



Gravesham Borough Council

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Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 25 September 2024

Our Ref: AC

Application - GB/20240473

Location - Kesson House Care Home , Council Avenue, Northfleet, Gravesend Kent

Proposal - Demolition of Annex and Extension to the original Kesson House. Erection of extension to Kesson House and use of building as 9 x 1 bedroom units for supported living use and overnight staff accommodation (Class C3b). Erection of 4 x 1 bed flats and 16 x 2 bed flats (Class C3a) in two separate blocks, hard and soft landscaping, parking spaces and cycle storage.

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

No highway note has been provided to set out what changes have been made to the application. The comments below are therefore based on a review of the following documents:

- Landscaping Plan
- Cycle Storage and Parameter Plan
- Access Visibility Splays
- Service and Refuse Parameter Plan

Crash Data

The crash data assessment has not been updated as requested.

Access

The requested adoption plan has not been provided.

No response has been provided to the previous concern that *"A vehicle parked in the western parking bay adjacent to West Kent Avenue could reverse back into the crossing point"*. It is recommended that the route past the six parking bays is one-way northbound.

Visibility splays have been provided on drawing 62338-PP-004 and this is welcomed. Whilst the splays do not meet the required 43m for 30mph roads, it is recognised that the access points are existing, with only a very minor intensification of use during the PM peak, and no crash history issues. It is noted, however, that footway parking has occurred previously within the splays and it is recommended that Kent Police, who deal with this issue, are consulted.

The parking provision has not been increased, as requested. Whilst the parking standards in

SPG4 are maximum standards, the existing on street and footway parking surrounding the site suggests that there is an existing parking problem in this area.

15 unallocated spaces and two visitor spaces will be provided for the 20 flats, which is less than half of the maximum permitted. Whilst unallocated spaces can be helpful in circumstances where it is unlikely that all flats would need provision, where there is an under provision, this can cause conflict between residents and can result in people seeking alternative places to park such as on street, or in ad hoc (and sometimes dangerous) places. The parking provision should therefore be increased.

If, after exploring all options to incorporate this, it is deemed not to be possible, measures should be implemented to encourage the use of sustainable modes, as follows:

- A Travel Information Pack provided to each residential unit upon first occupation of the site, setting out (as a minimum) the sustainable travel options to local destinations and any other measures that are available (including the below).
- £50 voucher offered to each residential unit upon first occupation, towards the purchase of a cycle / scooter or cycle / scooter equipment.
- One years free ticket for a local bus service offered to each residential unit upon first occupation, noting Fastrack will be running through the Northfleet West site in the future and should be within the 800m maximum walking distance of the site.
- One years free membership and £50 driving credit to a local car club offered to each residential unit upon first occupation.

No reference has been made to the request for an increase in the proposed provision of the electric vehicle charging facilities, which currently does not meet Building Regulations. For new residential units one active charger per space is required and should be secured.

The General Arrangement Ground Floor Cycling Provision Parameter Plan (A-21251_P-00-215 P8) shows 10 cycle parking spaces will be provided for Block A and 27 cycle parking spaces will be provided for Block B. This is welcomed.

Conclusion

Further to my previous comments dated 25th June 2024 on the above planning application I confirm that on balance, I now raise no objection on behalf of the Local Highway Authority, subject to the following Conditions and Obligations being secured:

- Provision and maintenance of the visibility splays shown on drawing 62338-PP-004 with no obstructions over 0.6 metres above carriageway level within the splays, prior to first occupation of the site.
- Provision and permanent retention of a minimum of 10 covered cycle parking spaces for the sheltered units and 27 covered spaces for the flats, to be provided prior to first occupation of the associated use. A proportion of the spaces should be wide enough to accommodate adapted bikes which require 1.5m between stands to allow for dismounting.
- Provision and permanent retention of a minimum of two visitor vehicle parking spaces for the site, five standard vehicle parking spaces and one disabled space for the sheltered units, and 14 standard vehicle parking spaces and one disabled bay for the flats, to be provided prior to first occupation.
- Electric vehicle charging infrastructure to be provided in line with Building Regulations, which requires one active charger per space, prior to first occupation of the associated use
- Permanent use of a bound surface for the first five metres of the access from the edge of the highway, which in this case would be the back of the footway.
- Closure of the existing crossover on West Kent Avenue and reinstatement of the full height

kerb and footway, prior to first occupation.

- A Travel Information Pack provided to each residential unit upon first occupation of the site, setting out such things as the sustainable travel options to local destinations and any other measures that are available to residents.
- £50 voucher offered to each residential unit upon first occupation, towards the purchase of a cycle / scooter or cycle / scooter equipment. The voucher should be advertised to residents and be available to claim for a minimum of one year.
- One years free ticket for a local bus service offered to each residential unit upon first occupation. The voucher should be advertised to residents and available to claim for a minimum of one year.
- One years free membership and £50 driving credit to a local car club offered to each residential unit upon first occupation. The voucher should be advertised to residents and available to claim for a minimum of three years, in order to give time for more local car clubs such as those planned in Northfleet West, time to become operational.
- Submission of a Construction Management Plan prior to 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
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities
 - (e) 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.