

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: 15 July 2025
Our Ref: SS

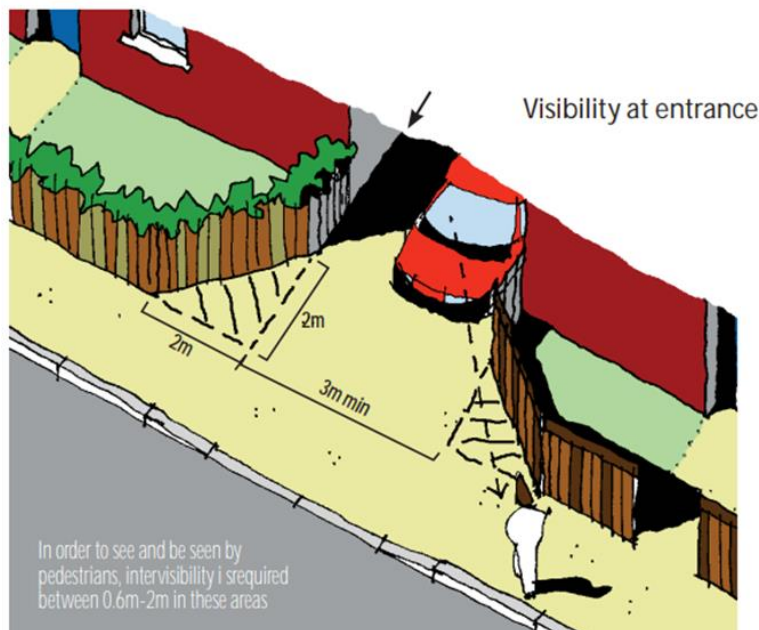
Application -	GB/20250563
Location -	7 Old Road West, Gravesend, Kent, DA11 0LH
Proposal -	Formation of vehicular access and provision of one parking space in front garden.

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

Pedestrian Visibility Splays:

The applicant has clarified via email (dated 20th June 2025) that the pedestrian visibility splays on the supplied drawings are shown using a “black outlined trapezoid” and this clarification is welcomed. However, the pedestrian visibility splays shown on the revised drawings (number 04 and 05, Revision A) have still not been shown correctly.

Pedestrian visibility splays measuring 2 metres by 2 metres, measured behind the footway either side of the vehicle crossover, with no obstructions exceeding 0.6 metres above carriageway level within the splays, must be demonstrated on a scaled plan. The applicant is required to provide updated drawings accordingly and a diagram from KCC’s Kent Design Guide showing pedestrian visibility splays is included below for the applicant’s reference.



Having reviewed the plans it is uncertain if the required pedestrian splays can be achieved within the red line boundary (RLB) of the site. Furthermore, the brick pillars proposed to be retained are highly likely to fall within these splays and cause an obstruction. Reduction of the brick pillars to a maximum height of 0.6 metres above carriageway level may be required if they are to be retained.

Vehicle Visibility Splays:

Having reviewed the average speed data for Old Road West, and assessed the likely achievable vehicle visibility splays, it is considered that there are no anticipated visibility concerns for this site.

Other Matters:

The applicant should be aware that it is KCC's preference for the crossover to be perpendicular to the carriageway and KCC's Vehicle Crossover/Streetworks teams may consider this when determining the request (separate to planning permission) for access.

Should the Local Planning Authority wish to determine this application prior to the receipt of the above information, the following conditions are requested to be applied to any planning permission granted:

- Provision and permanent retention of 2 metre by 2 metre pedestrian visibility splays measured 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 development commencing.
- Use of a bound surface for a minimum of the first 5 metres of the access from the edge of the highway.
- Provision and permanent retention of the vehicle parking space shown on the submitted plans prior to the use of the development commencing.
- Provision of measures to prevent the discharge of water onto the highway.

The applicant should be aware that any planning permission granted by the Local Planning Authority 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 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.