

## Pedestrian access improvements in relation to SAP14 and SAP16 (TC4S008)

### Summary

1. This note provides an explanation of the required pedestrian connection improvements relating to proposed site allocations SAP14 and SAP16 (TC4S008), including how they relate to improvements that have been secured through planning applications for development on SAP14 (22/01822) and on the land to the East of Cross Road (20/01125). Figure 1 indicates the proposed improvements on a Plan<sup>1</sup>. Plans 1, 2, 3 and 4 set out the proposed improvements in detail.
2. Development approved on land to the East of Cross Road through application 20/01125 (details submitted pursuant to Condition 29) provides footway provision between the site and the existing pedestrian footway on the corner of Sydney Road (Plan 1). It also provides improvements to the junction of Station Road/Station Drive/Court Road (Plan 2). This has been agreed to provide suitable pedestrian access to existing pedestrian footways to provide pedestrian connections to Walmer Station.
3. SAP14 application 22/01822 proposes pedestrian connections to and through land to the East of Cross Road to link with footway improvements agreed as per above (Plans 3, 4 and 5). This meets criteria f) i) and f) iii) of Policy SAP14 of the Submitted Plan which requires the following pedestrian improvements:
  - i) A direct (off carriageway) pedestrian route to Walmer Station either through linkage with the footways as part of the site on the opposing side of Cross Road, or independently;*
  - iii) A footway connection to link with the existing footway network at Station Road/Sydney Road junction;*
4. Submitted Plan Policy SAP16 requires a footway along the northern boundary of the site to connect to existing footways. At the hearing session for this site a modification was discussed for the requirement to connect to existing and proposed new footways associated with surrounding development proposals. This requirement will need to take account of details already agreed through Condition 29 of 20/01125 and the developers will need to work together to deliver a coordinated solution.





---

<sup>1</sup> Other off-site works have been agreed, this note focuses on the common improvements necessary to achieve suitable pedestrian connections to the wider pedestrian network



Figure 1 – Map showing site allocations SAP14 and SAP16 in context with development proposed to east of Cross Road (20/01125) with pedestrian access improvements

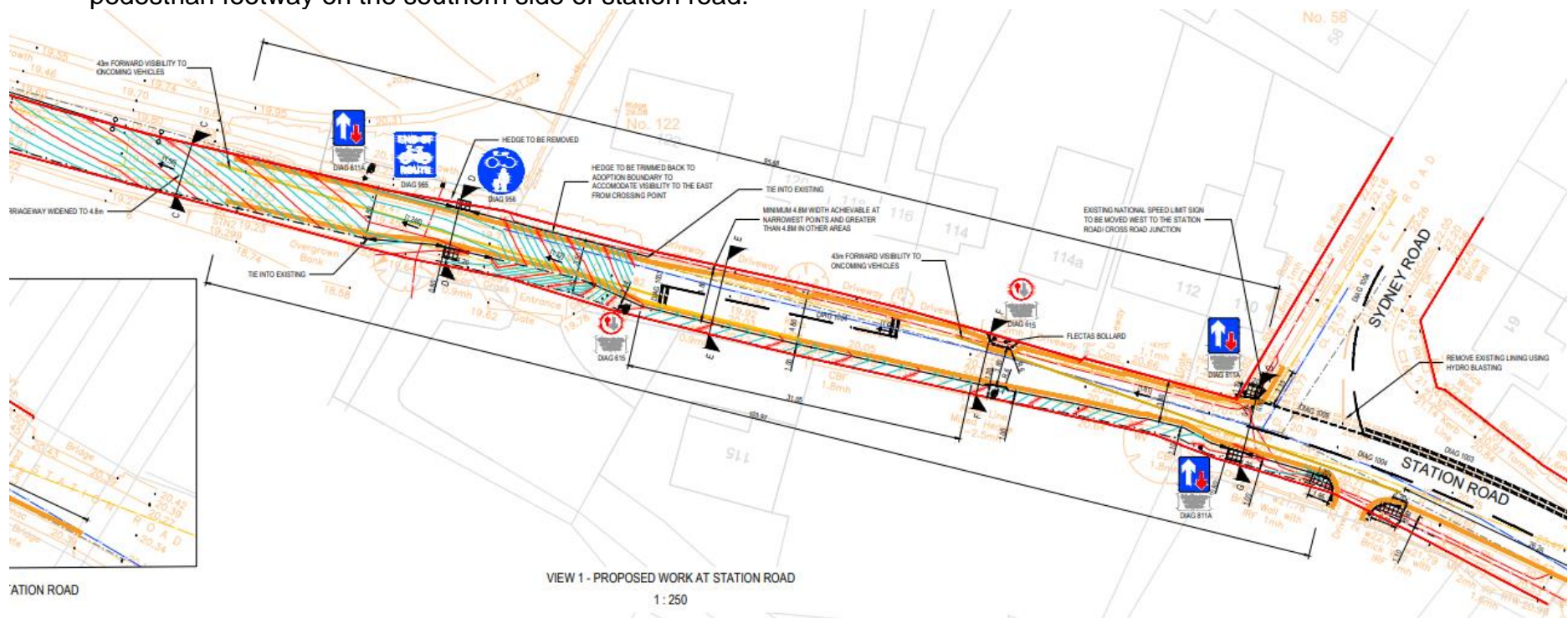
**Figure 1 Key:**

-  Station Road improvements secured by Condition 29 of 20/01125 to link site to existing footway at junction of Sydney Road (Plan 1)
-  Pedestrian crossing improvements secured through 20/01125 at junction of Court Road/Station Drive/Station Road (Plan 2)
-  Indicative pedestrian link to be provided from SAP14 through land to East of Cross Road (Plan 4 and 5)
-  Improvements secured to Cross Road through applications 20/01125 and 21/01822 (Plan 4)

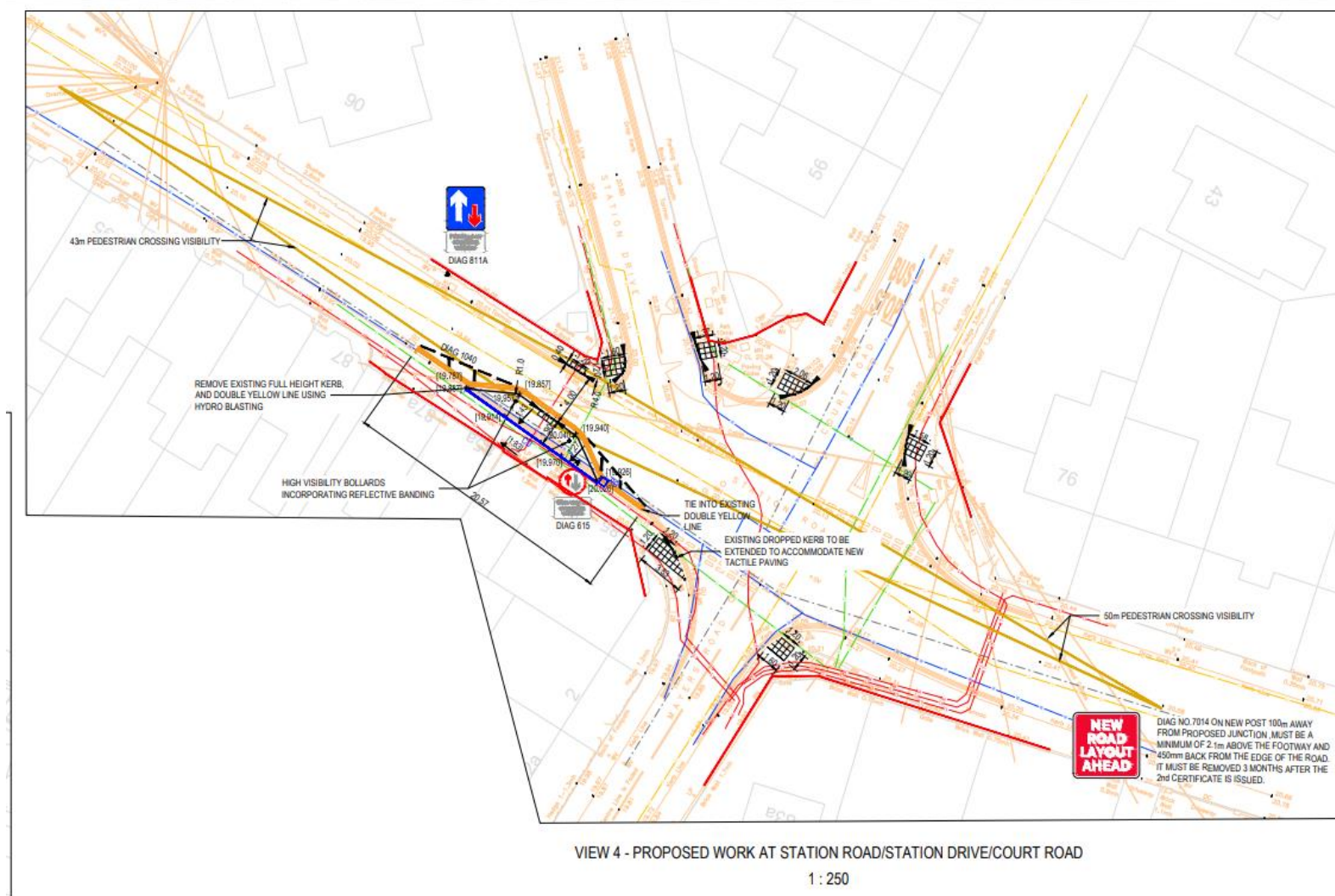
## Site Specific Detail agreed

### OUTLINE permission for land to east of Cross Road: 20/01125

- Outline application approved for 100 dwellings, with reserved matters application awaiting decision (21/01683). Plan 1 and 2 are the detailed drawings submitted to discharge Condition 29 which includes carriageway widening to 4.8m along site boundary, some hedge removal, relocation of speed limit signs, bollards and priority road signs in narrow parts, to provide a pedestrian footway on the southern side of station road.



Plan 1 – Station Road Pedestrian footway connections (20/01125)



Plan 2 – Station Road/Station Drive/Court Road junction works (20/01125)

## OUTLINE for land to west: 21/01822 – Resolution to grant planning permission for 140 dwellings

- Footway links proposed across Cross Road linking to footways secured under application 20/01125. Footways to be provided to link to the existing footways to the north. The resolution to grant is subject to conditions being attached to the grant of permission to secure the provision of footways through the site, links across Cross Road, the provision of a footway between the site and Station Road and the provision of the footway along Station Road (the S278 works shown above, which are also required in relation to planning permission 20/01125).



Plan 3 – 21/01822 Development Framework Plan 7572-L-12 Revision E ([21\\_01822-DEVELOPMENT\\_FRAMEWORK\\_PLAN-2304886.pdf](https://www.dover.gov.uk/development-framework-plan-2304886) (dover.gov.uk))



Plan 4 – 21/01822 Potential Site Access Plan 2243-F10 ([Project Title \(dover.gov.uk\)](http://Project Title (dover.gov.uk)))



Plan 5 – 21/01822 Potential Footpath Plan 2243-F11 ([Project Title \(dover.gov.uk\)](http://Project Title (dover.gov.uk)))