



Gravesham Borough Council

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Windmill Street
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Kent
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Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 13 February 2025

Our Ref:

Application - GB/20250053

Location - Golden Lion , Luddesdown Road, Luddesdown, Gravesend Kent

Proposal - Erection of a rear and side extension and refurbishment of the Golden Lion pub including landscaping, parking 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 :-

The application is supported by a Transport Statement by DHA dated January 2025 which is considered to address all of the necessary highway issues as a result of this proposal. It is considered to be a robust assessment.

The site is located in a rural unsustainable location which results in all trips to be made using the private car. Whilst this is of concern, it is accepted that this is an existing facility (being extended and enlarged) in a rural location so no alternatives are likely to be economically viable.

Traffic generation to and from the site is not significant, particularly when the existing use is taken into account. Crash records on the local roads is not significant enough to be of concern.

The existing car park is proposed to be enlarged to 37 spaces which has been shown to meet the maximum KCC Parking Standard (SPG4) for the uses proposed. However, the width of the access (which is an improvement on the existing arrangement) is not defined in section 3.2.1 of the TS and should be a minimum of 5.5m wide. Also the size of the parking spaces is not shown and should be a minimum of 5.0m x 2.5m.

I therefore raise no objection on highway grounds to this proposal provided the following conditions are applied to any consent granted:

1 Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing. Minimum parking bay size should be 5.0m x 2.5m.

2 Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

3 Provision and maintenance of 25 metres x 2.4 metres x 25 metres visibility splays at the access with no obstructions over 1.05 metres above carriageway level within the splays, or 0.6 metres where a footway crosses the access, prior to use of the site commencing.

4 Submission of a Construction Management Plan before the commencement of any development on site to include the following:

- (a) Routing of construction and delivery vehicles to / from site.
- (b) Parking and turning areas for construction and delivery vehicles and site personnel, which may require supporting vehicle tracking/swept paths.
- (c) Timing of deliveries, avoiding network and school peaks where possible.
- (d) Provision of wheel washing facilities.
- (e) Measures to prevent the discharge of surface water onto the highway.
- (f) Temporary traffic management / signage.

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.