



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: 26 June 2019

Application - Y18/1073/FH

**Location - LAND 85 METRES SOUTH GRACE COTTAGE HOAD ROAD SWINGFIELD
KENT**

**Proposal - CHANGE OF USE OF LAND FOR THE STATIONING OF TWO CARAVANS FOR
GYPSIES.**

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

Despite requesting further information from the applicant, nothing has been forthcoming.

Therefore based on the information currently provided I recommend that this application be refused on highway grounds for the following reason(s):-

- The visibility available over land within the applicants and/or the highway authority's control is insufficient for the development proposed, to the detriment of highway safety.

Visibility splays of 2.4m x 215m are required in both directions. These have not been demonstrated, and in a southwesterly direction they will cross third party land. Hoad Road is a 'C' class classified road, and as such it is important to ensure the safety of all drivers navigating this stretch of road.

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