



Mr M Holmes
Community and Planning Services
Council Offices
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Growth, Environment & Transport

Public Rights of Way & Access Service
West Kent PROW
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West Malling, ME19 4YT

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Phone: 03000 41 71 71
Ask for: Nicky Biddall
Email: nicky.biddall@kent.gov.uk
Your Ref: SE/20/03750/FUL
Our Ref: PROWAS/20/NJB/SR19/a00910
Date: 13th January 2021

Dear Mr Holmes

Subject: **PLANNING APPLICATION REF: SE/20/03750/FUL**
Site: Preston Farm Shoreham Road Shoreham TN14 7UD
Development: Conversion and replacement of existing buildings to create a new rural business work hub.

Thank you for your letter dated 13th January 2021 regarding the above application.

Public Right of Way Footpath SR19 crosses the access track to the site. I attach a copy of the Public Rights of Way network map showing the line of this path for your information.

There will be an adverse visual impact on walkers coming from the north along public footpath SR19, with views of the car parking area but it is anticipated that as planting matures this will be mitigated.

There will be views of the different building from various points on the rights of way network, both close to and further afield, as shown in the Landscape and Visual Appraisal but over time these will be softened by planting and not appear overwhelming in relation to the height of the existing farmhouse.

As Kent Highways and Transportation pointed out, "Public Right of Way SR19 crosses the access route where it bends at 90 degrees. The PROW continues to follow a track south of the entrance to the site. Consideration will need to be given to ensuring visibility is maintained for pedestrians crossing the access route. ... Public Right of Way SR19 will need to be accommodated with pedestrian crossing and visibility maintained." This is particularly important for walkers coming from the north and the plans need to ensure that visibility of vehicles coming down the access track from the A225 is clear to ensure pedestrian safety on this sharp bend. The route should also be signed to make drivers aware of the presence of pedestrians crossing, particularly

during the demolition and construction phases when drivers may be unfamiliar with the route.

I am concerned that this project will result in an increase in the traffic crossing the footpath, but I have been unable to find any proposals to ensure the safety of walkers in the documents. This needs to be considered and details provided. For example, the present gate could be set further into the field to ensure there is a space off the road for walkers to wait safely, there could also be a restriction in height on the hedge to ensure visibility to both walkers and drivers.

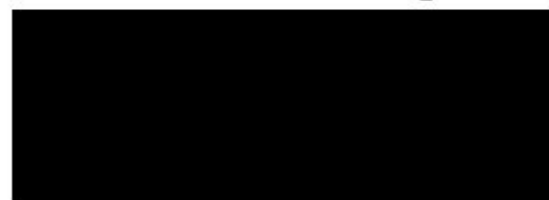
It would also be appropriate for the applicant to mitigate these negative impacts by improving the surface of SR19 on land within his ownership. The Public Rights of Way and Access Service can be contacted for further details.

Informatives:

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way.

This means that the Public Rights of Way must not be stopped up, diverted, obstructed (this includes any building materials, vehicles or waste generated during the works) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Yours sincerely



Nicky Biddall (Mrs)

Public Rights of Way Officer

Public Rights of Way and Access Service

cc. David.Bedford@dhaplanning.co.uk