



Gravesham Borough Council

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Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 7 July 2025

Our Ref: SS

Application - GB/20250474

Location - Northfield House, Wrotham Road, Meopham, Gravesend Kent

Proposal - Creation of a vehicle crossover and hardstanding.

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 vehicle visibility splays, as shown on drawing D-21, are acceptable.

The pedestrian visibility splays on drawing D-20 are now shown correctly at the rear of the footway. It is noted that the southern pedestrian visibility splay requires the use of a small amount of neighbouring land, which cannot be controlled in relation to this planning application. However, the small amount of neighbouring land in question forms part of an existing driveway, with an associated vehicle crossover, and thus will need to be kept clear by the neighbouring landowner for the purposes of their own vehicle and pedestrian visibility. Consequently, it is considered unlikely that this area of neighbouring land would be obstructed.

On balance, given the requirements of the neighbouring property and that the large majority of the southern pedestrian visibility splay is within the application site, the proposed pedestrian visibility splays are considered to be acceptable.

Conclusion and Conditions:

Further to my previous response, I confirm on behalf of the local highway authority that I now raise no objection to this application provided the below conditions are applied to any planning permission that the Local Planning Authority may grant:

- Provision and permanent retention of the vehicle visibility splays as shown on drawing number D-21, with no obstructions over 0.6 metres above carriageway level within the splays, prior to use of the development commencing.
- Provision and permanent retention of the pedestrian visibility splays as shown on drawing number D-20, with no obstructions 0.6 metres above footway level within the splays, prior to use of the development commencing.
- Use of a bound surface for the first 5 metres of the access from the edge of the highway.

The applicant should be aware that any planning permission granted does not constitute permission to undertake works to the highway. Separate consent from KCC Streetworks will be required for the vehicle crossover, with further information provided in the informative below.

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 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.