



Gravesham Borough Council

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Kent
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Highways and Transportation

Kroner House

Eurogate Business Park
Ashford

TN24 8XU

Tel: 03000 418181

Date: 7 May 2024

Our Ref:

Application - GB/20240199

Location - Dalefield Industrial Park, Dalefield Way, Gravesend, Kent

Proposal - Erection of a new three storey office building, for use Class E and installation of solar panels to roof. Erection of a single storey storage building with integral roof lights, for use Class B8 and associated parking and landscaping.

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 proposal was the subject of highways pre-application discussions between the applicant's transport consultant and KCC in March 2024. The application is located in an acceptable relatively sustainable location utilising the existing access off Dalefield Way and I would make the following comments:

- I would recommend that a Travel Plan for the office development be submitted and approved by the LPA as a Condition of any consent granted.
- Utilisation of the existing access off Dalefield Way without alteration is considered acceptable.
- The proposed parking provision for the office block of 45 spaces is acceptable for the 1,170 sqm. And accords with Kent Parking Standards (SPG4) for B1 office use of 1 space per 25sqm for this location.
- I would expect a minimum of 10% of the parking spaces to be provided with active EV charging facilities with a further 10% provided with passive supply i.e. ducting / cabling only.
- The list of relevant Planning Policy documents appears complete.
- The data sourced from TRICS to assess the trip generation from the development appears robust. No trip distribution assessment is necessary since all traffic must travel onto Dering Way and to Lion Roundabout. I do not consider that the level of traffic generation is significant enough to require modelling of any local road junctions.

I therefore raise no objection on highway grounds to this application provided the following Conditions are applied to any consent granted:

1 The development shall not be brought into use until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for

monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

2 Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.

3 Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

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.