



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: 8 August 2022

Our Ref:

Application - GB/20220681

Location - Jackson Family Holdings Ltd, Unit K6, Northfleet Industrial Estate, Lower Road Northfleet

Proposal - Change of use of building to a mixed warehouse and office use together with erection of first and second floor extension and construction of a multi level car park, together with associated earthworks and drainage.

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

This proposal was the subject of extensive pre-application discussions between the applicant and KCC Highways in January 2022. Of major concern at the time was the proposal to provide a multi-storey car park at the rear of the building accessed by a car lift. This has now been amended to provide a multi-storey car park accessed by ramps which is considered acceptable.

The planning application is supported by a Transport Assessment dated June 2022 which covers all highway related impact on the local roads and addressed the majority of concerns raised during the pre-application discussions.

Of particular concern was the level of car parking available for the proposed 120 office-based employees. A total of 59 car parking spaces is proposed whereas KCC Parking Standards (SPG4) requires a maximum of 85 spaces for the combined office and warehouse uses. The TA demonstrates that the typical usage of the offices by staff means that not all personnel will be attending the offices at the same time with evidence gained from the existing company premises in Charlton, London. This is understood and it is accepted that the reduction of car parking spaces from the maximum standard is acceptable provided it is supported by mitigating measures such as a robust Travel Plan including a mini-bus to transport staff to and from the nearby railway stations at peak times and complimentary bus travel tickets (including Fasttrack services which run nearby).

Concerns are raised, as with most industrial areas, about on-street parking which can be seen to be affected by HGV parking and vehicles parked on footways. Whilst the TA demonstrates using the "Lambeth Parking Stress Methodology", which is not totally accepted that this methodology can apply to industrial areas, that there is sufficient availability on the nearby roads to accommodate overspill parking. This is accepted, again provided other mitigating measures are applied to reduce parking demand. Given the advice provided in the NPPF regarding excessive parking provision it is not considered appropriate to recommend refusal on

parking grounds.

Cycle parking is proposed with 20 secure and covered spaces which meets the minimum cycle parking requirement of SPG4.

A minimum of 10% of car parking spaces should be provided with EV charging provision together with a minimum of a further 10% of parking spaces provided with passive (cabling / ducting) provision.

In respect of traffic generation and a request by KCC Highways to consider the impact of the nearby Lower Road / Stonebridge Road signalised junction, a modelling exercise has been undertaken and provided in support of the application via a separate Technical Document dated 11th July 2022 which demonstrates that the junction will operate within acceptable capacity taking into account the additional traffic generated by the proposal. This is accepted.

It is therefore concluded that the Highway Authority raise no objection to the planning application provided the following Conditions / S106 Commitments are applied to any consent granted.

1. Details and location of the secure and weatherproof parking for a minimum of 20 cycles shall be submitted and approved prior to first occupation of the new accommodation.
2. Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.
3. A minimum of 10% of parking spaces in the multi-storey car park shall be provided with appropriate EV charging facilities and a further minimum 10% spaces shall be provided with passive EV Charging facilities (cabling / ducting).
4. A full Travel Plan shall be submitted and approved by the LPA prior to first occupation. The Travel Plan shall include agreed mode of travel targets and details of a peak time mini-bus service and details of complementary bus season tickets (including Fasttrack) provided to employees for a minimum of one year post first occupation. The Travel Plan shall be monitored annually at the expense of the applicant and further mitigating measures agreed with the LPA should targets not be met.
5. 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
6. A contribution, the amount of which to be agreed with the LPA, shall be made to improve pedestrian crossing provision of Galley Hill Road / Stonebridge Road for access to bus stops and Ebbsfleet International Station on the southern side of the A226.

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.