

**PROPOSED RESIDENTIAL DEVELOPMENT, CROSS ROAD, DEAL (2243)
APPLICATION REFERENCE 21/01822
RESPONSE TO KENT COUNTY COUNCIL COMMENTS – AUGUST 2022**

Introduction

This note has been prepared in response to further comments made by Kent County Council (KCC), the local highway authority regarding the above planning application which were contained in their letter to Dover District Council (DDC) dated 20th July 2022.

This note will review each comment and responded to each one in turn as they appear in the KCC letter to DDC.

Traffic Regulation Orders

KCC have suggested that the applicant provide a 'gateway feature' on Cross Road to ensure vehicular speeds are reduced towards the current 30mph speed limit. KCC have accepted that this can be secured by a suitably worded condition.

Highway Works

KCC have raised a number of land ownership issues in relation to the conditioned highway works for planning application (ref: DOV/20/01125). These works have already been accepted by KCC and they will be the subject of a formal Section 278 agreement that will need to be progressed between the developer and KCC. This process is ongoing and should not be an issue that generates an objection from KCC.

Traffic Impact

KCC have suggested that the traffic from the Miller Retreat planning consent has not been included within the previously submitted assessment of the Station Road/A258 Dover Road junction. We understand that the application reference 14/00361 is the Miller Retreat which was included within the traffic flow figures (Figures 3 and 4 of Eddisons previous response to this application). As such, this application has been taken into account.

Furthermore, the improvement proposed by the Miller Retreat application at the junction of Station Road/A258 Dover Road has not been included in the previous Eddisons analysis and therefore the results of the Eddisons analysis is robust and is based on a worse case scenario basis.

We further understand that a variation of condition application has been submitted to Dover to allow 25% of the dwellings on the Miller Retreat site to be occupied prior to the completion of the junction works.

Footways

KCC have made some comments on the width of the footway proposed and the number of likely pedestrian trips being generated by the proposals. KCC have confirmed that they would not object to the proposals on this basis.

Passing Places

KCC have confirmed that they would secure the proposed passing places in line with the consented scheme.

Conclusions

In summary, this note has responded to comments made by KCC and in summary there should be no objections to the planning application on highways and transport grounds.