



Shepway 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: 2 December 2016

Application - Y16/0794/SH

Location - St Saviours Hospital, 71 - 73 Seabrook Road, Hythe, Kent, CT21 5BU

Proposal - Hybrid application comprising a full planning application for the change of use and conversion of the Dutch House to provide 4 residential units and associated parking, together with an outline application for the demolition of the main hospital buildings and outbuildings to provide 47 residential units, associated car parking and landscaping, with details of appearance, layout and scale reserved for future consideration

Thank you for the consultation on the amended plans. Whilst I currently have objections to the application, it may be possible to overcome these objections if the following amendments were made:

1) The proposed parking provision of 62 spaces is not in accordance with Interim Guidance Note 3: Residential Parking Standards for a suburban location such as this. 66 spaces are required and this is broken down as following:

- 8 spaces for the 8 1 bedroom flats
- 30 spaces for the 30 2 bedroom flats
- 3 spaces for the 3 2 bedroom houses
- 15 spaces for the 10 3 bedroom houses
- 10 visitor spaces for the 51 residential units

Garages are not included within the required parking standard for a suburban location such as this and so another 4 car parking spaces need to be provided.

2) The proposed parking spaces do not meet minimum width requirements of 2.5 metres (or 2.7 metres where obstructed on one side).

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

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

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