



**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:** 24 July 2023

**Our Ref:** MH

**Application - 23/0159/FH**

**Location - High Meadow, Sandling Road, Saltwood, Hythe, Kent CT21 4QJ**

**Proposal - Proposed replacement dwelling (involving the demolition of the existing fire damaged property) plus two additional dwellings to the rear of the site and associated external works.**

Thank you for the consultation on the amended plans as dated 20th July 2023 on the Folkestone and Hythe District Council planning website. These now show that adequate cycle storage is proposed for the two additional dwellings and I now have no objections to the application, subject to the following highway conditions being attached to any planning permission granted:

1) Submission and approval of a Construction Management Plan before the commencement of any development on site to include the following:

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage

2) Submission and approval of measures to prevent the discharge of surface water onto the highway before the commencement of development.

3) Provision and permanent retention of the vehicle parking and turning spaces as shown on the submitted site plan (21.050 03 Revision B) prior to the occupation of any of the dwellings as to which the parking and turning spaces serve.

4) Submission and approval of details of 1 active EV charger for each dwelling prior to the occupation of any of the dwellings as to which the EV chargers serve.

5) Use of a bound surface for the first 5 metres of the access from the edge of the highway.

6) Provision and permanent retention of the cycle parking facilities as shown on the submitted plan (21.050 10 Revision A) prior to the occupation of any of the dwellings as to which the cycle parking facilities serve.

7) Completion and maintenance of the access details as shown on the submitted plan (21.050 03 Revision B) prior to occupation of any of the dwellings hereby permitted.

8) Provision and maintenance of the visibility splays as shown on the submitted plan (21.050 03 Revision B) with no obstructions over 0.6 metres above carriageway level within the splays, prior to the occupation of any of the dwellings hereby permitted.

**Informative: It is important to note that planning 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 planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, 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 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 formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. 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.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that 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.

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.