



Gravesham Borough Council

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Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 6 October 2022

Our Ref: AC

Application - GB/20220839

Location - Cobham Lodge , Valley Drive, Gravesend, Kent DA12 5UE

Proposal - Conversion of existing house to 10no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2no. dwelling houses including proposed new dormers. Construction of new apartment building to form 11no. new apartments. Construction of 8no. semidetached and 1no. detached houses and associated development.

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 application has been submitted with an accompanying Transport Statement by DHA, dated July 2022 which is considered to be robust.

Access and visibility

There is no significant crash record on the highway network in the vicinity of the site. However, the proposal would result in an increase in use of the access and visibility splays should be provided. It is considered that visibility splays of 2.4m x 43m should be provided in both directions, for the 30mph speed limit. It is likely that actual driven speeds on Franklin Road are lower than the posted speed limit and the applicant may wish to carry out a speed survey to demonstrate that lesser speeds are applicable. We would then use the 85th percentile speed to determine the length of the visibility splays needed.

There should be no obstruction within the visibility splays over 1.05m above the carriageway level and the splays must cross land that is either within the control of the applicant or KCC as the highway authority

In addition, pedestrian visibility splays measuring 2.0m x 2.0m should be provided with no obstructions above a height of 0.6m.

It should be noted that the footway along this section of Franklin Road is narrow at 1m, which would make it difficult for wheelchair users or pedestrians with pushchairs to use.

Traffic Generation

The trip generation data provided indicates that the development proposal will result in an increase of about 101 two-way vehicle movements per 12 hour weekday period. Given the site location, close to Valley Drive and the A2 junction, it is not considered that the development is likely to create any significant issues on the local highway network.

Parking

Although the level of parking provided is considered to be acceptable, the size of the parking spaces should be increased. Parking spaces should measure 2.5m wide x 5m long, with 6m reversing space behind each space. The width of any space that abuts a hedge, wall or fence should be increased to 2.7m in width.

The parking spaces at the end of the parking aisles would be difficult to access properly, as there is no 1m extension to the aisles.

The disabled parking space which serves the flats to the rear of the development (P6) should be positioned closer to the entrance of the building, to ensure it is accessible for all users.

It is recommended that the car parking spaces for the flats are unallocated to allow for greater flexibility.

I am pleased to note that adequate cycle storage and electric vehicle charging points are to be provided.

I look forward to further information being submitted to assist me in determining this application from a highway perspective.

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.