

**All Saints Ward Councillor Representation  
Councillor Christopher Spalding  
Representation regarding Proposed Access**

**Planning Application MC/24/1289 Land West of Edinburgh Road Isle of Grain**

**Proposed Development Access**

The proposed access to the development is to be via an existing cul de sac, Edinburgh Road.

To get to the development entrance, traffic has to travel along Grain Road, past the junction with West Lane, past the major busy junction of Grain Road with Chapel Road and the High Street, past the junction of the thoroughfare, Doggetts Row, before eventually turning into Coronation Road and then into Edinburgh Road.

The Developer's Design and Access statement suggests vehicular access to the site is limited to Edinburgh Road.

This is, in my view, a completely incorrect and misleading statement.

At the members presentation, representatives from the developer stated they would construct an access from the main road for lorries and construction traffic while the development is ongoing.

This in itself contradicts what is said in the Design and Access statement.

The developer representatives suggested access via Edinburgh Road was most the acceptable means of access. They did not say it was the only access nor that access was limited only to Edinburgh Road.

I have visited the proposed access roads on numerous occasions at different times and in different weather conditions. Even at non peak times there have been vehicles parked on one side or other of Coronation Road and Edinburgh Road.

This is never a completely clear route for access.

The road surface at and around the Junction of Chapel Road and Coronation Road is in very poor condition. If access to the site is to be via Chapel Road, Coronation Road and Edinburgh Road then at the very least the developer should bear the costs of resurfacing the affected areas of road.

**An Alternative - Access to the site via the main road.**

The developer intends to construct a site access for use during construction.

Why not build a proper access onto the site from day one?

I suggest the only thing stopping a proper site access from the main road is the additional potential cost to the developer.

There are advantages to having access to the development from the main road. Firstly, it is more convenient for the occupiers of those new homes to have a direct access rather than quite literally go round the houses.

A new junction on the main road brings road safety advantages. It is likely to slow down traffic entering and leaving the village. There is potential to incorporate a pedestrian crossing.

There will be no adverse air quality issues for the residents of Chapel Road, Coronation Road and Edinburgh Road that will occur if traffic is routed that along the proposed ingress access.

In the event emergency vehicles are required such as an ambulance, direct access to the development from the main road will allow these vehicles to reach the incident point faster. Having to go 'round the houses' takes longer and encountering parked vehicles could result in further delay. The potential difference between death and life.

One notes the application is subject to call in as a result of representations from the HSE. In the event of a critical incident occurring time to casualty/incident is vital. The current proposed access does not take this into account.

In view the proposed access to the development should be revised.



**View from Far End of Chapel Road.  
Traffic coming from Rochester must come round this facing corner to be able  
to turn into Coronation Road**



**View from Chapel Road approaching Coronation Road**



**View from Chapel Road looking into Coronation Road**



**View from Chapel Road looking into Coronation Road**



**View from Chapel Road looking into Coronation Road**



**Driver's View looking into Coronation Road entering from Chapel Road**



**View looking into Coronation Road entering from Chapel Road**



**View from Coronation Road approaching Edinburgh Road**



**Driver's view from Coronation Road approaching Edinburgh Road**



**View from Coronation Road looking into Edinburgh Road**



**Wider View of Junction Coronation Road/Edinburgh Road**



**Driver's view on entering Edinburgh Road**





**View part way along Edinburgh Road**



**Driver's view halfway along Edinburgh Road**



**View towards end of Edinburgh Road**



**View From Junction Edinburgh Road/Coronation Road towards Chapel Road**



**View Coronation Road towards Chapel Road**



**Driver's view approaching junction Coronation Road/Chapel Road**



**Road Surface Junction Chapel Road with Coronation Road**



**Road Surface Junction Chapel Road with Coronation Road**



**Road Surface Coronation Road**



**Drop Kerb Junction Chapel Road/Coronation Road**