



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: 3 October 2018

Application - Y18/0555/FH

Location - Mill Farm, Mill Lane, Hawkinge, Folkestone, Kent, CT18 7BY

Proposal - Erection of a residential development of 14 houses with associated access being details pursuant to outline planning permission Y15/0741/SH (details relating to appearance, landscaping, layout and scale) resubmission of planning application Y17/1050/SH

Thank you for the consultation on the amended road layout plan and vehicle tracking plan. I can confirm that I now have no objections to the application, subject to the following conditions being attached to any planning permission granted:-

- 1) Provision and permanent retention of the vehicle parking spaces shown on the submitted plan (43B/42/2017) prior to the occupation of each of the dwellings hereby permitted.
- 2) Provision and permanent retention of the vehicle turning facilities shown on the submitted plan (41C/42/2017) prior to the occupation of any of the dwellings hereby permitted.
- 3) Provision and permanent retention of the cycle parking facilities shown on the submitted plan (43B/42/2017) prior to the occupation of each of the dwellings hereby permitted.
- 4) Completion of the following works between a dwelling and the adopted highway prior to first occupation of the dwelling:
 - (a) Footways and/or footpaths, with the exception of the wearing course;
 - (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).
- 5) Provision and maintenance of the visibility splays shown on the submitted plan (43B/42/2017) with no obstructions over 0.6 metres above carriageway level within the splays, prior to the access hereby permitted being brought into use.

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 faithfully

Matt Hogben

Principal Transport & Development Planner