



Gravesham Borough Council

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Kent
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Highways and Transportation

Kroner House
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Ashford
TN24 8XU

Tel: 03000 418181

Date: 11 February 2025

Our Ref:

Application - GB/20241161

**Location - St Josephs Convent Of Mercy , Hillside Drive, Gravesend,
Kent DA12 1NY**

**Proposal - Change of use of surplus convent buildings into two 6-
bedroom townhouses, demolition of existing single-storey
extensions to the west and construction of a 2-bedroom
attached chalet bungalow, reorganisation of the convent
car park and alterations to create a front entrance, erection
of two single-storey bays to the rear elevation, dividing up
the existing garden, and forming a new driveway to access
the gardens to the rear.**

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 application is supported by a Transport Statement produced by Hydrock Consultants Ltd. dated 4th December 2024. It is considered to address all the necessary highway related issues resulting from this proposed development and is considered to be robust in it's content.

Hillside Road is a private road and the proposed development is at a considerable distance from the public highway therefore it's direct impact on the latter is limited. The parking provision complies with the current Kent Parking Standards.

The site is located in a relatively sustainable location within walking / cycling distance of the town centre and its facilities, including bus and rail services.

It is important to note that this proposal is a change of use and it is demonstrated in the TS that the traffic generation is low and considerably less than the potential generation from the existing use should it be fully occupied.

My only concern is the access junction onto Old Road East where existing brick pillars reduce the width of Hillside Road to 3.76m which is insufficient for two vehicles to pass and could result in a vehicle stopping on Old Road East whilst awaiting another vehicle to emerge. Whilst I would prefer the central pillar to be removed from a highway safety perspective, I accept that traffic flows are very low on Hillside Road and traffic generation from the proposed development is considerably less than the existing use. It would therefore be difficult to justify

a refusal on highway safety grounds unless the pillar is removed.

Visibility splays at the junction with Old Road East should be provided as 45m x 2.0m and this should be conditioned.

Overall, given the fact that it is a private road over which the highway authority has no jurisdiction and that traffic generation is lower than that potentially generated by the existing use, I raise no objection on highway grounds to this application provided the following Conditions are applied to any consent granted:

- 1 Provision and maintenance of 4.5 metres x 2.0 metres x 45 metres visibility splays at the access with no obstructions over 1.05 metres above carriageway level within the splays, or 0.6 metres where a footway crosses the access, prior to use of the site commencing.
- 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.
- 4 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, which may require supporting vehicle tracking/swept paths.
 - (c) Timing of deliveries, avoiding network and school peaks where possible.
 - (d) Provision of wheel washing facilities.
 - (e) Measures to prevent the discharge of surface water onto the highway.
 - (f) Temporary traffic management / signage.

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.