



**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:** 13 November 2018

**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 further to the submission of additional plans and information.

Car Parking - plans have now been submitted demonstrating the parking layout for both the cafe, the holiday lets and the guest house, which also includes an area for staff parking. I find these acceptable.

In addition, measures have been indicated on the submitted plans (recessed vehicle flow plates) to ensure that the the southern most access to the proposed car park can be used for entry only. This is also acceptable.

PROW - plans have been submitted demonstrating the re-siting on the steps which are part of the PROW located on the northern most access. The PROW team at KCC should be consulted on these proposals to ensure it meets their requirements.

Swept Path Analysis - the applicant has stated that as the site will be serviced by a private refuse company, they will be able to stipulate that an 8.1m long vehicle be used to collect their refuse. However, this is a factor that is beyond the applicants control. The appointed refuse collector may change, due to any number of reasons, and the new provider may not be able to provide a vehicle of 8.1m or under in length. In addition the planning permission runs with the land and not the applicant and should the applicant sell the site and another person takes the site on then they could use a full size 11.4 metre long refuse vehicle.

In addition, deliveries of provisions will also need to be made to the proposed cafe, again the size of vehicles used can range up to 12m in length. The applicants ability to control the size of delivery vehicle is also beyond their control.

Should a refuse or delivery vehicle be unable to access the site, and exit in a forward gear, they would be forced to park on the highway thereby causing an obstruction or reverse into the site on a road subject to a 40mph speed limit. This is a highway safety concern to the Local Highway Authority.

Therefore, my objections to the current proposals in respect of highway matters still stand. However it may be possible to overcome these objections if amendments to the swept path analysis as required above are made.

Yours faithfully

**Fiona Wiles**

Transport & Development Planner