



Gravesham Borough Council

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Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 24 June 2025

Our Ref: AC

Application - GBC/20241170

Location - 107 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

Proposal - Demolition of existing single storey dwelling house and erection of replacement two storey dwelling, with rear garden, cycle parking, refuse storage, driveway and air source heat pump.

Thank you for your reconsultation in relation to the above planning application. I have reviewed the Highways Response note dated 05.06.25 and have the following comments to make with respect to highway matters:

The Applicant has not increased the parking provision from one to two spaces, which KCC requested. Whilst two spaces are still recommended, it is recognised that provision of a single space does meet the maximum parking standards set out in SPG4 (the adopted standards for GBC).

The Highways Note does not refer to cycle parking provision. As set out previously, SPG4 requires a minimum of one space per bedroom.

Revised vehicle visibility splays are shown on drawing 2407100-01 P04 and are acceptable.

Please note that Gravesham Borough Council planning approval for dropped kerbs does not constitute approval for the highway works, separate approval must be sought from the KCC Vehicle Crossovers team explicitly as the highway authority.

Conclusion

I refer to the above planning application and, having considered the updated development proposals and their effect on the highway network, raise no objection on behalf of the local highway authority, subject to the following conditions being secured:

Conditions

- Use of a bound surface for the first 5 metres of the access, from the back of the footway.
- Provision of four cycle parking spaces, prior to first occupation.
- Vehicle visibility splays shown on drawing 2407100-01 P04 with no obstructions over 0.6 metres above footway level, being implemented prior to first occupation and maintained for the life of the development.
- Pedestrian visibility splays shown on drawing 2407100-02 P03 with no obstructions over 0.6 metres above footway level, being implemented prior to first occupation and maintained

for the life of the development.

- Provision of an active electric vehicle charging point to be provided prior to first occupation.
 - Before and after construction of the development, a photographic highway condition survey should be undertaken for 20m each side of the site to demonstrate whether any damage has been caused to the highway during construction. A commitment should be provided to fund the repair of any damage caused by vehicles related to the development. The survey should be submitted to the LPA within three months of practical completion of the site
- Further information can be found here:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance/photographic-highway-condition-survey>.

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.