



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Kroner House

Eurogate Business Park
Ashford

TN24 8XU

Tel: 03000 418181

Date: 27 November 2023

Our Ref:

Application - GB/20231097

Location - 25A Hunt Road, Northfleet, Gravesend, Kent DA11 8JT

Proposal - Change of Use from Class C3(a) Dwellinghouses) to Class E(e) (Health Services).

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 application is for the conversion of the existing one bed residential flat to the expansion of the existing dental surgery. Whilst I do not have concerns regarding the change of use, I do have concerns regarding the parking facilities, of which there appear to be no off street parking spaces either currently or proposed.

In accordance with the current Kent Parking Standards (SPG4), a dental surgery should have one parking space per 2 staff plus 4 per consulting room. The application form indicates that there will be 12 full-time staff + 5 consulting rooms - a total of $6 + 20 = 26$ spaces. None are being provided.

Whilst there are a number of on-street parking spaces available in adjacent roads, it should be demonstrated by the applicant that during the opening hours of the dental surgery a sufficient number of parking spaces are available. I would suggest that a parking survey is required to demonstrate sufficient availability within, say, 300 metres of the surgery. Since the dental surgery already exists and there are likely to be vehicles parked in association with the existing staff / patients, this will need to be taken into account. Perhaps an easier and more reliable calculation would be to demonstrate the parking availability for the expanded surgery i.e. 3 additional consulting rooms plus 6 additional staff. It would also be relevant for a survey of clients to be carried out to determine how many patients do not travel to the surgery by car but by other means - bus, walking, cycle or car sharing.

Until the above information is provided I would recommend a holding objection on this application on the grounds of lack of parking.

Informative: It is important to note that planning 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 planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, 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 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 formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. 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.

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 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.

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.