



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: 3 November 2017

Application - Y17/1318/SH

Location - Haguelands Farm, Burmarsh Road, Burmarsh, Kent

Proposal - Construction of detached retail and flexible office space building, alterations to existing farm entrance, provision of new hard standing for disabled visitors, deliveries and fenced bin enclosure, relocation of existing parking to overspill car park with permeable surfacing to tracked routes.

Thank you for your consultation in relation to the above planning application.

I refer to the above planning application and in order that I may fully assess the highway implications I shall require further information in respect of:-

PLEASE NOTE: as this application duplicates the proposed parking plans as 17/1317/SH the following request for information will also be requested on application 17/1317/SH

- the submitted plans lack information on the new access that will be required for the new car parking area. A visibility splay plan needs to be provided showing visibility that can be achieved out of the proposed new access. This is likely to require the cut back of the frontage hedgerow along Burmarsh Road and it will need to be maintained at a height no greater than 0.9metres. As part of visibility splay requirements a speed survey will need to be undertaken at the point of access to calculate the visibility splay requirements.
- we will require information on the provision of measures to prevent the discharge of surface water onto the highway.
- we will require information on the use of a bound surface for the first 5 metres of the access from the edge of the highway.
- any gates will need to open away from the highway and set back a minimum of 5.5m from the edge of the carriageway.
- Taking the two applications into account, and combining the parking spaces required under the 4 different land class uses, we require a total of 6 disability parking spaces to be provided, as set out in Kent Vehicle Parking Standards SPG (6% of total capacity). We will also require a total of 6 allocated parking spaces provided for motorcycles (1 space + 1 per 20 parking spaces)

I look forward to further information being submitted to assist me in determining this application from a highway perspective.

Yours faithfully

Fiona Wiles

Transport & Development Planner