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Highway & Transportation Engineer
L Brown Associates Ltd
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ME5 0DX
01.10.24
Our ref 1445
Portal Reference PP-13455860

Mr S Ghani MPhil, MA, BA (Hons).
Head of Planning
Planning Service
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Sir,

**Proposed Widening of a Vehicle X-Over Fronting onto a Classified Road. 339
Rochester Road, Gravesend, DA12 4TH.**

We are instructed by our client, Mr Singh, to apply to your authority for planning permission before we can apply to KCC for the alterations to the x- over. We have served notice on KCC as the works affect a highway verge. KCC require this confirmation before they will process an application under Section 184 of the Highways Act 1980 for a crossover.

We have provided below and in drawing SK02, an extract from KCC 's Highway Gazetteer to confirm the road is a classified road.

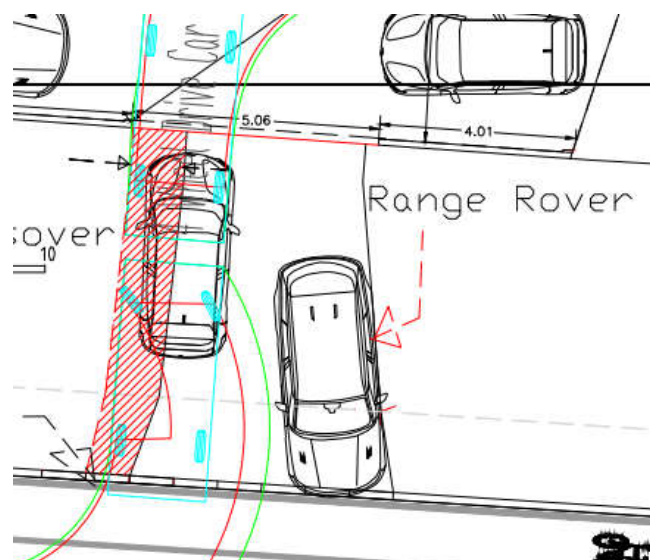
STREET NAME (A226) ROCHESTER ROAD			
USRN	15700642	GRAVESHAM LOCAL CYCLE ROUTE 1, GRAVESEND	
TOWN	GRAVESEND	DISTRICT	GRAVESHAM
STATUS: PUBLICLY MAINTAINABLE HIGHWAY			

Site Details

The site has the following details based on measurements taken on site, which have been added to the OS mapping.

1. The front parking area is 7.9m in depth. Plus 16m in width.
2. The carriageway is 12.4m wide with a cycle link on both sides.
3. The road is subject to a 50mph speed limit with highway street lighting.
4. The footway is 1.3m wide.
5. No street furniture or Street Lamp columns will be affected.
6. The forecourt can accommodate 4 cars as a minimum. This permits vehicles to turn onsite so that they access and leave in forward gear.
7. The proposed widening of the x-over is 50m from the nearby road junction.
8. Local crossovers are shown on the drawings.

9. The number of dropper kerbs to existing crossovers has been added to notes on drawing No SK01. Most have wider crossovers compared to the proposal. The vehicle auto tracking on Drawing 1445-SK05 proves that two way flow is possible by widening the crossover. The vehicle emerging from the crossover (leaving) is a Range Rover, shown below; so as to assure the authority it is a robust analysis.



10. A widening of the crossover to No 341 Rochester Road was approved recently reference 20240480, on the 18th July 2024.

and being **Demolition of chimney stack to allow for part two storey and part single storey rear extensions and subsequent conversion of garage into a habitable room. Relocation of parking to property frontage to including subsequent engineering operation to facilitate hardstanding and cross over from Rochester Road. Infilling of rear parking access and incorporation into garden curtilage.** Your application dated 4th June 2024 is permitted subject to the following:-

1. The development hereby approved shall be begun not later than 3 years following the date of this permission.

Planning Policy

The following policies are applicable from the 2014 Core Strategy.

Policy CS11: Transport

5.5.39 Sufficient parking in new development will be provided in accordance with adopted parking standards which will reflect the availability of alternative means of transport and accessibility to services and facilities.

Saved Policies in the Gravesham Local Plan (November 1994).

T5	New Accesses onto Highway Network.	CS/DC	July 2009
P3	Vehicle Parking Standards.	CS	July 2009

The NPPF polies are set out below.

National Planning Policy Framework

September 2023

Development contributions

34. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.
111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The development, which is to widen an existing crossover so as to provide two way flow and additional parking, will improve highway safety. The recent approval of a new vehicle access to No 341 confirms that there are no highway policy objections to the proposal. The crossover will avoid further damage to the highway verge.

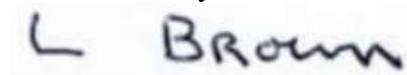
Summary and Conclusions

We are applying for permission to widen the crossver, onto a classified road and that we will then apply to KCC for a light duty crossover.

The proposal will reduce any verge damage due to over running the current crossver, driveway. On verge parking will be avoided. The proposal provides an improved access to the front garden parking area for the client's vehicles. The proposal will replicate recent x- overs nearby, will provide better access for disabled elderly relatives and friends.

Upon the issue of the permission we will then apply to KCC under Section 184 of the Highways Act 1980.

Yours faithfully



Mr L Brown
CC Client