



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: 12 May 2025

Our Ref: AC

Application - GBC/20241170

Location - 107 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

Proposal - Demolition of existing single storey dwellinghouse and erection of replacement two storey dwelling, with rear garden, cycle parking, refuse storage, driveway and air source heat pump.

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

A single car parking space is proposed for the four-bed unit. Whilst this technically meets the maximum parking standards set out in SPG4 (the adopted standards for GBC), SPG4 recommends three spaces per dwelling for a four bed unit. KCC's updated parking standards (2025) requires two spaces per unit. Vale Road is already subject to a relatively high amount of on street parking and it is noted that a number of dwellings within close proximity of the site that appear to have undergone recent changes, have two spaces per unit. Census data has been provided in the highways note to try and justify provision of a single space. The note states "*Table 2.1 demonstrates that, based on Census data, close to half of those dwellings in the surrounding area own one car, with a further 42% owning either two or three cars. In all probability a 4-bed dwelling in this location may own two cars*". It is likely that most (if not all) of the surrounding houses have less than four bedrooms and therefore the provision of one space may be sufficient for their use. It is therefore requested that two parking spaces are provided.

The vehicle visibility splays shown on drawing 2407100-01 P03 are incorrect. The x distance should be 2.4m and the splay should be taken to the edge of the carriageway, not into the carriageway. The amended splay is likely to be achievable and the plan should be updated to reflect this so it can be conditioned to any planning consent granted. The amendments may require the crossover to move slightly westwards to avoid the splay crossing the adjacent third party land.

Please note that Gravesham Borough Council planning approval for dropped kerbs and new accesses does not constitute approval for the highway works, separate approval must be sought from the KCC Vehicle Crossovers team explicitly as the highway authority.

Paragraph 5.36 of the Planning Statement states "*The proposed development will provide a cycle store to the rear of the building, providing cycle parking for the proposed occupants of the dwelling*". However, it does not state how many spaces will be provided. To confirm, SPG4

requires a minimum of one space per bedroom.

It is noted that an electric vehicle charging point is to be provided and this is welcomed.

Conclusion

Based on the submitted information I would like to place a holding objection on the Application until the above issues have been satisfactorily addressed. If the LPA are minded to grant planning permission prior to these being resolved, the following conditions should be secured:

Conditions

- Use of a bound surface for the first 5 metres of the access, from the back of the footway.
- Provision of four cycle parking spaces, prior to first occupation.
- A plan demonstrating that 2.4m x 43m visibility splays with no obstructions over 0.6 metres above footway level, are achievable, must be submitted to the LPA prior to commencement. The splays must be achieved prior to first occupation and maintained thereafter.
- In line with drawing 2407100-02 P03, provision and maintenance of 2m x 2m pedestrian visibility splays with no obstructions over 0.6 metres above footway level, prior to first occupation.
- Before and after construction of the development, a photographic highway condition survey should be undertaken for 20m each side of the site to demonstrate whether any damage has been caused to the highway during construction. A commitment should be provided to fund the repair of any damage caused by vehicles related to the development. The survey should be submitted to the LPA within three months of practical completion of the site. Further information can be found here: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance/photographic-highway-condition-survey>.

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.