



Gravesham Borough Council

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Windmill Street
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Kent
DA12 1AU

Highways and Transportation

Kroner House

Eurogate Business Park
Ashford

TN24 8XU

Tel: 03000 418181

Date: 26 July 2024

Our Ref:

Application - GB/20240449

Location - Custom House , The Terrace, Gravesend, Kent DA12 2BW

Proposal - Application for approval of condition 3 attached to planning permission reference number 20210757 relating to The Construction Environmental Management Plan (CEMP).

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

In respect of the items included in Condition 3 which have highway implications I would comment as follows:

a) Construction Logistics Plan - Appears to be acceptable although the construction traffic routing has not been included (Para. 3.2) since details of location of materials are not yet known. This information should be submitted to the LPA when available.

b) Routing of construction and delivery vehicles to and from site - as above. Details not provided in this application.

c) Parking and turning areas for construction and delivery vehicles and site personnel - this is shown on Figure 4.1 of the submitted CEMP and is acceptable.

d) Timing of deliveries - the submitted information is acceptable as you have indicated.

e) Provision of wheel washing facilities - the submitted information is acceptable as you have indicated.

f) Temporary traffic management/signage. - Details of this not included in CEMP but would be approved by the Highway Authority prior to start on site after a submission to the Streetworks Team.

I therefore raise no objection to this application on highway grounds assuming the missing information under items a, b, and f are submitted and acceptable when available.

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.