



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 1 October 2021

Application - GB/20211037

Location - 55 Rochester Road, Gravesend, Kent,

Proposal - Relocation of 5no. car parking spaces and proposal of 2no. single storey dwellings and 3no. additional car parking spaces with ancillary works.

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

The proposal includes parking provision that complies with Kent Residential Parking Standards for an edge of centre / suburban location. All of the parking spaces are accessed of a private access road so do not affect the public highway. Cycle parking provision is included which is acceptable.

INFORMATIVE: Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

I therefore raise no objection to this application on highway grounds.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at

<https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Yours faithfully

David Barton

Senior Development Planner

Gravesham Borough Council