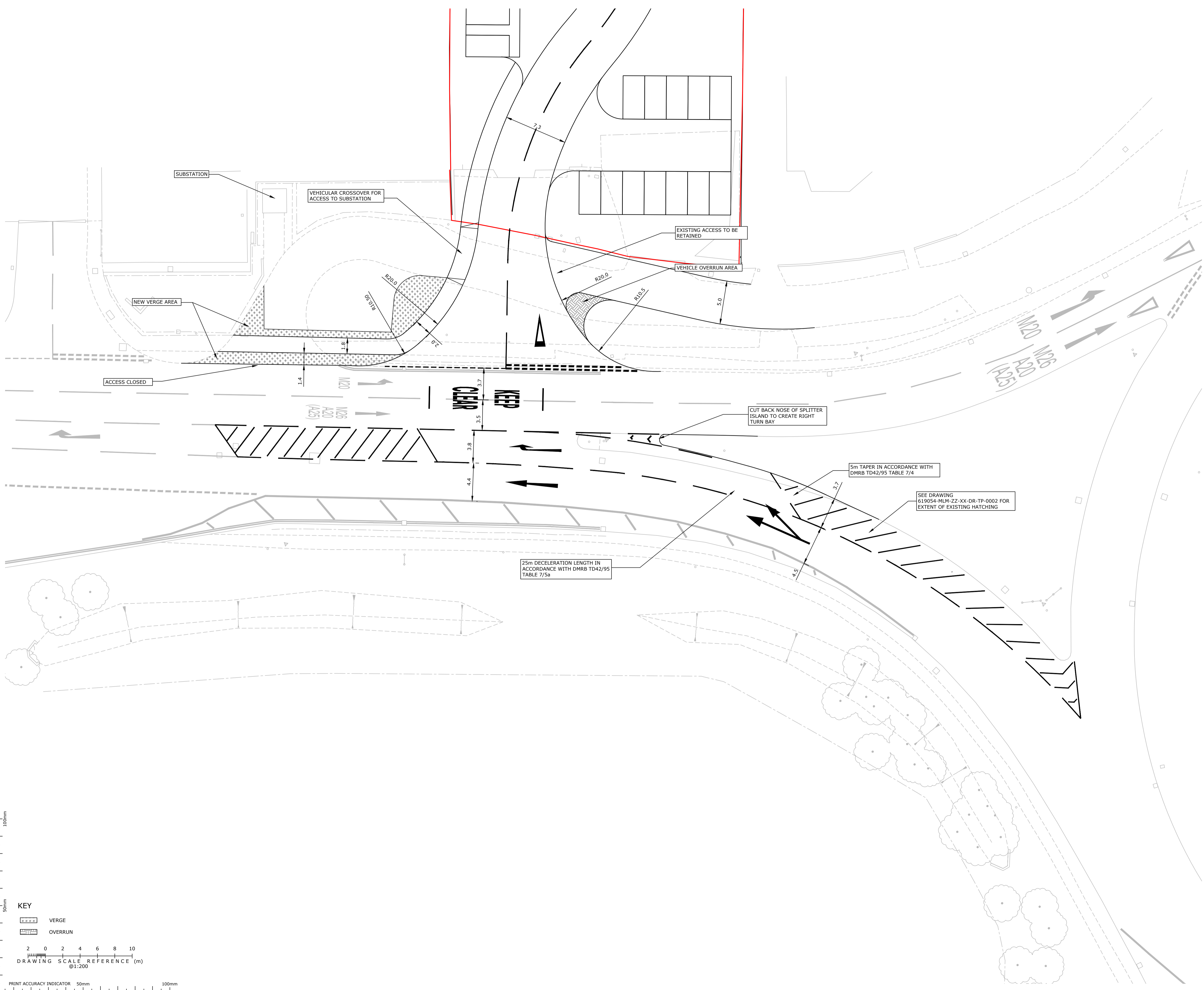
Yours sincerely

Steve Hageen
Associate



For and on behalf of
PETER BRETT ASSOCIATES LLP

+Enclosure: Drg 619054-ZZ-XX-DR-TP-0001 and 0005 Rev P01



- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.
 - DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. WRITTEN PERMISSION MUST BE OBTAINED FROM MLM PRIOR TO SCALING ELECTRONICALLY OR USING THIS ELECTRONIC FILE.

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- THE ABOVE NOTES REFER SPECIFICALLY TO THE INFORMATION SHOWN ON THIS DRAWING.
REFER TO THE HEALTH AND SAFETY PLAN FOR FURTHER INFORMATION.

P01	10.12.2018	FIRST ISSUE		MSI	FM	FM
REV	DATE	REVISION		MADE	CHK	APP

DRAWING STATUS: **PRELIMINARY**

SUITABILITY DESCRIPTION



Connect 38,
1 Dover Place, Ashford,
Kent, TN23 1FB
Tel: 01233 610530
Website: www.mlmgroupp.com

CLIENT: **D. FITNESS**

PROJECT: **ROSADOR, LONDON ROAD, WROTHAM.**

DRAWING TITLE: **PROPOSED ACCESS - GENERAL ARRANGEMENT**

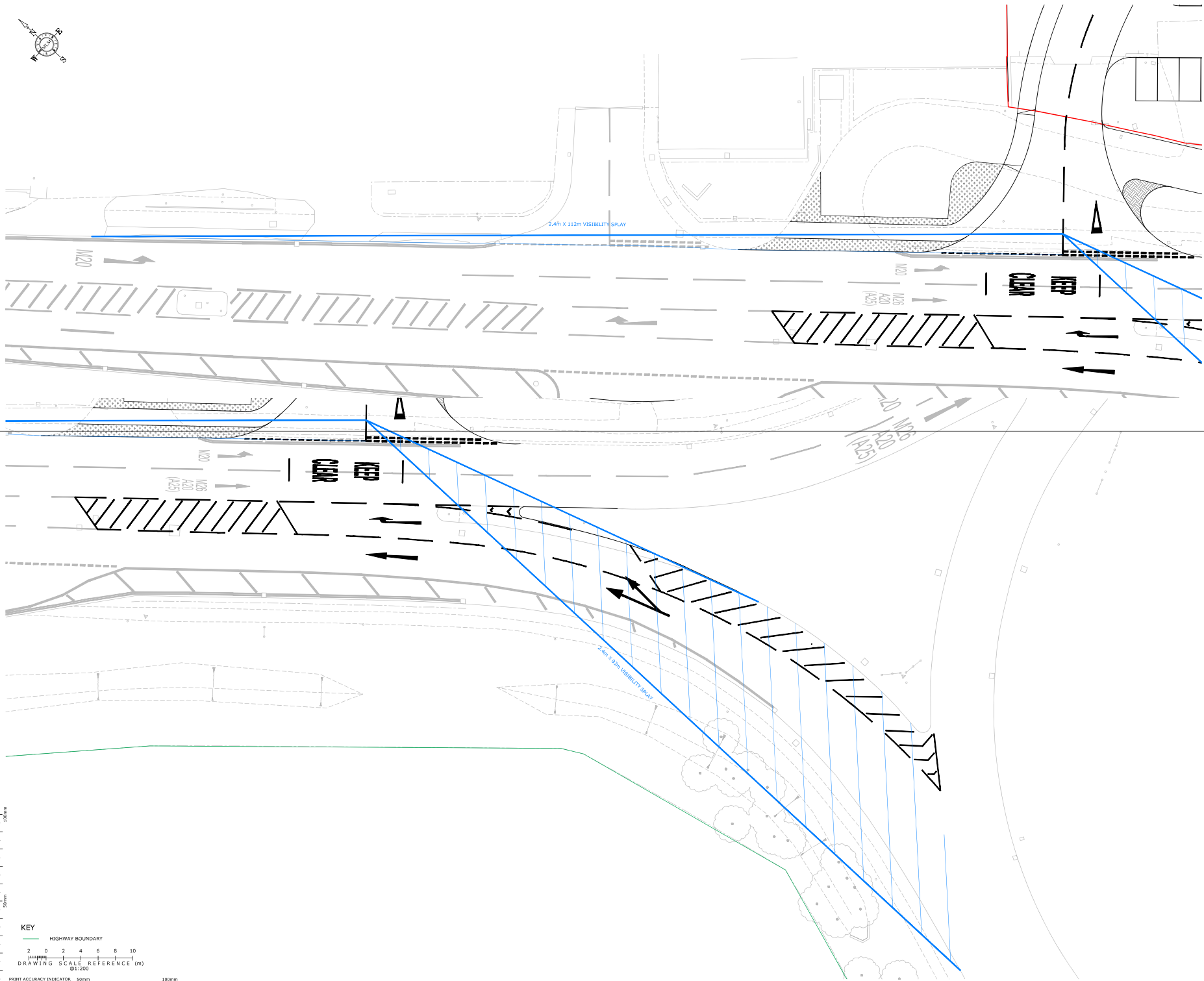
DRAWN/DESIGN	LRE	MLM REF	STATUS	REVISION
SCALE	1:200 @A1	619054	-	P01
PROJECT	ORIGINATOR	VOLUME/ SYSTEM	LEVELS & LOCATIONS	TYPE
619054-MLM-ZZ-XX-DR-TP-0001				NUMBER

KEY

- VERGE
- OVERRUN

DRAWING SCALE REFERENCE (m)
@1:200

PRINT ACCURACY INDICATOR 50mm 100mm



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- DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. WRITTEN PERMISSION MUST BE OBTAINED FROM MLM PRIOR TO SCALING ELECTRONICALLY OR USING THIS ELECTRONIC FILE.

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION

- IF YOU DO NOT FULLY UNDERSTAND THE RISKS INVOLVED DURING THE CONSTRUCTION OF THE ITEMS INDICATED ON THIS DRAWING ASK YOUR MANAGER, HEALTH & SAFETY ADVISOR OR A MEMBER OF THE DESIGN TEAM BEFORE PROCEEDING.

THE ABOVE NOTES REFER SPECIFICALLY TO THE INFORMATION SHOWN ON THIS DRAWING.
REFER TO THE HEALTH AND SAFETY PLAN FOR FURTHER INFORMATION.

PO1	10.12.2018	FIRST ISSUE	MSI	PM	PM
REV	DATE	REVISION	MADE	CHK	APP
DRAWING STATUS: PRELIMINARY					

SUITABILITY DESCRIPTION



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1 Dover Place, Ashford,
Kent, TN23 1FB
Tel: 01233 619530
Website: www.mlmgroupp.com

CLIENT
D. FITNESS

PROJECT
ROSADOR, LONDON ROAD, WROTHAM.

DRAWING TITLE
PROPOSED ACCESS - VISIBILITY SPLAYS

DRAWN/DESIGN	DATE	MLM REF	STATUS	REVISION
SCALE	1:200 @A1	619054	-	P01
PROJECT	ORIGINATOR	VOLUME/ SHEETS	LOCATIONS	TYPE
619054-MLM-ZZ-XX	-DR-TP-0005			

