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Kent
DA12 1AU

Highways and Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU
Tel: 03000 418181
Date: 23 September 2025
Our Ref:

Application -	GB/20250890
Location -	M A H Steel Ltd, Unit G1-G2, West Mill, Gravesend Kent
Proposal -	Retrospective application for the change of use of part of
	parking area to allow temporary storage of steel waiting for
	loading.

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 application is a retrospective application in order to regularise the parking area at the front of the existing building. The application is supported by a Transport Statement dated 1st September 2025 produced by Stantec. It is a repeat of a previous application (20250669) which was refused but not on highway grounds

The Transport Statement demonstrates that the reduction of parking spaces from 45 cars plus 7 HGV spaces to 18 car parking spaces has seen to be adequate for a number of years now without any problems arising. It is not clear, however, either on the plan submitted or in the Transport Statement if the 7 HGV spaces are to be retained. If they are not then the applicant should be questioned as to where HGVs will be parked, or if this parking provision was never required in the first place.

Using SPG4 as the parking standard (these were replaced by KCC in January 2025 but not yet adopted by GBC) this is a maximum standard and therefore a lesser parking level can be accepted and the Transport Statement, using actual evidence of existing travel patterns, demonstrates that there is occasionally a shortfall of 6 spaces which can easily be accommodated in nearby on-street parking spaces with causing any safety or congestion issues in these nearby little-used roads.

It is therefore accepted that the parking reduction, which has been used for several years, does not create local highway concerns. No objection is raised to this application provided that the situation for the HGV parking is explained to you satisfactorily and that a condition is applied for the proposed 18 spaces are retained in the future, plus possibly any HGV parking bays.

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.