



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: 7 May 2026
Our Ref:

Application -	GB/20250874
Location -	Land At 7 To 39 Rose Avenue Gravesend Kent DA12 2LN
Proposal -	Demolition of the existing residential buildings on the site and the erection of 29no. new affordable homes, with associated vehicular parking and landscaping

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 site is on an existing residential development on an “edge of centre” location in Gravesham. Whilst the walking / cycling distance to the town centre is unlikely to be used by residents as it is 2.1km away, there are good public transport links to the town centre and railway station. Also, there are a number of local facilities available withing easy walking distance. I therefore have no concerns in respect of the sustainability of the site.

Parking provision is below the KCC Parking Standard (2025) with 36 spaces for the 29 housing units. I note that these parking spaces are to be unallocated which should make the lower provision more flexible. It is noted that the parking demand in the area allows some degree of overspill should the parking provision exceeded. Given the availability of public transport and the location, it is possible that some house occupants may not own cars or only have a single car.

The increase in house numbers will mean a small increase in vehicle movements from the site but I do not consider it would be significant enough to have any impact on the local highway network.

The revised access should have visibility splays appropriate for traffic speeds in an 20mph area.

I therefore do not raise an objection on highway grounds to this application provided the following Conditions or Developers Undertakings are applied to any consent granted:

1 Provision and maintenance of 25 metres x 2.4 metres x 25 metres visibility splays at the access onto Rose Avenue with no obstructions over 1.05 metres above carriageway level within the splays, or 0.6 metres where a footway crosses the access, prior to use of the site commencing.

2 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, which may require supporting vehicle tracking/swept paths.
- (c) Timing of deliveries, avoiding network and school peaks where possible.
- (d) Provision of wheel washing facilities.
- (e) Measures to prevent the discharge of surface water onto the highway.
- (f) Temporary traffic management / signage.

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 a 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.