



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: 10 April 2025

Our Ref: AC

Application - GB/20250267

Location - Land To The West Of , Nursery Mews, Gravesend, Kent DA11 7BU

Proposal - Application for approval of conditions 4, 5, 6 and 7 attached to planning permission reference number 20241000 relating to a comprehensive Code of Construction Practice/Construction Management Plan, Biodiversity Gain Plan, a Biodiversity Management Plan and a Monitoring Plan, swept path analysis demonstrating a fire tender navigating through this area containing the removable barriers and also turning within the site itself where the car park is situated to ensure turning facilities are available and a strategy to deal with the potential risks associated with any contamination of the site.

Thank you for your consultation in relation to the above planning application and for providing the Construction Management Plan (CMP), for the discharge of condition 4.

It is noted that the proposals include a temporary parking suspension, to allow construction and delivery vehicles access into Nursery Mews. The parking suspension and any temporary traffic management measures (including signage and hoarding) and the necessary permits, would need to be discussed and agreed with our Streetworks Team, prior to any works commencing on site. The applicant would also need to notify Gravesham Borough Council's technical services, regarding the parking suspension, to ensure they have no concerns.

As detailed in the CMP, due to the close proximity of the school, vehicles should avoid accessing the site during school start and finish times. I would advise the applicant to liaise directly with the school.

Subject to the above, I can confirm the information provided is satisfactory and I have no objections to this condition being discharged.

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.