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Highways and Transportation

Kroner House
Eurogate Business Park
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TN24 8XU

Tel: 03000 418181

Date: 23 September 2025

Our Ref:

Application -	GB/20250876
Location -	Walnut Hill Nursery, Walnut Hill Road, Gravesend, Kent
	DA13 9HL
Proposal -	Permission in Principle application; Erection of up to 9
	dwelling and associated works

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

It is understood that for a Permission in Principle application the only matters for consideration are Location; Land Use Type; and Quantum of Development. If and when this application is granted approval then a further planning application is necessary to consider detailed technical issues which is where most transport issues will be considered such as junction visibility and the impact on the local highway network.

It is therefore not appropriate at this stage to consider the highway impact although it must be recognised that this proposed residential development is in an unsustainable location where almost all travel will be using the private car and not complying with Paragraph 115 of the NPPF. The local lanes are narrow, single track and unlit and are not suitable for walking or cycling and access to public transport is infrequent and is 800m distant along the same narrow lanes. However, it is accepted that this proposal for a small rural development and the opportunities of introducing mitigating measures to improve sustainable transport are very limited.

In conclusion and in view of the above, no objection is raised on highway grounds to this PiP application.

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.

