

**S106B Inquiry - Hodson Developments - David Robey Statement - February 2025**

*Speaking on behalf of*

I am David Robey, a Kent County Council (KCC) Elected Member & Deputy Cabinet Member for Highways & Transportation. I was formally an Ashford Borough Council Elected Member and Cabinet Member for Planning & Development in 2014 when Planning Permission for Chilmington Green was originally granted.

The Dualling of the A28 from the Tank Roundabout to the Matalan Roundabout was always a part of the plan for Chilmington Green, to mitigate traffic congestion, and Planning Permission would not have been granted without it. Hodson Developments agreed to fund the scheme via a £28m Bond to KCC, who would execute the work, and recover the money from Hodson Developments. The Bond is required by the 400<sup>th</sup> Unit, to enable KCC to commence the A28 Dualling in a timely fashion. The 400<sup>th</sup> occupation *of the 400th unit* *is* *imminent.* will be shortly, based on current occupations.

Hodson is seeking to renege on this agreement, casting doubt on whether the scheme is needed, claiming that they can't afford it for viability reasons, and saying that they cannot get the Bond required. These statements are untrue, and KCC's Submission to this Inquiry demonstrates this in detail.

Without the Dualling Scheme, there is already increased traffic congestion, and this will get very much worse. There will also be a large increase in the use of unsuitable roads by vehicles trying to avoid the A28 congestion, including The Street, in Great Chart, Magpie Hall Road, Mock Lane, Bartlets Lane, Coulter Road and Criol Lane. This will adversely impact both road safety and residential amenity.

The A28 Dualling Scheme also provides improved provision for both pedestrians and cyclists, and my KCC colleague Councillor Paul Bartlett will refer to this in his statement.

In view of all this, I respectfully request that the Planning Inspector rejects this Appeal by Hodson Developments, and orders that they provide the £28m Bond forthwith, so that KCC can construct this essential road scheme, for the benefit of the residents and road user of Ashford.

**David Robey**

**17/02/25**