



Dover District Council
White Cliffs Business Park
Dover
Kent
CT16 3PJ

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181
Date: 18 January 2017

Application - DOV/16/01450

Location - Land adjacent to Fernfield Lane, Hawkinge, CT18 7AW

Proposal - Outline application for the erection of 19 dwellings with some matters reserved

I refer to the above planning application and would comment as follows:

1. The visibility splays at the proposed vehicular access points are acceptable. I note that the splays to the southwest of plots 1 and 6 are constrained due to the road layout, however the vehicle speeds on this approach are constrained by the bend in Fernfield Lane. It is also noted that the visibility available from plot 1 to the centre line of the road appears to be approximately 40 metres rather than the 30 metres indicated.
2. There is a narrower section of Fernfield Lane leading to/from The Street and whilst it appears to operate satisfactorily at present, trimming of existing vegetation within the highway boundary at each end of this short section would improve visibility for approaching drivers when needing to give way to oncoming vehicles, particularly to buses using this route.
3. I note the comments regarding access to existing bus stops and the wider footway network, however there is no footpath connection between the site and the existing footway network. Although layout is a reserved matter the indicative block plan appears to show a footpath along the western edge of the site connecting to The Street, however it still does not connect to the existing footway network in The Street and the short section along the southern boundary of Fernlea does not appear to be within the highway or the land edged red and blue in the application, although there is an existing unmade path. A paved pedestrian connection is required between the site and the existing footway network and if it is achievable on the indicative route shown, it will require pedestrians to cross The Street at this point and a new section of footway provided across/around the verge to the existing footway at the rear of nos. 10/11 Fern Close. The detail of these highway improvements (including visibility splays) will therefore need to be shown on the plans, with an associated safety audit and designer's response to any issues raised. A footway will also be required in Fernfield Lane to provide pedestrian access between plots 1-6 and the footpath on the western boundary, and details of this should also be shown on the plans.

I therefore wish to place a holding objection until items 2 and 3 above have been satisfactorily resolved.

Yours faithfully

Richard Smith
Senior Development Planner