



Gravesham Borough Council

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Windmill Street
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Kent
DA12 1AU

Highways and Transportation

Kroner House

Eurogate Business Park
Ashford

TN24 8XU

Tel: 03000 418181

Date: 7 December 2023

Our Ref: AC

Application - GB/20231149

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 prepared by DHA, dated September 2023, which is considered to be robust.

It is noted that in highway terms the proposals do not differ materially from those presented under the previous planning application for this site, reference GB/20220839. This application was considered acceptable by us, subject to the submission of visibility splays and some amendments in relation to the size of the parking spaces.

I am pleased to note that a visibility splay drawing has now been submitted, which is acceptable and the parking spaces, as shown on the revised block plan, now meet the required standards. The Transport Statement should be amended with the correct dimensions for the parking spaces, as this states that parking bays will measure a minimum of 2.4m x 4.8m which is incorrect (page 10 paragraph 3.3.5). It is recommended that the car parking spaces for the flats are unallocated to allow for greater flexibility.

The Transport Statement advises that adequate cycle storage and electric vehicle charging points are to be provided and these should be conditioned.

Subject to the above and 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 maintenance of the visibility splays shown on the submitted plans (Drawing No 1458 -16 Rev B) with no obstructions over 1.05 metres above carriageway level within the splays, prior to the use of the site commencing.

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - (a) Routing of construction and delivery vehicles to / from site
 - (b) Parking and turning areas for construction and delivery vehicles and site personnel
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities
 - (e) Temporary traffic management / signage

- Provision and permanent retention of the vehicle parking spaces shown on the submitted plans (Drawing No 1458-02 Rev U) prior to the use of the site commencing.

- Provision and permanent retention of the cycle parking facilities shown on the submitted plans (Drawing No 1458-02 Rev U) prior to the use of the site commencing.

- Provision and permanent retention of electric vehicle charging facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

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>

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.