



**Folkestone and Hythe District Council**  
Civic Centre  
Castle Hill Avenue  
Folkestone  
CT20 2QY

**Highways and Transportation**

Kroner House  
Eurogate Business Park  
Ashford  
TN24 8XU

**Tel:** 03000 418181

**Date:** 10 November 2025

**Our Ref:**

<b>Application -</b>	<b>25/1967/FH</b>
<b>Location -</b>	<b>LAND OPPOSITE STOCKHAM COTTAGES, STOCKHAM LANE, SWINGFIELD, CT15 7HQ</b>
<b>Proposal -</b>	<b>Erection of a single storey dwelling with detached garage and off road parking.</b>

Thank you for your consultation in relation to the above planning application. I recommend this application is refused for the following reasons:

- 1) The proposal, located remote from services, employment opportunities and being not well served by public transport, is contrary to the aims of the National Planning Policy Framework encouraging the use of sustainable transport modes (paragraph 117).
- 2) No details of visibility splays have been provided out of the proposed site access. Visibility splays of 2.4 metres by 203 metres are required in each direction due to Stockham Lane being subject to national speed limit (60mph).
- 3) The proposed parking spaces do not have the required 6 metre reversing distance to enable vehicles to turn and exit the site in forward gear.

**It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.**

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or

other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant 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.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

Yours faithfully

**Director of Highways & Transportation**

\*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.