



Gravesham Borough Council
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Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU
Tel: 03000 418181
Date: 19 August 2025
Our Ref:

Application -	GB/20250558
Location -	East Court Farm, Church Lane, Gravesend, Kent
Proposal -	Installation of 7 no. glamping pods/retreats and 4 no. barrel
	saunas with cold plunge for overnight guest use, external
	decking areas, permeable footpaths and vehicular track,
	parking and turning area, secure cycle storage and
	recycling/refuse storage, 2 no. private package treatment
	plants, landscaping and associated works.

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 proposal was the subject of highways pre-application advice back in April 2024 and since then the issues raised have been addressed and resolved in the Highways Technical Note Rev C submitted in support of the application on 30th July 2025 . The issues raised cover:

Access junction visibility – a vehicle speed survey has been undertaken which shows the traffic speeds (85th %ile) along Church Lane are 27.5 mph northbound and 24.2 mph southbound. This results in a requirement (in accordance with Manual for Streets) of 2.4m x 38m to the south and 2.4m x 32m to the north. Whilst it is normally expected that the visibility splay should be measured to the nearside road edge, in this case it is only achievable within land in the applicant's control to the centreline on the lane to the north. Given the narrow width of the lane, and the likely traffic generation from the proposal, I consider this to be acceptable in this instance. A **Condition** should therefore be applied to any consent granted for the visibility splays shown on Drawing Ref: 5981/SK02 included in the Technical Note to be provided and maintained.

Access by tanker vehicle – the turning spaces shown are acceptable.

Cycle Parking – acceptable as shown. This provision and their retention should be **Conditioned**

Welcome Pack – this should be **Conditioned** to be provided to all visitors to encourage use of sustainable travel.

Lighting – acceptable

Car Parking – 13 parking spaces now shown are acceptable and accord with Kent Parking Standards (2025). These provision and retention of these spaces should be **Conditioned**.

It is considered that the likely traffic generation from this proposal is not likely to cause any highway safety or congestion issues to the local highway network.

Provided the above conditions are applied to any consent granted, I raise no objection on highway grounds to this application.

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.