



**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:** 25 October 2023

**Our Ref:**

**Application - GB/20230753**

**Location - 4 Lower Higham Road, Gravesend, Kent, DA12 2NG**

**Proposal - Create a driveway and a cross over.**

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

There are a number of concerns with this application.

Firstly the size of the parking space does not appear to comply with the minimum standard specified for a vehicle crossing to be approved by Kent Highways. The longer side is dimensioned as 5.149m but the shorter side is not dimensioned but scales from the submitted drawing as 4.3m which does not meet the KCC minimum standard of 4.8m. This is detailed in the advice note to be found online at [https://www.kent.gov.uk/\\_\\_data/assets/pdf\\_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf](https://www.kent.gov.uk/__data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf). As such the application for a dropped kerb would not be approved by KCC. The result of the shortfall is that a long vehicle is likely to overhang the footway and create an obstruction to pedestrians.

Secondly, the visibility splays of 2.0m x 30m are not appropriate for a busy road like Lower Higham Road where, without evidence to the contrary, traffic speed are likely to be at the speed limit of 30mph. The appropriate visibility splays of 2.4m x 43m should be provided to the nearside kerb line in both directions which appears is not available without crossing land no under the applicant's control.

I must therefore recommend refusal of the application as submitted for the following reasons:

- 1 The proposals do not provide adequate vehicle parking facilities within the site and this is likely to lead to vehicles being partly parked on the highway, to the detriment of highway safety.
- 2 The visibility available over land within the applicants and/or the highway authority's control is insufficient for the development proposed, to the detriment of highway safety.

**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.