

Statement from Queenborough Town Council regarding Planning Application 22/504598/FULL – Erection of Class E(a) retail store with associated parking, access, servicing and landscaping.

Thank you to our Swale Borough Council ward member Cllr Mike Whiting for informing the Town Council that the application 22/504598/FULL will be on the agenda of the forthcoming Swale Borough Council Planning on 6th March 2025 at item 5.

Queenborough Town Council as a consultee on the application, hereby report to the Local Planning Authority.

Lidl Acquisitions attended a meeting of the Town Council at the start of the application process in 2022 and have there after consulted with the Town Council on initial concerns raised by Town Councillors around the proposed site.

Concerns raised were.

a) Safety Concerns to the entrance and exit of the planned site.

In relation to the layout to site access regarding the roundabout, this being the most heavily congested part of the Isle of Sheppey at peak times.

The Town Council recommend a 'turn left only' leaving the planned site to prevent vehicles pulling out into the line of traffic on an already highly congested junction area, along Queenborough Road, joining the roundabout of the A2500/A249. Further considerations should be given to movements at this roundabout at peak times of weekday(s) and weekend.

[We refer to Bearing Fruits 2031 The Swale Borough Local Plan Adopted July 2017](#)

[Item 7.2.6 re-quote](#)

7.2.6 Direct access to the Strategic Road Network and primary road network shown on Map 7.2.1 will generally be avoided. In line with national policy, new direct access to the strategic road network will only be considered in the event of serving strategic development proposed through a local plan review. The Insets (Maps 7.2.2 - 7.2.4) show the Urban Road Hierarchy for Faversham, the Sheerness area and Sittingbourne respectively.

The Town Council understand that both Kent County Council and National Highways have been consulted on the impact of the proposal on the strategic road network, relating to the impact, included in the report to the Swale Borough Council Planning Committee on 6th March 2025.

Dated 4/3/2025

b) Lack of infrastructure concerns with access to the site

There are no footpaths, cycle routes in place, people from Queenborough and Rushenden will struggle to access the site in a safe way. Access to the site does not support those on foot, bicycle or those using mobility aids.

There is no accessibility by public transport network to this area, as buses have been axed by Kent County Council, the Town Council recommend that the developer consult with local bus operators.

There is inadequate street lighting.

[We refer to Bearing Fruits 2031 The Swale Borough Local Plan Adopted July 2017](#)

[Item 7.2.10 re-quote](#)

7.2.10 The Council is keen to enhance and extend public transport services by ensuring that there is a good relationship between the location of development and the public transport network. Consequently, development proposals will be expected to have regard to the relationship of the proposal with public transport services and to promote access to them, particularly in the early stages of development. This could involve providing new or better located stopping points, integrating the footpath and cycleway network with public transport services, providing vouchers or complementary season tickets to residents or workers. On larger developments, contributions could be made towards new or improved services. Developers are strongly encouraged to consult with local bus operators at an early stage in formulating their plans. The Council will expect to see the implementation of public transport services from the very start of development to set sustainable transport patterns.

Taken from the report to the Swale Borough Council Planning Committee Meeting to be held on 6th March 2025, The Highways Authority has sought off-site improvements to extend the footway on Queenborough Road from Cowstead Cottages to Neats Court. Approximately 190m in length of new or improved footway on the north side of Queenborough Road is to be secured via a S.278 agreement and its implementation will be secured via planning condition. The Report to Planning Committee 6th March 2025 Item 2.1 **applicant has agreed** to the off-site highway works and confirmed with KCC Highways that they will be delivered **prior to the first use of the retail unit**.

Queenborough Town Council issues are satisfactorily addressed in relation to the revised plan for the proposed footpath as above and from further information received regarding Lidl Transport Consultants' discussion with KCC Highways.

Queenborough Town Council therefore continues to support the plans for the Lidl Store, as a welcome addition to the area, with reservations around the public transport network, access to the store and adequate street lighting along Queenborough Road.

The Town Council leave it to Swale Borough Council being the Local Planning Authority to make the final decision on the application.