



Gravesham Borough Council
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Kent
DA12 1AU

Highways and Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU
Tel: 03000 418181
Date: 15 July 2025
Our Ref: AC

Application -	GB/20250570
Location -	5 Forge Lane, Higham, Rochester, Kent ME3 7AS
Proposal -	Formation of frontage parking space and vehicle crossover.

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

Whilst the Applicant has provided a document related to visibility splays, a vehicle visibility splay (2.4m x 43m) has not been provided for review and is required.

Pedestrian splays are shown on plan TAB/06/209B, although the insert is of DMRB, which is not appropriate for this residential setting. The splay to the north / west is shown as 2m x 2m from the northern side of the driveway, and is correct and acceptable. The splay to the south / east is incorrect as it is within the driveway itself, instead of adjacent to it. It is noted that a relaxation of the standard to 1m x 1m splays is sometimes acceptable to KCC, although it is unclear from the plans what level of splay is achievable as the site boundary is not shown on the plan. It is also unclear whether the third-party land (likely to be needed for the splay), is over 0.6m in height. This should be confirmed.

Measurements taken by KCC from the submitted plan confirm that the driveway would be 5m x 2.4m at its narrowest point. Whilst this would meet the KCC vehicle crossover guidance, it does not meet Gravesham's standards (SPG 4), which requires 5m x 2.5m.

Should the application be permitted, the Applicant should be aware that separate permission would be needed from the KCC vehicle crossover team. The vehicle crossovers team requires a minimum of 4.5m of full height kerb between two crossovers. The plan shows only 4m of full height kerb between no.5's existing and proposed dropped kerbs.

There is a highway pole and a bollard located within close proximity of the proposed driveway, although the distance is not shown. Should these assets be located within 1.5m of the proposed crossover, they may need to be relocated and this would be at the applicant's expense.

I wish to place a holding objection on the application until the above information is provided. Should the LPA be minded to grant planning permission prior to the above information being provided and approved, the following conditions should be attached:

- Provision and maintenance of 2 metres x metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6 metres above footway level, prior to the use of the site commencing.
- Use of a bound surface for the first 5.5 metres of the access from the edge of the highway.
- Provision of measures to prevent the discharge of surface water onto the highway.

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.