[redacted]

From: [redacted]@humeplanning.co.uk>
Sent: 31 July 2020 14:26
To: [redacted]
Subject: RE: Land at Buttsole Pond, Lower Street, Eastry (reference EAS002)
Attachments: 965-204 Visibility Splay to the North Over Title Plan.pdf; 965-208 Pedestrian and Cycle Access Opportunities to the North.pdf; 965-202 Visibility Splay to the South.pdf; 965-203 Visibility Splay to the North Showing Section Along the Splay.pdf; 965-206A Visibility Splay to the North Over Highway Definition Plan.pdf; 965-207A Visibility Splay to the South Over Highway Definition Plan.pdf; Lower Street Eastry Technical Note 01 30-07-2020.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [redacted]

I haven't been able to get through on the landline but would welcome the opportunity to catch up with you on the phone so you are updated of the latest housing delivery timetable of the landowner for this site. This is because we are committed to organising an early pre-application meeting with your DM colleagues whilst also promoting the site through the local plan process.

I would welcome the opportunity to update you on when we could expect the development to come forward which would be useful for your emerging housing trajectory assumptions.

As promised I attach some additional technical information which follows pre-application feedback from Kent Highways and responds to the visibility, footpath and emergency access queries. Importantly all of the visibility requirements can be achieved without third party land.

I would also draw your attention to the Technical Note which highlights that because of the sites location at the edge of the village with excellent access to the A256 there will be little traffic impact upon the more narrower sections of the central roads within the village. I would be grateful if you could update Kent Highways on this additional highway information which responds to their earlier feedback.

Regards

[redacted]
Principal

Hume Planning Consultancy Ltd

T [redacted]
M [redacted]
E [redacted]@humeplanning.co.uk
W www.humeplanning.co.uk

Innovation House, Discovery Park, Innovation Way, Sandwich, Kent, CT13 9FF

From: [redacted]@DOVER.GOV.UK>
Sent: 14 July 2020 08:31
To: [redacted]@btfpartnership.co.uk>
Cc: [redacted]@humeplanning.co.uk>
Subject: RE: Land at Buttsole Pond, Lower Street, Eastry (reference EAS002)

Morning [redacted]/[redacted]

Thank you for notifying me that Hume Planning will now be taking the site forward – I have updated our database accordingly. I look forward to receiving a response to the query raised below by the end of July, but if for any reason this is not going to be possible then please let me know.

Kind regards,

[redacted]

[redacted]
Trainee Planner (Planning Policy)
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Tel: [redacted]
Email: [redacted]@dover.gov.uk
Web: http://dover.gov.uk

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From: [redacted]@btfpartnership.co.uk>
Sent: 10 July 2020 00:10
To: [redacted]@DOVER.GOV.UK>
Cc: [redacted]@humeplanning.co.uk
Subject: RE: Land at Buttsole Pond, Lower Street, Eastry (reference EAS002)

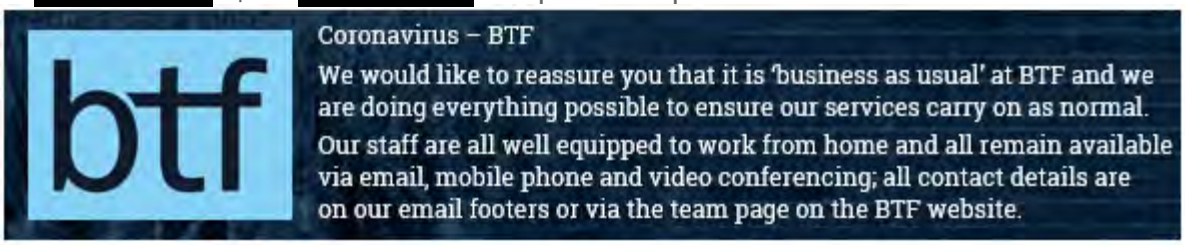
Dear [redacted]

Further to your email below, [redacted] of Hume Planning Consultancy has now been instructed in relation to this site and will correspond with you directly for on-going matters in relation to the site and Dover's HELAA consultation.

Kind regards

[redacted]

T: [redacted] | E: [redacted]@btfpartnership.co.uk



www.btfpartnership.co.uk
BTF Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ
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From: [redacted]@DOVER.GOV.UK>
Sent: 10 June 2020 15:52
To: [redacted]@btfpartnership.co.uk>
Subject: Land at Buttsole Pond, Lower Street, Eastry (reference EAS002)

Dear [redacted]

Reference - HELAA site Land at Buttsole Pond, Lower Street, Eastry (reference EAS002)

Dover District Council are in the process of preparing a new Local Plan. As part of this, officers of the Council have been undertaking a Housing and Economic Land Availability Assessment (HELAA) to identify a future supply of land in the District that is suitable, available and achievable for housing and economic development uses over the Plan period to 2040.

The HELAA is a technical study required to inform the Local Plan making process. However, just because a site is identified in the HELAA does not necessarily mean that it will be allocated for development in the Local Plan.

Whilst work on the HELAA is on-going, the council has published an overview of the findings of the HELAA to date https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/New-District-Local-Plan/HELAA.aspx

I am writing to you in respect of the above site that you are promoting for the development of 90 units through the HELAA process, as we would be grateful if you could provide further information to officers, to clarify the access arrangements for your site.

Through the HELAA process officers have consulted KCC Highways in respect of your site, who have commented "*not clear that suitable visibility can be achieved at the access onto Lower Road. Existing on-street parking opposite the access would also need to be removed. No footways serving site although pedestrian connection could be made to EAS010, which could also serve as secondary emergency access.*"

Given this we would be grateful if you could supply further information and plans detailing how access, including a secondary emergency access, to the site would be achieved please. If you could also confirm whether third party land is required to facilitate access to the site, and whether you have an agreement in place with the other landowner in respect of this, that would be appreciated.

We would be grateful if you could provide us with this information by the end of July at the latest. However, if this is not going to be achievable then please let me know as soon as possible.

If you wish to discuss this further then please do not hesitate to contact me.

Kind regards

[redacted]
Trainee Planner (Planning Policy)
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Tel: [redacted]
Email [redacted]@dover.gov.uk
Web: http://dover.gov.uk

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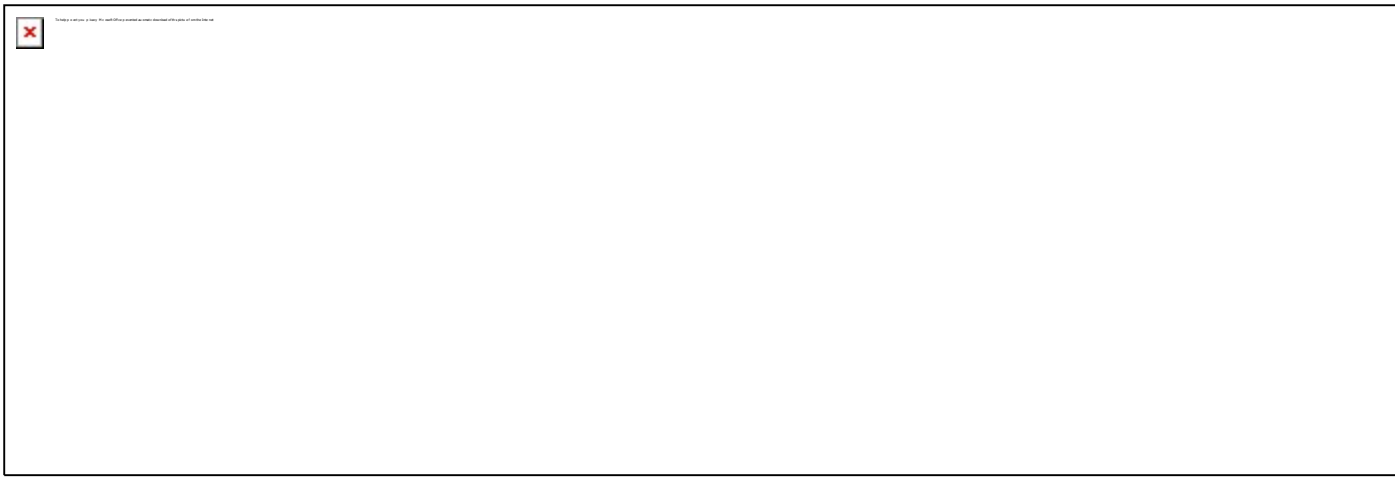
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Rev.

N

0 5m

RMB
39 Cossington Road Canterbury Kent CT1 3HU
Tel/Fax: 01227 472128 • Mobile: 07986 188705
www.rmbconsultants.co.uk • robert.beck@rmbconsultants.co.uk

Visibility Splay to the South
Lower Street, Eastry, CT13 0JH

client	project	drawing	Visibility Splay to the South
	Lower Street Eastry CT13 0JH	scale	1:100 @ A1
		drawing no.	965/202
		date	April 2020
		drawn by	RB

Notes:

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2.4m x 43m
VISIBILITY SPLAY

0.5m

R6.0m

5.5m

PROPOSED ACCESS

Halcyon

Garage

Black Cottage

Kim's Croft

No 1,2,3,4
Buttsole Cottages

Hedge

Dense Vegetation

Asphalt

Grass

Concrete

Paving

Stone Wall

Brick Wall

Post & Wire Fence Ht. 0.85m

Post & Wire Fence Ht. 1.0m

Trellis Fence Ht. 1.3m

Latch Lap Fence Ht. 1.8m

Drop Kerb

Kerb

Building surveyed at first floor level

LOWER STREET

Existing ground level

Access

Extent of visibility splay

1.05m

0.53m

0.60m

10mAOD

10mAOD

SECTION ALONG VISIBILITY SPLAY TO THE NORTH

Rev.

N

0 5m

RMB
39 Cossington Road Canterbury Kent CT1 3HU
Tel/Fax: 01227 472128 • Mobile: 07986 185705
www.rmbconsultants.co.uk • robert.beck@rmbconsultants.co.uk

client

project: Lower Street, Eastry, CT13 0JH

drawing: Visibility Splay to the North Showing Section Along the Splay

scale: 1:100 @ A1

drawing no.: 965/203

date: April 2020

drawn by: RB

Visibility Splay to the North Showing Section Along the Splay
Lower Street, Eastry, CT13 0JH

Notes:

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2.4m x 43m
VISIBILITY SPLAY

0.5m

5.5m

15.0m

PROPOSED ACCESS

R6.0m

R6.0m

LOWER STREET

LOWER STREET

Halcyon

Garage

Asphalt

Grass

Hedge

Dense Vegetation

Black Cottage

Kim's Croft

No.1,2,3,4
Buttsole Cottages

Building surveyed at first floor level

Brick Wall

Trellis Fence Ht. 1.3m

Post & Wire Fence Ht. 0.85m

Post & Wire Fence Ht. 1.0m

Larch Lap Fence Ht. 1.5m

Drop Kerb

Concrete

Stone Wall

Roof
16.44

Paving

Shingle

Rev.

0 5m

N

RMB
39 Cossington Road Canterbury Kent CT1 3HU
Tel/Fax: 01227 471128 • Mobile: 07886 183705
www.rmbconsultants.co.uk • robert.beck@rmbconsultants.co.uk

client			
project	Lower Street Eastry CT13 0JH	drawing	Visibility Splay to the North Over Title Plan
		scale	1:100 @ A1
		drawing no.	965/204
		date	April 2020
		drawn by	RB

Visibility Splay to the North Over Title Plan
Lower Street, Eastry, CT13 0JH

Aden Cottage

Halcyon

Black Cottage

Kim's Croft

LOWER STREET

2.4m x 43m VISIBILITY SPLAY

0.5m

5.5m

15.0m

PROPOSED ACCESS

R6.0m

R6.0m

Halcyon

Garage

Asphalt

Grass

Dense Vegetation

Black Cottage

Kim's Croft

No. 1,2,3,4 Buttsole Cottages

Concrete

Stone Wall

Roof

Shingle

Paving

Brick Wall

Block Wall

Post & Wire Fence Ht. 0.85m

Post & Wire Fence Ht. 1.0m

Trellis Fence Ht. 1.3m

Trellis Fence Ht. 1.8m

Leyland Lap Fence Ht. 1.6m

Hedge

Kerb

Drop Kerb

Building surveyed at first floor level

Site Boundary from Title Plan and OS Base

Public Highway from Highway Definition Plan

Rev A. Site boundary added. 07/07/2020.

N

0 5m

Notes:

Please report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

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Tel/Fax: 01227 472128 • Mobile: 07986 185705
www.rmbconsultants.co.uk • robert.beck@rmbconsultants.co.uk

Visibility Splay to the North Over Highway Definition Plan
Lower Street, Eastry, CT13 0JH

client			
project	Lower Street Eastry CT13 0JH	drawing	Visibility Splay to the North Over Highway Definition Plan
scale	1:100 @ A1	drawing no.	965/206A
date	June 2020	drawn by	RB

Notes:

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PROPOSED ACCESS

5.5m

15.0m

R6.0m

R6.0m

0.5m

0.5m

2.4m x 43m
VISIBILITY SPLAY

LOWER STREET

Buttsore

Asphalt

Grass

Dense Vegetation

Concrete

Paving

Shingle

Post & Wire Fence Ht. 1.0m

Post & Wire Fence Ht. 1.0m

Lath Lap Fence Ht. 1.0m

Buried Gully
10.97

Stay

TEP

TIC

NP

SP

IC (?)
CL 11.08

Unmade Ground

MG
Ht 9m
Multi-Bole

Extents of overhanging canopy - tree height 14m

Face of dense vegetation

No physical boundary found

1STN
12.596

2STN
11.251

EL
16.15

RL
18.91

RL
18.90

No 1,2,3,4
Buttsole Cottages

Site Boundary from Title Plan and OS Base

Public Highway from Highway Definition Plan

Rev A. Site boundary added. 07/07/2020.

N

0 5m

RMB
39 Cossington Road Canterbury Kent CT1 3HU
Tel/Fax: 01227 472128 • Mobile: 07884 185705
www.rmbconsultants.co.uk • robert.beck@rmbconsultants.co.uk

client

project: Lower Street, Eastry, CT13 0JH

drawing: Visibility Splay to the South Over Highway Definition Plan

scale: 1:100 @ A1

drawing no.: 965/207A

date: June 2020

drawn by: RB

Visibility Splay to the South Over Highway Definition Plan
Lower Street, Eastry, CT13 0JH

Diamond Cottage

The Old Bakery

Cross Farm

19.7m

4.6m

Land with access rights over

Site Boundary from Title Plan and OS Base

Public Highway from Highway Definition Plan

Rev.

N

0 5 10m

Notes:

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Pedestrian and Cycle Access Opportunities to the North
Lower Street, Eastry, CT13 0JH

RMB
39 Cossington Road Canterbury Kent CT1 3HU
Tel/Fax: 01227 471128 • Mobile: 07886 185705
www.rmbconsultants.co.uk • robert.beck@rmbconsultants.co.uk

client

project: Lower Street Eastry CT13 0JH

drawing: Pedestrian and Cycle Access Opportunities to the North

scale: 1:200 @ A1 | drawing no. 965/208

date: July 2020 | drawn by RB

RMB
39 Cossington Road Canterbury Kent CT1 3HU
Tel/Fax: 01227 472128 • Mobile: 07886 185705
robert.beck@rmbconsultants.co.uk

Land at Lower Street, Eastry, CT13 0JH
Technical Note 01 - Initial Assessment of Transport Issues
30th July 2020

The following technical note considers the main transport issues associated with proposed development of up to 80 dwellings at Lower Street, Eastry.

Pre-application advice has been sought from Kent County Council (KCC). The following issues were raised:

- The need to provide 2.4m x 43m visibility splays at the access.
- The impact of existing on-street parking on manoeuvres and visibility for drivers waiting to turn right into the access.
- A secondary emergency access should be provided unless the Fire Service confirm that one is not required.
- The pedestrian route to the north via a Public Right of Way is currently unlit and has a steep gradient where it connects to Lower Street. The nearest bus stops to the site are to the south and have no footways connecting them to the site.
- There are concerns about the impact of additional traffic, particularly through the village.

Visibility Splays

2.4m x 43m visibility splays have been plotted on a topographical survey. This demonstrates that the required splays are available. KCC has confirmed that these splays are acceptable. The splays are shown on the following drawings:

- 965/202 Visibility Splay to the South
- 965/203 Visibility Splay to the North Showing Section Along the Splay
- 965/206A Visibility Splay to the North Over Highway Definition Plan
- 965/207A Visibility Splay to the South Over Highway Definition Plan

Existing On-Street Parking

The illustrative layout includes community car parking within the development site. This will reduce the amount of on-street parking on Lower Street.

Secondary Emergency Access

A secondary emergency access can be provided, if required, adjacent to the existing access. This would allow emergency access to the development if the proposed junction is blocked. The layout of the development can be designed to provide more than one route to each parcel of development. This would provide an alternative route if one route is blocked. The potential emergency access at the entrance is shown on the following drawing:

- 965/209 Potential Emergency Access

Pedestrian Route to the North

The site benefits from a right of access to the north along the line of the Public Right of Way. This right of access abuts the Public Highway where the existing footway is provided along Lower Street. There is potential to provide a surfaced, lit and DDA compliant access within the existing Public Highway. The relationship between the existing right of access and Public Highway is shown on the following drawing:

965/208 Pedestrian and Cycle Access Opportunities to the North

This pedestrian route would create a continuous footway from the site to the centre of the village and the bus stops on Mill lane, north of the site.

Impact of Additional Traffic

Apart from very local traffic, to Eastry and Woodnesborough for example, the traffic generated by the site will travel south to the A256 roundabout. This provides the quickest route to other destinations including Sandwich. Local trips to Eastry will be achievable by walking or cycling.