

Mr L Brown BSc MSc, MCIHT CMILT
Highway & Transportation Engineer
L Brown Associates Ltd
34 Fallowfield
Chatham
Kent
ME5 0DX
30.07.25
Our ref 1447

Portal Ref PP- Sent by Email

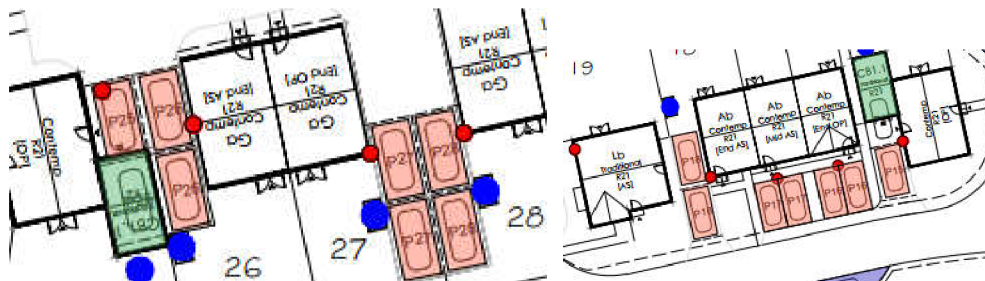
Ms W Lane MRTPI
Assistant Director (Planning)
Planning Service
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Madam,

**Proposed Vehicle X-Over Fronting onto a Classified Road. 5 Forge Lane,
Higham. ME3 7AS. Pursuant to Refusal Ref 20250570.**

Further to our letter dated the 4th July, we have reviewed KCC's review (letter dated 3rd July 2025) and response recommending refusal. This is concerning as the previous application received no objections from KCC. We suggested previously that the KCC case officer may have changed hence we are now submitting more data. Our letter of the 26th June may not have been reviewed by KCC based on the comments to date. We did highlight previously some of our documents were missing on the portal.

We now attach a drawing (a Persimmon Development) plus KCC letter responding to a proposal for 700 houses in Kent. KCC have accepted the layout, have not requested 2m x 2m sight lines nor can the layout provide them. Please add this evidence base to the application.



Yours faithfully

[Redacted Signature]

Mr L Brown

CC Client

Attach Drawing Persimmon. Plus KCC letter (No case officer name on the letter).

L Brown Associates Ltd, 34 Fallowfield, Chatham,
Kent, ME5 0DX <https://parkingstandards.co.uk/>

Tel 07709 969 599
Email les.brown@lbrownassociates.co.uk



Swale Borough Council

Swale House
East Street
Sittingbourne
Kent
ME10 3HT

Highways and Transportation

Kroner House

Eurogate Business Park
Ashford

TN24 8XU

Tel: 03000 418181

Date: 18 November 2024

Our Ref:

Application - SW/23/500161/REM

Location - Land West Of Barton Hill Drive Minster-on-sea Kent ME12 3LZ

Proposal - Application for the approval of Reserved Matters for Phase 1A (Appearance, Landscape, Layout and Scale.) Pursuant to conditions 1,12, 26,27,33,34,37,39,40,41,42,43 and 46 of Outline Planning Permission 18/503135/OUT for a development for residential dwellings including landscaping, drainage and earthworks.

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

Following highways previous response, the applicant has provided further details regarding the parking strategy for the development which is acceptable.

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

- Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans (23.1761.202 H) prior to the use of the site commencing.
- All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing a 7kw output) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list: <https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>
- Provision and permanent retention of the vehicle loading/unloading and turning facilities shown on the submitted plans (16120-T-06 P4) prior to the use of the site commencing.
- Provision and permanent retention of the cycle parking facilities shown on the submitted plans (23.1761.202 H) prior to the use of the site commencing.
- Provision and maintenance of the visibility splays shown on the submitted plans (16120-H-03 P4) with no obstructions over 0.9metres above carriageway level within the splays, prior to the use of the site commencing.

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.



Key

- Vehicle Charging Point (88 No.)
(Indictive Location Only)
- Cycle Space - (total 108 No)
- Car Barn spaces - (total 41 No)
- Visitor Spaces - (total 26 No)
- Allocated Spaces - (total 186 No)

H	15/10/2024	Amended to suit layout	LS
G	21/06/2024	Indicative EV charging point locations shown for spaces within the parking courts	LS
F	12/06/2024	Amended to suit layout	CH
E	05/03/2024	Amended to suit layout	MF
D	12/09/2023	Amended to suit layout	LS
C	21/07/2023	Amended to suit layout	LS
B	17/07/2023	Amended to suit layout	LS
A	04/07/2023	Amended to suit layout	LS
Rev	Date	Amendment	Initials

Project:
BARTON HILL DRIVE PHASE 1
ISLE OF SHEPPY
Client:
PERSIMMON HOMES SOUTH EAST
Drawing:
PARKING PLAN

Drawing no: 23.1761.202 Rev: H

Scale@A1:1:1000 Date: MAY'23 Drawn: LS Checked: SF



FINC Architects Ltd
61, New London Road
Chesham
Essex
CM8 2ND
T +44 (0)1245 633988
www.finchitects.com

Disclaimer: All dimensions and measurements to be checked on site.
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Do not scale from this drawing.

PLANNING

