



**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:** 2 August 2023

**Our Ref:** AO

**Application - GB/20230612**

**Location - Joynes House, New Road, Gravesend, Kent DA11 0AJ**

**Proposal - Proposed conversion of undercroft car park to provide 10 no. flats, with associated ancillary residential communal space and plant room. Proposed cycle parking storage and the provision of private outdoor amenity space. Facade alterations and minor amendments to lower ground floor internal layout granted under application reference 20221183.**

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 is a town centre location where adequate public parking is available nearby. The traffic generation and parking requirements for the residential units is likely to be lower than the existing office use.

The submitted Transport Statement states 66 car parking spaces will be available in total across the wider development, these car parking spaces should be unallocated. To ensure vehicle and cycle parking is accessible to all future residents I would request the provision of disabled parking spaces.

Should the LPA be minded to approve this application a Car Parking Management Plan should be secured by Condition.

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority.

- Submission of a Car Parking Management Plan before the commencement of any development on site to include the following:
  - (a) Details of allocated/unallocated parking spaces
  - (b) Parking provision for the mobility impaired
- Provision and permanent retention of secure 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 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.