



Technical Note

Church Lane, Lydden

20-045-005 Rev -

Technical Note – KCC Comments

August 2024

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
-	Post Application	CG	JW	CG	JW	06/08/24

1 Introduction

- 1.1.1 Charles & Associates (C&A) provided a Transport Statement¹ to support a planning application for land at Church Lane, Lydden.²
- 1.1.2 The site is allocated for residential development in the emerging Dover Local Plan and the TS included site access arrangements which are informed by the emerging policy requirements. This was supported by a Road Safety Audit with a Designer’s Response from C&A.
- 1.1.3 Since the application was submitted, Kent County Council Highways (KCC) have provided comments on transport and highways matters and this note provides an update.

¹ Reference 20-045-002 Rev B
² Dover District Council ref 23/01061

2 Access from Church Lane

2.1 Policy Requirement

2.1.1 The emerging policy for the site states:

e - Primary vehicular, pedestrian and cycle access to the site shall be provided from Church Lane. Site access is to be designed to physically prevent access/egress to/from Church Lane to the north;

f - Alterations are required at the two Canterbury Road junctions to manage vehicle movements;

2.2 Response

2.2.1 C&A showed a design to address these points in the Transport Statement which included a Road Safety Audit. Following further engagement with KCC Highways the design has been revised as shown in **Appendix A**.

2.2.2 **Drawing 20-045-009** shows a footway of at least 1m width from the site access along Church Lane to Canterbury Road. This is within highway land, achieved partly by extending into the existing carriageway and partly tying into the existing adopted highway that extends partially across the frontage of Lydden Garage.

2.2.3 The Church Lane carriageway adjacent to the pond would have at least 3.2m width. This 'pinch point' would be controlled by a give-way arrangement for southbound traffic with sufficient intervisibility between northbound and southbound vehicles.

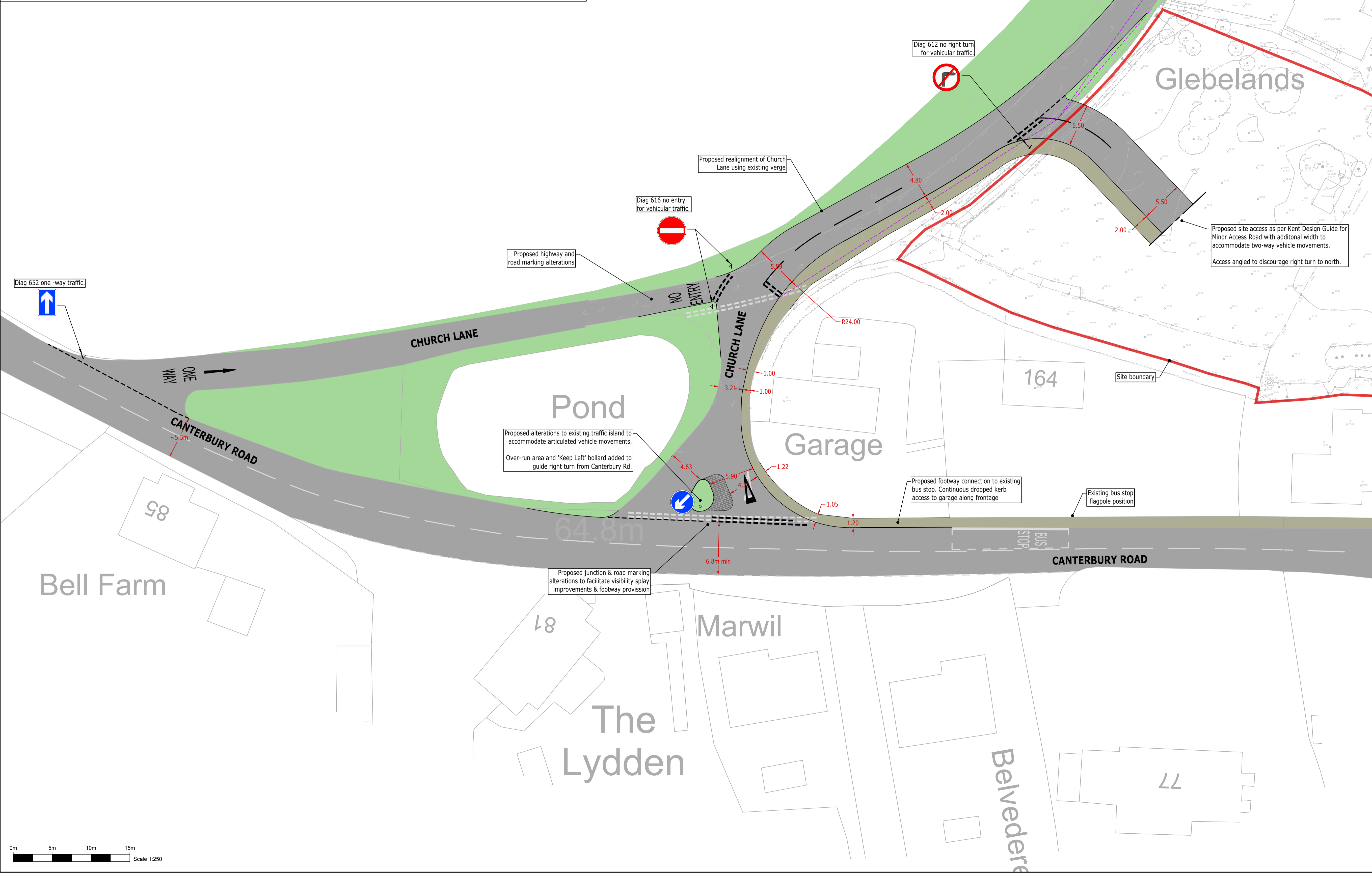
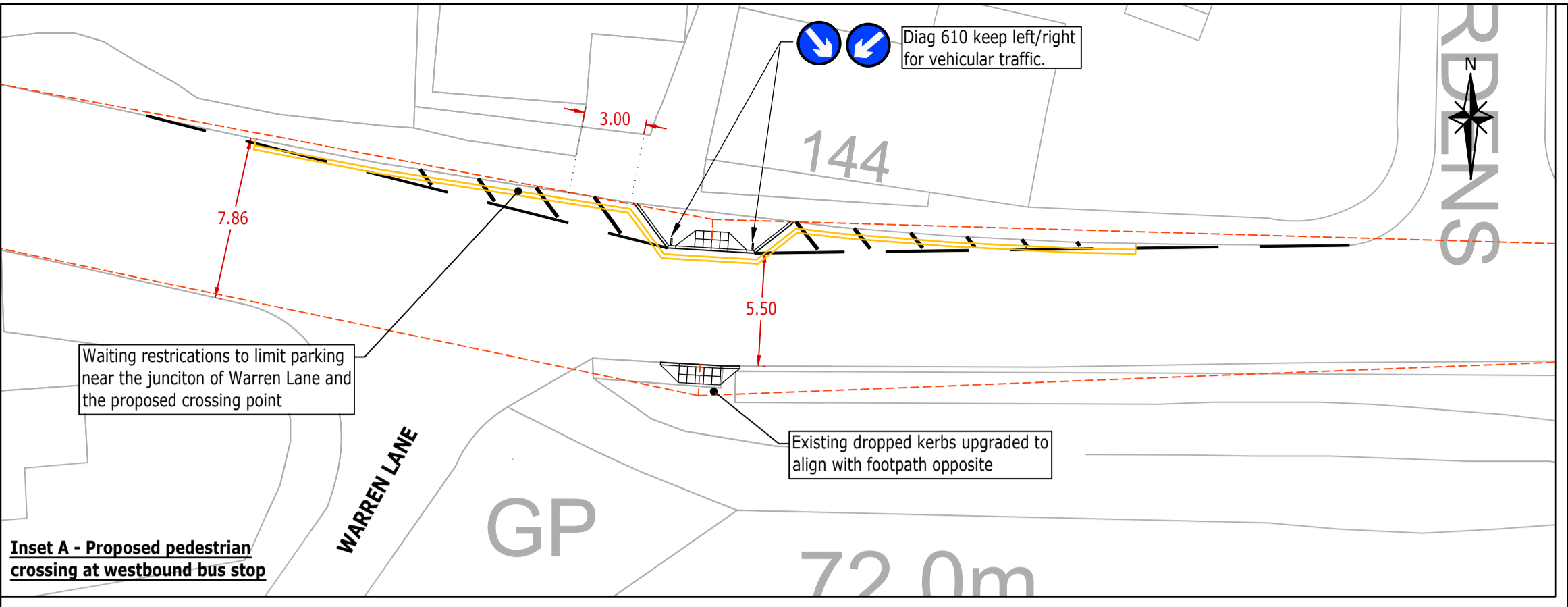
2.2.4 As before, Church Lane behind the pond is marked as a one-way section which formalises existing behaviour.

2.2.5 The applicant is aware that local farm vehicles sometimes use Church Lane and so **Drawing 24-045-010** shows swept paths for the worst-case maximum legal 16.5m articulated vehicle.

2.2.6 To facilitate southbound HGVs the grass island facing Canterbury Road has been partially replaced with an over-run area. In conjunction with a new 'Keep Left' bollard, this will guide vehicles turning right into Church Lane to do so after the island and not before.

- 2.2.7 A southbound HGV would use the full carriageway width but only enters the opposing traffic lane beyond the point where the HGV driver can establish that there are no oncoming (northbound) vehicles. The full extent of the forward visibility envelope is shown for the southbound HGV, confirming that the driver could see ahead to any on-coming vehicles. The driver could also see any pedestrians on the footway but would not need to over-run the footway in any case.
- 2.2.8 The proposed access accords with the emergency policy requirements and would ensure safe and suitable access for all users in accordance with NPPF paragraph 114b.

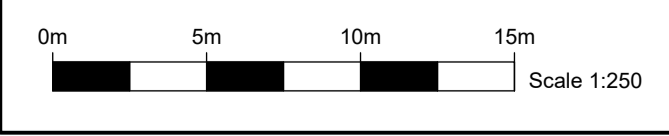
Appendix A Revised Access Arrangements



NOTES

KEY:

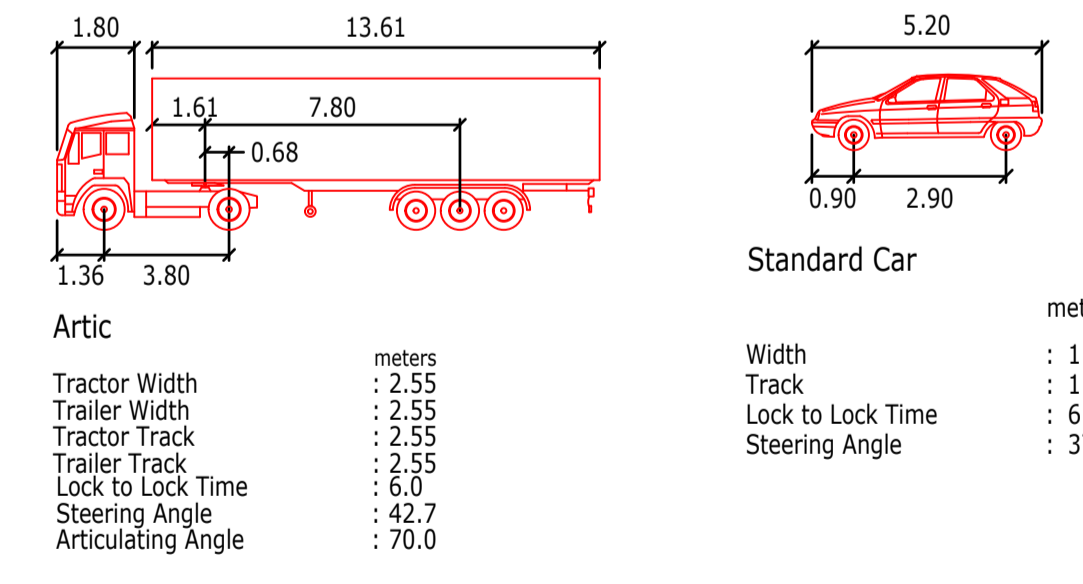
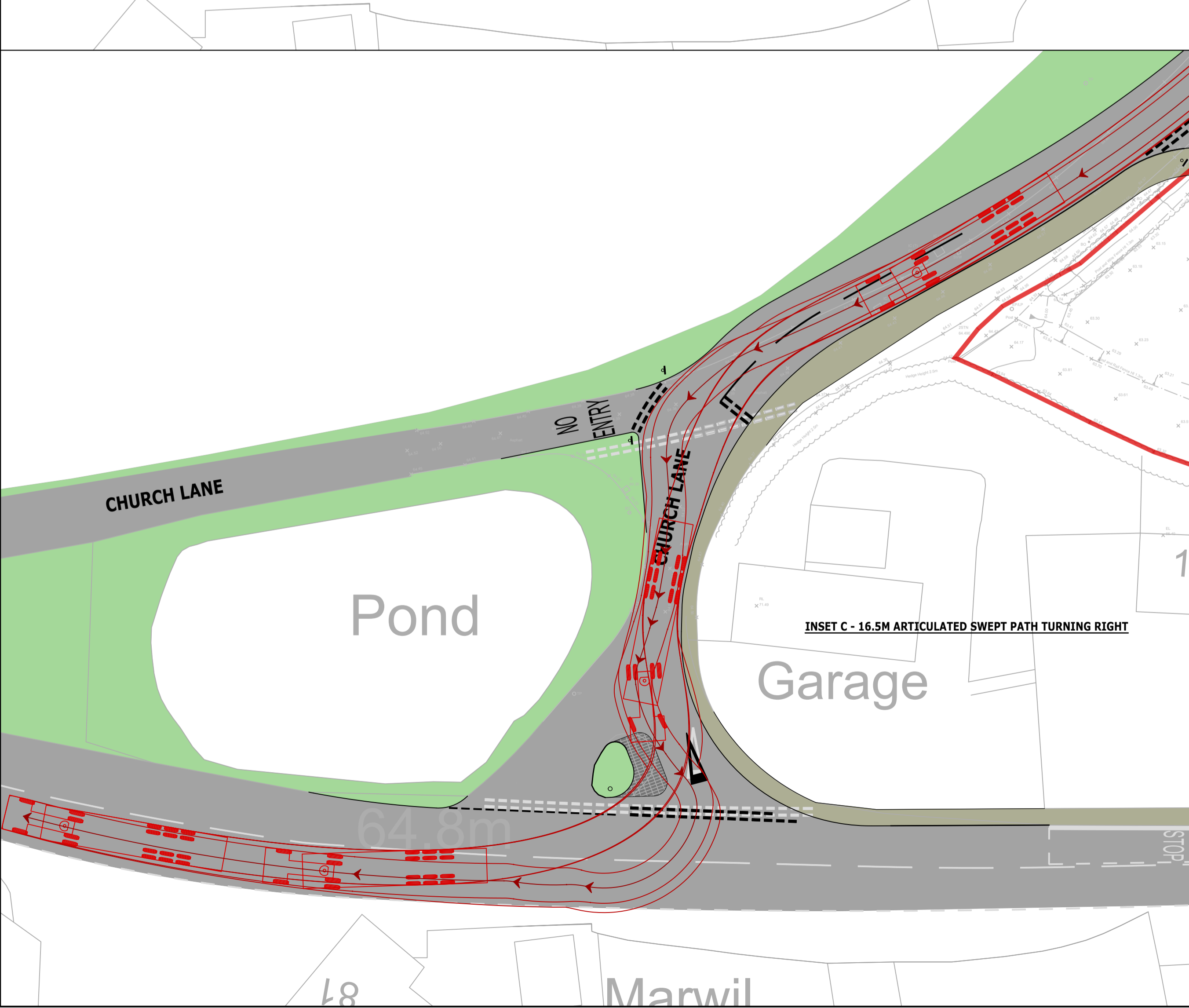
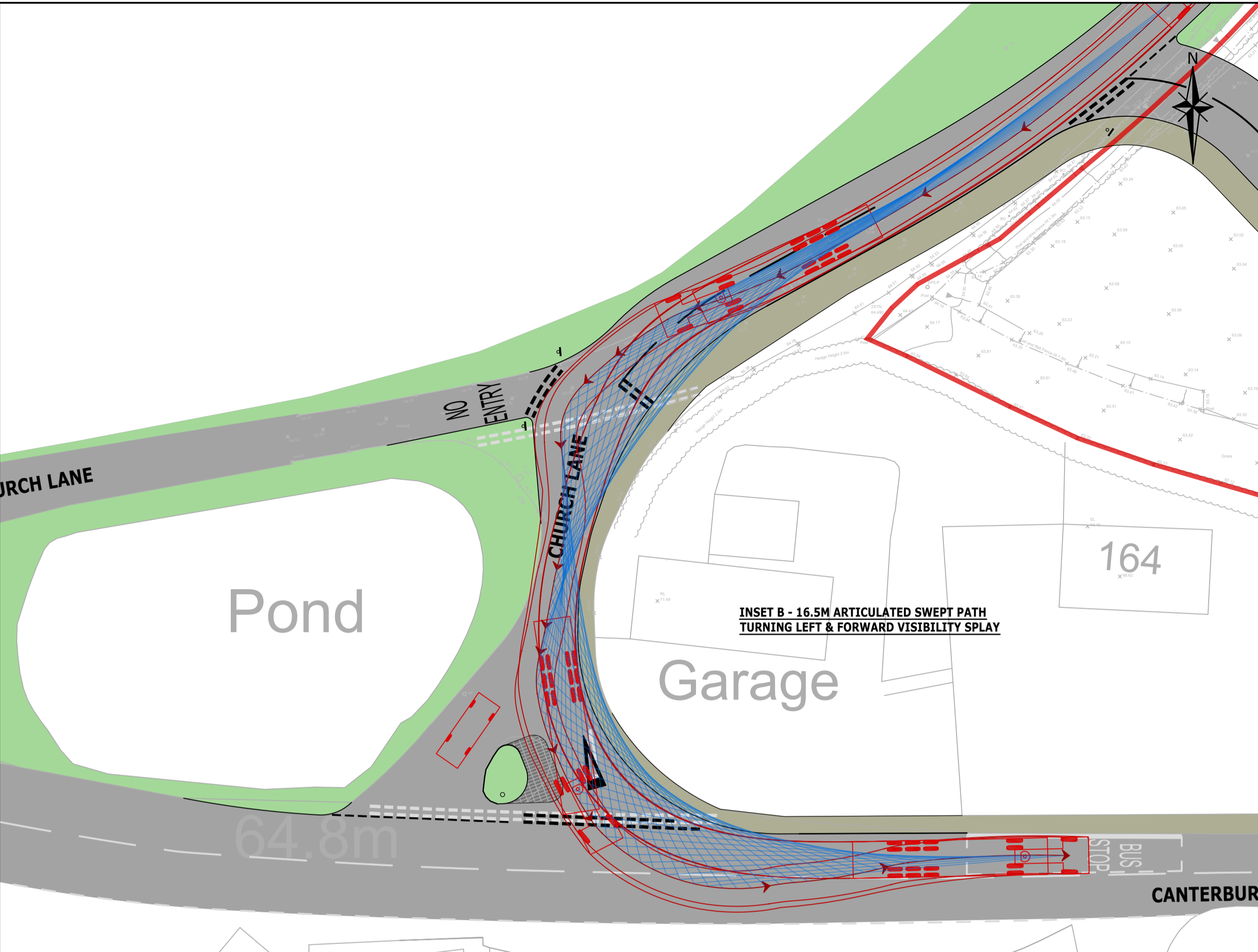
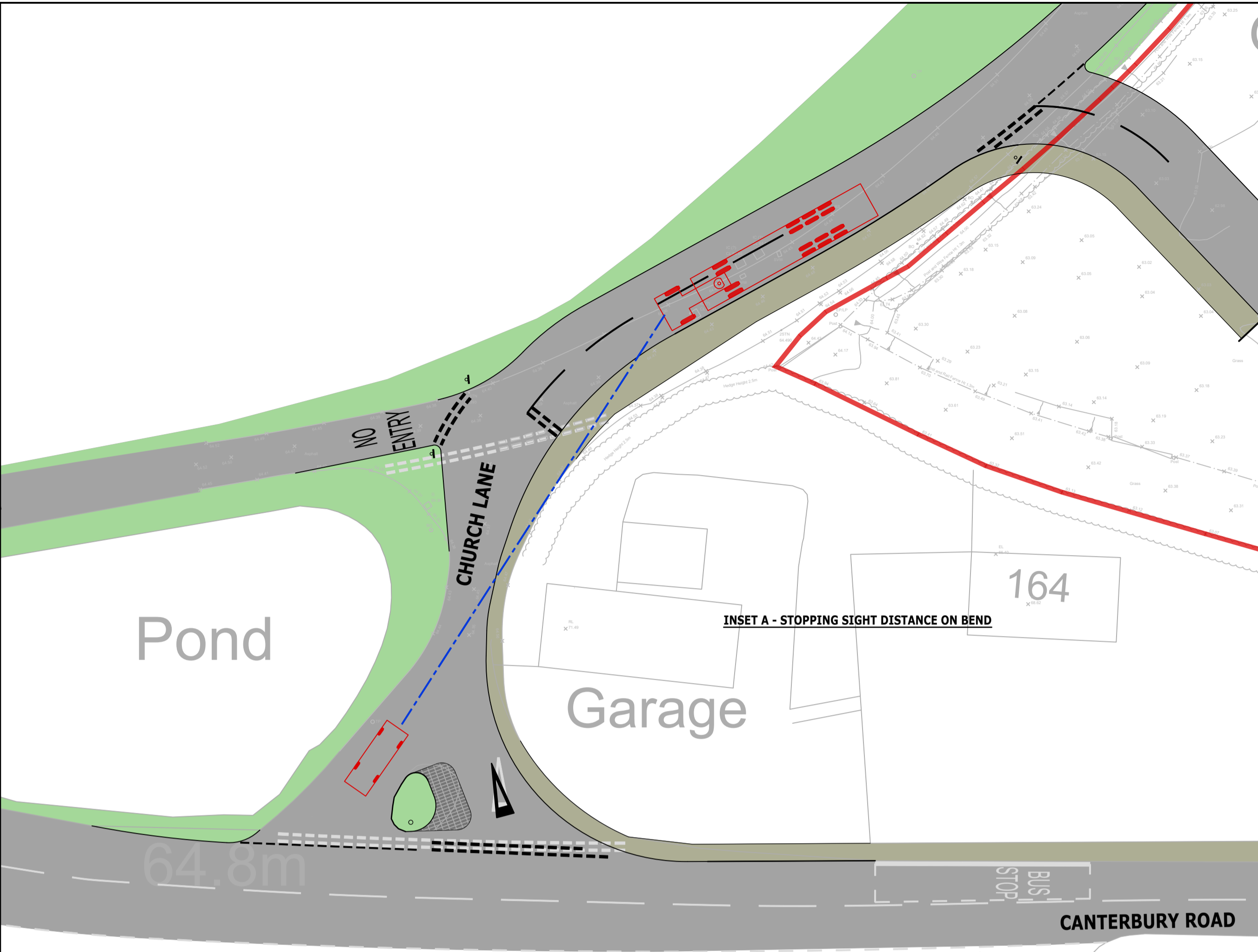
- 2.4m x 43m junction visibility splay for 30mph road
- 1.5m x 43m pedestrian visibility splay for 30mph road



Rev	Amendments	Drn	Chk	App	Date
<p>Issued by: []</p> <p>Landmark House, Station Road, Henk, Hampshire, RG27 9HA, 0126 638420</p> <p>Park House, East Malling Trust Estate, Braintree Lane, Ashford, Kent, ME20 6SN, 01732 448120</p>					
Job Title					
Church Lane, Lydden					
Drawing Title					
Proposed Site Access and Canterbury Road junction					
Client					
Quinn Estates					
Scale	1:250 @ A1	Date	July 24	Designed	DH
Drawn	DH	Checked	CG	Approved	JW
Job No	20-045	Drawing No	20-045/009	Rev	-

NOTES

- KEY:
- 34m Stopping Sight Distance for vehicle approaching the bend.
 - 1.5m x 25m Forward visibility splay for 20mph road measured along centreline of vehicle swept path.



Rev	Amendments	Drn	Chk	App	Date

Charles & Associates

Issued by: [Signature]

Landmark House, Station Road, Henk, Hampshire, RG27 9HA, 01256 638429

Park House, Park Farm, East Malling, Kent, Braintree Lane, Ashford, Kent, ME20 6BN, 01732 448120

Job Title: Church Lane, Lydden

Drawing Title: Proposed Site Access Swept Paths & Visibility Splays

Client: Quinn Estates

Scale	Date	Designed
1:250 @ A1	July 24	DH
Drawn	Checked	Approved
DH	CG	JW
Job No	Drawing No	Rev
20-045	20-045/010	-