



Gravesham Borough Council

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Highways and Transportation

Kroner House

Eurogate Business Park
Ashford

TN24 8XU

Tel: 03000 418181

Date: 8 August 2024

Our Ref:

Application - GB/20240700

Location - Cheneys Farm Barns, Thong Lane, Shorne, Gravesend Kent

Proposal - Demolition of the southern barn and erection of a new steel frame barn with mezzanine floor used for an office space, pedestrian access doors to the east and vehicle access doors to the west. Landscaping to include hedges and tree to the front of the buildings with alterations to parking and hardstanding.

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 is for the renewal of consent for Class B8 use of the two existing barns together with the additional of a small quantity of Class E office use. This is likely to result in a moderate increase in traffic movements, most particularly in car usage rather than HGV use. Given the location on Thong Lane, which is an unclassified road but of adequate width and alignment, this is not considered to raise any highway issues of concern.

The existing access, with gates set back 10 metres from the edge of the road, is acceptable for this change of use. The car / van parking arrangement is adequate and complies with Kent Parking Standards (SPG4). There is adequate space within the curtilage of the development for vehicles to turn such that they may enter and leave in forward gear.

I would therefore raise no objection on highway grounds to this application provided that the following Conditions are applied to any consent granted:

- 1 Provision and maintenance of 43 metres x 2.4 metres x 43 metres visibility splays at the access with no obstructions over 1.05 metres above carriageway level within the splays, prior to use of the site commencing.
- 2 Gates to open away from the highway and to be set back a minimum of 10 metres from the edge of the carriageway and retained as such in the future.
- 3 Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.
- 4 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

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.