

TRANSPORT TECHNICAL NOTE

JOB REF.

RS/JM/HL/35855

CLIENT

Vineyard Farms Ltd

SITE

The Golden Lion, Luddesdown, Gravesend, Kent

JOB NAME

Response to Kent County Council Highways and Transportation (KCC H&T)

1.1 INTRODUCTION

- 1.1.1 This Transport Technical Note (TTN) has been produced in response to the representation received from Kent County Council Highways and Transportation (KCC H&T), dated 5th June 2026, in relation to Planning Application Reference GB/20260556, concerning the proposed highway works at The Golden Lion, Luddesdown Road, Gravesend, Kent.
- 1.1.2 A copy of the KCC H&T representation is included at **Appendix A**. The commentary below responds to each point in turn.

1.2 COMMENTARY

- 1.2.1 KCC H&T have stated the following with respect to swept path analysis:-

"Vehicle tracking has been undertaken which demonstrates that a rigid HGV can enter and exit the site via the proposed access in forward gear. However, confirmation of the vehicle length used in the tracking assessment is requested to allow me to verify safe access."

- 1.2.2 Vehicle swept path analysis has been undertaken using a 12m rigid HGV – the largest expected vehicle expected to visit the site – demonstrating that it can safely enter and exit via the proposed access in a forward gear. This is shown in Drawing No. 35862-T-01 Revision P2 which is included at **Appendix B** for reference.

- 1.2.3 KCC H&T have stated the following with respect to visibility splays:-

"The applicant is also requested to provide the maximum achievable vehicular visibility splays. This is considered reasonable, as the proposed development involves alterations to an existing access, with one of the

current accesses to be stopped up to allow for the extension of the public house garden. The access is located on Luddesdown Road, and visibility splays should be provided in both directions, drawn to the nearside carriageway edge, with no obstruction within the splays exceeding 1.05m above carriageway level. If required, further information on vehicular visibility splays can be found within the Department for Transport's Manual for Streets Guidance."

- 1.2.4 As requested, the maximum achievable visibility splays from the proposed access can be achieved and are shown on Drawing No. 35862-H-01 Revision P1 at **Appendix C**. Visibility splays of over 2.4 x 70m can be achieved to the south and to the north, a visibility splay of 2.4 x 43m is demonstrated. The proposed visibility splays should be kept clear of any obstruction exceeding 600mm in height above carriageway level. This represents a significant safety betterment over the existing access arrangement.

1.3 SUMMARY AND CONCLUSION

- 1.3.1 It is concluded that the above information sufficiently addresses the outstanding matters raised by the KCC H&T and that there should be no sound transport-related objections to this application.

APPENDIX

A





**Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU**

Highways and Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU
Tel: 03000 418181
Date: 5 June 2026
Our Ref: UP

Application -	GB/20260556
Location -	Golden Lion , Luddesdown Road, Luddesdown, Gravesend Kent
Proposal -	Extension to The Lion public house garden and associated alterations to access arrangements to the adjacent winery and associated 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:

It is proposed that a new alternative vehicular access be provided for commercial use, enabling HGVs (up to 12 metres in length) to access the farmyard and winery. Vehicle tracking has been undertaken which demonstrates that a rigid HGV can enter and exit the site via the proposed access in forward gear. However, confirmation of the vehicle length used in the tracking assessment is requested to allow me to verify safe access.

The applicant is also requested to provide the maximum achievable vehicular visibility splays. This is considered reasonable, as the proposed development involves alterations to an existing access, with one of the current accesses to be stopped up to allow for the extension of the public house garden. The access is located on Luddesdown Road, and visibility splays should be provided in both directions, drawn to the nearside carriageway edge, with no obstruction within the splays exceeding 1.05m above carriageway level. If required, further information on vehicular visibility splays can be found within the Department for Transport's Manual for Streets Guidance.

In addition, it is proposed to allow customers to utilise the existing staff car park during busy weekend periods. Accordingly, a new 1.8-metre-wide pedestrian pathway is proposed to the rear of Nos. 88 and 89 Brookers Cottages, with a demarcated pedestrian crossing provided. This is considered appropriate and will improve pedestrian connectivity between the pub garden and the staff/overflow car park.

The proposed access is 4 metres wide at its narrowest point. Any entrance gates must open away from the highway and be positioned a minimum of 12 metres from the edge of the highway. Additionally, the first ten metres of the access from the edge of the highway must be formed of a bound surface. This is to prevent loose debris from being transferred onto the highway which could pose a highway safety issue. Provision of measures to prevent the discharge of surface water onto the highway should also be provided. KCC Highways is content for this to be managed by condition.

Conclusion:

I look forward to the additional information being provided, to assist me in determining this application from a highway perspective.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant 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.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

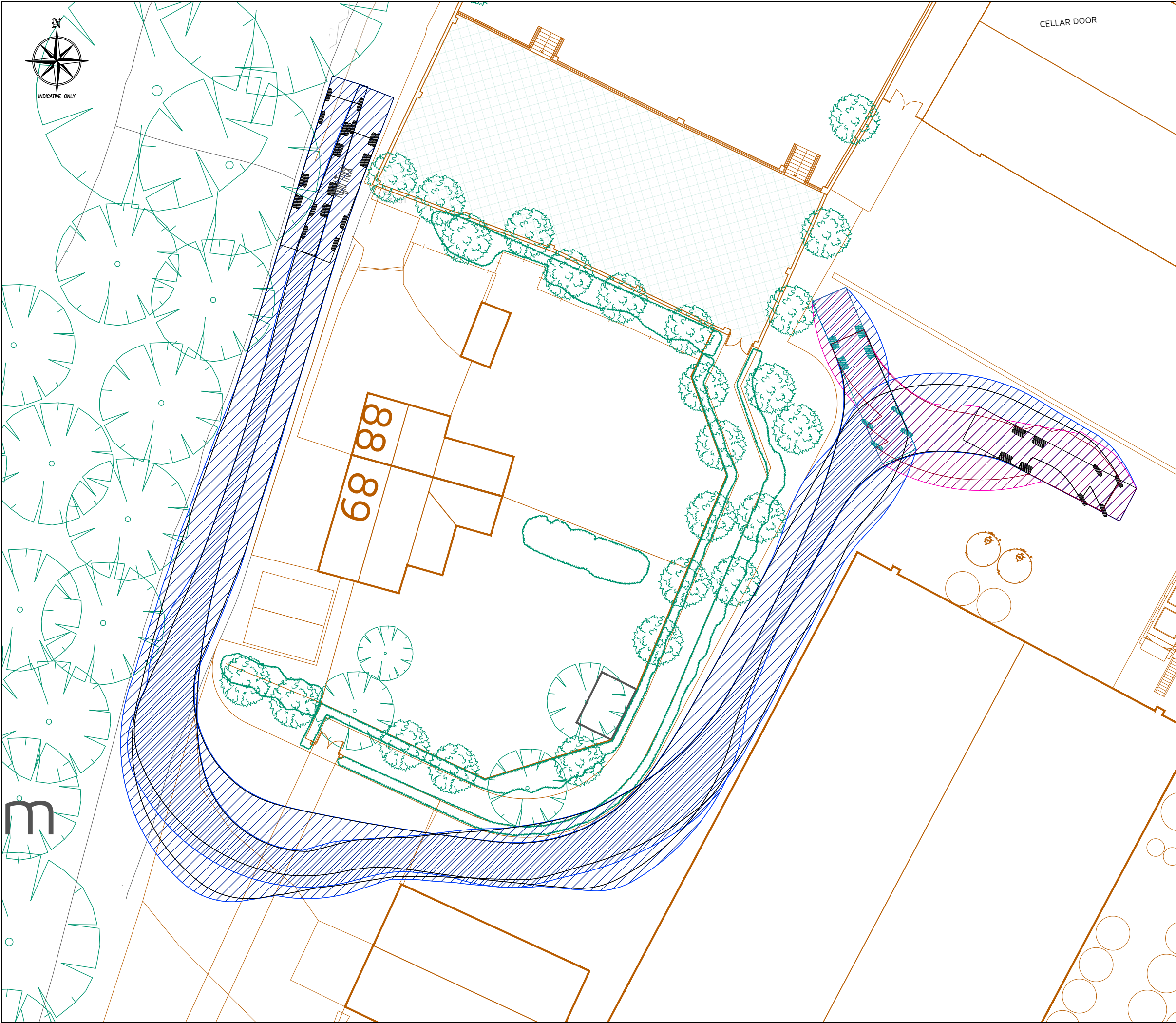
Yours faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.

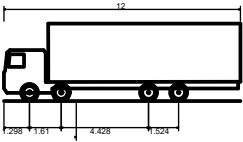
APPENDIX B



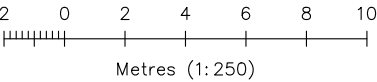


ONLY SCALE FOR PLANNING PURPOSES

- Notes:
- This drawing has been prepared in accordance with the scope of DHA's appointment with its client and is subject to the terms and conditions of that appointment. DHA accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
 - If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
 - Where applicable Ordnance Survey (c) Crown Copyright 2026 All rights reserved. Licence Number 100031961.



Rigid Truck
Overall Length 12.000m
Overall Width 2.500m
Overall Body Height 3.928m
Min Body Ground Clearance 0.412m
Track Width 2.471m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 11.900m



P2	26.03.26	HL	Updated Layout	JM	JM
P1	31.07.25	HL	First Issue	JM	JM

REV	DATE	BY	DESCRIPTION	CHK	APD
-----	------	----	-------------	-----	-----

client
VINEYARD FARMS LTD

project
LUDESDOWN FARM ACCESS ROAD

title
VEHICLE SWEPT PATH ANALYSIS 12M RIGID TRUCK

project	drwg	rev
35862	T-01	P2

Drawn	Checked	Approved	scale @ A3	date
HL	JM	JM	1:250	26.03.2026

status
FOR INFORMATION
P



Eclipse House, Eclipse Park. Sittingbourne Road
Maidstone, Kent. ME14 3EN
t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

APPENDIX

C





Max. achievable visibility splay 2.4 x 14m

Max. achievable visibility splay 2.4 x 29m

Existing Access

Visibility splays 2.4 x 43m

Visibility splay 2.4 x 36m to tangent point

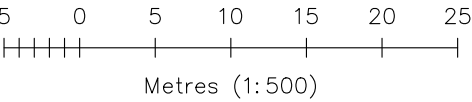
47.5m

Visibility splay 2.4 x 70m+

Proposed Access

ONLY SCALE FOR PLANNING PURPOSES

- Notes:
- This drawing has been prepared in accordance with the scope of DHA's appointment with its client and is subject to the terms and conditions of that appointment. DHA accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
 - If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
 - Where applicable Ordnance Survey (c) Crown Copyright 2026 All rights reserved. Licence Number 100031961.



P1	02.07.26	HL	First Issue	JM	JM
REV	DATE	BY	DESCRIPTION	CHK	APD

client
VINEYARD FARMS LTD

project
LUDESDOWN FARM

title
VISIBILITY SPLAYS

project	drwg	rev
35862	H-01	P1

Drawn	Checked	Approved	scale @ A3	date
HL	JM	JM	1:500	02.07.2026

status	FOR INFORMATION	P
--------	-----------------	---



Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN
t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

CAD Reference:	A3
----------------	----