



Mr G Martin
Community and Planning Services
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

Growth, Environment & Transport

Public Rights of Way & Access Service
West Kent PROW
8 Abbey Wood Road
Kings Hill
West Malling, ME19 4YT

Web site: www.kent.gov.uk
Phone: 03000 41 71 71
Ask for: Nicky Biddall
Email: nicky.biddall@kent.gov.uk
Your Ref: SE/21/00628/REM
Our Ref: PROWAS/21/NJB/SR7/a01861
Date: 11th March 2021

Dear Mr G Martin

Subject: **PLANNING APPLICATION REF: SE/21/00628/REM**
Site: Land west of Haresfield, Badgers Road, Badgers Mount,
TN14 7AY

Development: Reserved matters to (Access, Appearance, Landscaping, Layout and Scale) pursuant to condition of 19/00538/OUT for erection of single detached dwelling on infill plot.

Thank you for your letter dated 11th March 2021 regarding the above application.

Public Right of Way Byway SR7 runs along the access track to this property. It is a very narrow lane of mixed construction and has been subject in the past to damage from previous developments, which was repaired in 2019. The use of large, heavy vehicles along this byway is likely to add further damage to the surface and edges of the highway. I would request a **Construction Management Plan** be conditioned to provide details of all machinery and vehicles that access the site to minimise the impact upon this right of way. Photos should also be taken of the byway surface, by the applicant, before and after the works to provide a record against which any suspected damage can be compared. Any damage caused to the highway by development traffic must be repaired by the applicant at their cost.

Any works to excavate the ground level for the garage must ensure that they do not impact on the stability of the byway edges.

I would also request further details of how the new drive will be connected to the existing byway surface and recommend an Aco drain be sited within the driveway to drain away water runoff.

Adequate visibility splays must also be provided to ensure the safety of pedestrians and equestrians using the route.

Any gates must open into the property and should allow room for a vehicle to drive off the byway before stopping, to ensure that it is not blocked.

I enclose a copy of the Public Rights of Way network map showing the line of this path for your information.

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

A black rectangular redaction box covering the signature of Nicky Biddall.

Nicky Biddall (Mrs)
Public Rights of Way Officer
Public Rights of Way and Access Service

cc. Neal@replanning.co.uk