



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 13 December 2022

Our Ref:

Application - GB/20221187

Location - The Maltings , Lower Higham Road, Gravesend, Kent DA12 2LY

Proposal - Change of use of the The Maltings, Lower Higham Road, Gravesend, DA12 2LY from offices (formerly class B1), showroom (formerly class A1) and workshop (formerly class B1) to a mixed use of education (class F1a) and a place of religious worship (class F1f).

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

I have major concerns with the parking provision of this proposal. Whilst there appears to be an informal arrangement with North Kent College for the use of their car park, this application is for permanent consent - whereas the previous application was for a temporary permission and the arrangements with the College covered this. I would therefore like to see a permanent legal arrangement with the College to cater for the overall quantity of car parking spaces required - 128 according to the data submitted.

If the parking arrangement with the College were to cease, this could result in a significant number of vehicles parked on-street in the local roads where there is currently no restrictions on a Sunday. This could result in a highway safety issue and severe congestion in the area.

I would therefore request a holding objection until such time as a permanent parking solution has been secured.

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.