



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 5 October 2021

Application - GB/20211092

Location - Milton Mount Hall, Old Road East, Gravesend, Kent DA12 1NQ

Proposal - Demolition of existing hall and outbuildings and erection of a 4 storey building containing 14 x 2 bedroom flats, driveway and parking for 17 cars.

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

The access to the rear parking area is achieved by widening the existing access alongside No. 20 Old Road East. The increase in traffic movements is not considered to be significant and does not represent an increased highway safety concern since the majority of properties along this section of road have accesses and therefore drivers travelling along Old Road East can expect turning movements in and out.

Visibility for vehicles emerging from the access is provided although no mention is provided in the submitted documents regarding pedestrian visibility. I would recommend that pedestrian visibility to the east is provided with a maximum height of obstructions of 0.6m. This could be achieved by ensuring the wall along the frontage is a maximum of 0.6m high for the first 2.0m from the edge of the access road.

Parking is provided in accordance with Kent Residential Parking Standards with one space per flat unit and 3 visitor spaces. It would be preferred that the parking spaces are not allocated to individual units to add flexibility. Cycle parking is provided and is acceptable.

I therefore confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

1 Provision and maintenance of 2.0 metres x 2.0 metres pedestrian visibility splays to the east behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.

Please advise the applicant that any works to widen the existing vehicle crossing will require the **separate** consent of KCC Highways.

INFORMATIVE: 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 where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

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 road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at

<https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such 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.

Yours faithfully

David Barton

Senior Development Planner