



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 4 April 2025

Our Ref: AC

Application - GB/20241109

**Location - Dene Holm House , Dene Holm Road, Northfleet, Gravesend
Ken**

**Proposal - Converting former residential care home into 23 x self
contained flats, changes to fenestration, external
landscaping, levels and boudary treatments.**

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

Additional information has been submitted, which does address some of the concerns raised in my previous response.

However, the visibility splays shown from the new access to serve the five parking spaces from Everest Close are not acceptable. The visibility splay to the right, when measured from the end parking space is approximately 12m. I would advise the applicant to review the parking layout to provide better visibility. This could be achieved by moving the parking spaces further away from the bend.

It is likely that actual driven speeds along Everest Close are lower than the posted speed limit. I would estimate the traffic speeds can be assumed to be around 20mph and therefore visibility splays of 2.4m x 25m in both directions would be acceptable.

A revised plan should be submitted to show any amendments to the parking layout and the visibility splays. I would also request that the fence, in both directions, is shown on the revised plan, to ensure this will not affect the visibility from the access.

I look forward to additional information being submitted to assist me in determining this application from a highway perspective.

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.