

Dear Tom,

Thank you for your letter. A few comments below;

*Your first paragraph - We as the developer own the road and the usual process is that after the statutory period we submit the road to Kent Highways for adoption. At the moment residents are ignoring the parking restrictions in their residential covenants by random and dangerous parking on Amber lane. All residents have dedicated private parking spaces, they are choosing not to use them. That is not acceptable and there cant be a different set of rules for residents in this vicinity. The inappropriate parking is inconsiderate and disrespectful of other residents in Kings Hill. There cannot be different rules for some residents. In addition, the Parish Council and TMBC support the yellow-lining of certain roads around Kings Hill that are known hot-spots as do some residents in the subject area and those conversations are happening at the moment in a collaborative way.*

*Paragraph two – In light of the persistent dangerous parking along Amber Lane our engineers, Stantec, undertook a “parking beat” survey which demonstrated that many cars were parked along Amber Lane despite there being quite a number of empty parking spaces in the rear courtyards and driveways allocated to the residential units.*

*We wrote to the 125 residents on Amber Lane and the adjacent roads in October 2019 and included a drawing for the double yellow lines at junctions and visibility splays to address highway safety concerns and also to provide 16 car parking spaces that currently do not exist. This should have been seen as a positive addition to Amber Lane.*

*Of the 125 letters delivered to residents, we received 13 written responses; 5 clear objections, 4 clearly in support and 4 that simply commented on other matters not directly related to the parking scheme.*

*The proposed scheme was subsequently reviewed by TMBC and KCC Highways and amended following their advice in their respective capacities as the parking authority and adopting authority. The resultant design was included in the letter to residents delivered on 20 August 2020.*

*Paragraph three – The consultation with KCC and TMBC is standard protocol for professional developers. There is a formal process that is gone through with Kent Highways prior to adoption and that is by way of consultation. It is also standard for Kent Highways to consult with TMBC. Since the road that will eventually be adopted and will have a parking scheme which wasn't part of the original design it is important for that to be shared with Kent Highways and TMBC to ensure that they are both satisfied with its design and effectiveness. As a by-the-by, it is entirely probable that if Amber Lane was to go through the adoption process now, we believe that ultimately TMBC will consult on, and put in place, the very same parking scheme. What is appealing in this instance is that developer has consulted with the relevant parties and is offering to implement the scheme at its own cost thus saving money from the public purse. Rest assured the consultation is required and entirely normal.*

*Paragraph four – Ultimately the parking scheme is essential for the safe use of Amber Lane. We have, however, postponed the works for now to enable further consultation and to try and address residents' concerns. In fact, we have offered to pay to have the residents suggested scheme drawn up by engineers. If that scheme meets the safety standards needed then that would be an excellent outcome and worthy of the additional time and expense. But, to be clear, it will need to meet the safety standards we expect and what Kent Highways and TMBC would expect, as the next step will then be to have the road adopted through the normal processes and that will only happen if Kent Highways and TMBC are happy with the scheme.*

*I think that you know that we are not a developer that does short-cuts and Kings Hill is the place it is because it is an exemplar of what can be achieved by a top rate development team most of whom*

*have been involved from the beginning. I have no doubt that it is the best possible case study for quality housing delivery throughout the UK and should perhaps be reviewed as such by government.*

*With Kind Regards,*

*Andrew*