



**Folkestone and Hythe District Council**  
Civic Centre  
Castle Hill Avenue  
Folkestone  
CT20 2QY

**Highways and Transportation**  
Ashford Highway Depot  
4 Javelin Way  
Ashford  
TN24 8AD  
**Tel:** 03000 418181  
**Date:** 18 April 2019

**Application - Y18/0939/FH**

**Location - LONGAGE MANOR FARM, LONGAGE HILL, LYMINGE, FOLKESTONE**

**Proposal - ERECTION OF A CAFE (CLASS A3) AND HOLIDAY LET (CLASS C1) BUILDING INCLUDING SWIMMING POOL, AND A HOLIDAY LET AND GUEST HOUSE (CLASS C1) BUILDING FOLLOWING THE DEMOLITION OF TWO AGRICULTURAL BARNs, TOGETHER WITH THE FORMATION OF A CAR PARK (AMENDED RESUBMISSION OF Y17/0952/SH)**

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

Having assessed the recently submitted plans, the only change of note to ourselves is the inclusion of a hedge between the parking area for the cafe and holiday lets and Longage Hill. This has been set back, to ensure that the visibility splay lines for the new access are not obscured, and I am satisfied that this does not require any of my previous comments or conditions (as submitted on 20th December 2018) to be amended.

**INFORMATIVE:** It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at

<https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Yours faithfully  
**Fiona Wiles**  
Transport & Development Planner