



**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:** 16 July 2018

**Application - Y17/1042/SH**

**Location - PRINCES PARADE PROMENADE PRINCES PARADE HYTHE KENT**

**Proposal - HYBRID PLANNING APPLICATION FOR THE DEVELOPMENT OF LAND AT PRINCES PARADE. AN APPLICATION FOR OUTLINE PLANNING PERMISSION (WITH ALL MATTERS RESERVED) FOR UP TO 150 RESIDENTIAL DWELLINGS (USE CLASS C3), UP TO 1,270SQM OF COMMERCIAL USES INCLUDING HOTEL USE (USE CLASS C1), RETAIL USES (USE CLASS A1) AND / OR RESTAURANT/CAFE USES (USE CLASS A3); HARD AND SOFT LANDSCAPED OPEN SPACES, INCLUDING CHILDREN'S PLAY FACILITIES, SURFACE PARKING FOR VEHICLES AND BICYCLES, ALTERATIONS TO EXISTING VEHICULAR AND PEDESTRIAN ACCESS AND HIGHWAY LAYOUT WITHIN AND AROUND THE SITE, SITE LEVELLING AND GROUNDWORKS, AND ALL NECESSARY SUPPORTING INFRASTRUCTURE AND SERVICES. FULL APPLICATION COMPRISING A 2,961SQM LEISURE CENTRE (USE CLASS D2), INCLUDING ASSOCIATED PARKING, OPEN SPACES AND CHILDREN'S PLAY FACILITY.**

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

Having reviewed the recent additional supporting information, I can confirm that with respect to highway matters, I have nothing further to add to my previous response.

**INFORMATIVE:** Planning permission does not convey any approval for construction of the required vehicular crossings, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: [www.kent.gov.uk/roads\\_and\\_transport.aspx](http://www.kent.gov.uk/roads_and_transport.aspx) or telephone: 03000 418181) in order to obtain the necessary Application Pack.

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

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

  
Senior Development Planner