



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: 16 December 2022

Our Ref:

Application - GB/20221293

Location - Cascades Leisure Centre, Thong Lane, Gravesend, Kent DA12 4LG

Proposal - Demolition of the existing Cascades Leisure Centre and public house and redevelopment of the site to provide a new leisure centre with community pool, leisure water, cafe, soft play, 'clip n climb' facility, a six court sports hall, fitness suite, spin studio, 2 no. fitness studios, 2 no. squash courts, a new tennis/netball court, improvements to the existing play area, landscaping across the site and associated car parking.

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 highways pre-application discussions which informed the content of the supporting Transport Assessment including which local road junctions that needed assessing and an analysis of sustainable transport. As a result the Transport Assessment dated 24th November 2022 submitted with the application provided a very comprehensive assessment of all highway matters related to the reconstruction of the existing leisure centre.

The proposal is for replacement of the existing leisure centre off Thong Lane with similar facilities but 12.4% larger in floor area. The existing separate entrance and exit roads off Thong Lane remain as existing together with pedestrian entrances and a bus stop facility within the site. The all local road junctions on Thong Lane have been modelled assuming an increased traffic generation from the existing based on the increase in size, and all have been shown to operate well within capacity.

The site is located in a sustainable location with adequate pedestrian facilities, cycle provision, bus services and easy access by bus to Gravesend railway station.

Car parking has been assessed on the existing leisure centre usage and expanded assuming the increase in patronage relative to the increase in floor area. It is shown to provide adequate car parking numbers and an overspill car park area as existing will be retained. Cycle parking provision based on existing usage is proposed. EV charging facilities are proposed in compliance with national and local standards.

The crash record along nearby roads, particularly Thong Lane, has been analysed and found no significant incidents.

Overall, no objection to this application is raised on highway grounds provided the following Conditions are applied to any consent granted:

- 1 Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.
- 2 EV Charging facilities are provided at a rate of 10% active provision and a further 20% of spaces provided with passive provision (cabling / ducting only).
- 3 Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.
- 4 Submission of a Construction Management Plan before the commencement of any development (including demolition) 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
- 5 The development shall not be brought into use until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

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 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.