



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: 14 February 2022

Our Ref:

Application - GB/20211092

Location - Milton Mount Hall, Old Road East, Gravesend, Kent DA12 1NQ

Proposal - Demolition of existing hall and outbuildings and erection of a 4 storey building containing 14 x 2 bedroom flats, driveway and parking for 17 cars.

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

The access to the rear parking area is achieved by widening the existing access alongside No. 20 Old Road East. The increase in traffic movements is not considered to be significant and does not represent an increased highway safety concern since the majority of properties along this section of road have accesses and therefore drivers travelling along Old Road East can expect turning movements in and out.

Visibility for vehicles emerging from the access is provided together with pedestrian visibility through the removal of the wall to the east of the access where it meets Old Road East. A mention is provided in the submitted documents regarding pedestrian visibility. I would however recommend that a Condition requiring pedestrian visibility to the east is provided and maintained with a maximum height of 0.6m.

Parking is provided in accordance with Kent Residential Parking Standards with one space per flat unit and 2 spaces per house and 3 visitor spaces. It would be preferred that the parking spaces for the flats are not allocated to individual units to add flexibility. Cycle parking is provided and is acceptable.

I therefore confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

1 Provision and maintenance of 2.0 metres x 2.0 metres pedestrian visibility splays to the east behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.

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 a

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.