



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: 27 June 2019

Application - Y18/1306/FH

Location - Nickolls Quarry, Dymchurch Road, Hythe, Kent, CT21 4NE

Proposal - Reserved matters application relating to access, appearance, layout, scale and landscaping for Phase 2 comprising of 208 dwellings being details pursuant to outline application Y15/0094/SH for mixed use residential development; and details pursuant to conditions 22, 23, 24, 25, 27 and 32.

Dear Louise,

Thank you for your consultation in relation to the amended house plans as dated Thursday 11th April and site layout and apartment block plans as dated Friday 21st June 2019 on the Folkestone and Hythe District Council planning web-site. I have the following comments to make with respect to highway matters:-

It has been agreed with the applicant that a services plan will be provided in due course as part of a planning condition attached to any planning permission granted for the site.

Please see below for more detailed plot comments regarding the site layout:

- Detailed floor plans need to be submitted for the 4 bay car port serving spaces 35-36. Each car port parking space should measure 2.7 metres in width by 5.5 metres in length. The currently submitted site layout plan appears to show a SG4 which I assume means single garage 4?
- The garage spaces serving plot 38 (Alverton) are unacceptable. The garage door should be removed and a car port provided instead. The car parking spaces in the car ports should measure 2.9 metres in width by 5.5 metres in length.
- The garage spaces serving plot 158 (Alverton) are unacceptable. The garage door should be removed and a car port provided instead. The car parking spaces in the car port should measure 2.9 metres in width by 5.5 metres in length.
- The garage spaces serving plot 200 (Alverton) are unacceptable. The garage door should be removed and a car port provided instead. The car parking spaces in the car port should measure 2.9 metres in width by 5.5 metres in length.

Permitted development rights will need to be removed for all of the above car ports preventing the installation of doors and structures within these car ports. This will ensure that the car ports are used solely for the parking of motor vehicles.

In summary, the parking allocation and distribution has significantly improved however detailed floor plans are required for the 4 bay car port and Alverton plots.

I look forward to receiving amended plans to address the above concerns.

INFORMATIVE: Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.

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 Sincerely

Matt Hogben

Principal Transport and Development Planner