



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: 4 June 2024

Our Ref:

Application - GB/20240331

Location - Lomas , Sole Street, Cobham, Gravesend Kent

Proposal - Outline application with all matters reserved for the demolition of existing dwelling and erection of 2 new detached dwellings.

Thank you for your consultation in relation to the above outline planning application, with all matters reserved. Whilst the principle of the development is acceptable, it is appreciated that the detailed layout, will need to be assessed through a subsequent reserved matters application.

It is proposed an additional dwelling will utilise the existing access from Sole Street, due to the intensification of this access, improvements should be made to improve the pedestrian visibility.

I am satisfied that the traffic generation for the additional dwelling is unlikely to result in a significant impact on the highway network,

Parking should be in accordance with Kent Residential Parking Standards (IGN3) as is shown on the submitted plans. All parking spaces should measure 5m in length x 2.5m in width, increasing to 2.7m if they are abutting a wall, fence or soft landscaping. Secure, covered, cycle storage and electric vehicle charging points would also be required for each dwelling.

Overall, I would raise no objection, in principle, to this proposal on highway grounds, provided the following conditions are applied to any consent granted:

- Provision and maintenance of 2 metres x 2 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.
- Provision and permanent retention of vehicle parking spaces and/or garages in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the use of the site commencing.
- Provision and permanent retention of the cycle parking facilities in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the use of the site commencing.
- Provision and permanent retention of electric vehicle charging points in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to

the use of the site commencing.

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage

All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing a 7kw output) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list: <https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

Informative: It is important to note that planning 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 a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, 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 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 formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. 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.

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 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.

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.