



Gravesham Borough Council

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Windmill Street
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Kent
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Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 17 April 2025

Our Ref: AC

Application - GB/20231326

Location - 53 Villa Road, Higham, Rochester, Kent ME3 7BU

Proposal - Demolition of existing structures and erection of 3 x3 bed bungalows.

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

Access

The proposals would result in an intensification of use of the existing access on Villa Road, which is a classified 'C' road and visibility splays are therefore required. As the access is located within the 30mph speed limit, visibility splays of 2.4m x 43m are required in both directions, with no obstruction over 1.05m above carriageway level within the splays.

In addition, pedestrian visibility splays of 2m x 2m behind the footway on both sides of the access, with no obstructions over 0.6m above footway level, should also be provided. Vehicle and pedestrian visibility splays should be shown on a revised plan.

It is noted that the dropped kerb to the driveway would need to be widened. Should planning approval be granted, the applicant would still need to apply to the Vehicle Crossover Team at KCC, to gain the relevant permissions for any extension/alterations to the dropped kerb.

Parking

The level of vehicle parking provided should be in accordance with KCC new parking standards (2025). Consequently, 2 spaces are required for each 3 bedroom dwelling. The current proposals would therefore require 6 parking spaces. Parking spaces with dimensions should be shown on a revised block plan.

All parking spaces should be a minimum of 5m long x 2.5m wide, increasing to 2.7m if bounded by walls/fences/landscaping on one side.

An electric vehicle charging point should be provided for each dwelling and secure, covered storage is required, at a ratio of one space per bedroom for each dwelling.

Emergency vehicles/refuse collection

Kent Fire and Rescue Service should be consulted on the proposals. I note that refuse collection would take place from the kerbside and it should be noted that the recommended maximum drag distance is 30m for residents and 25m for refuse operatives, however, this is not a highway safety issue.

I look forward to the additional information being provided, to assist me in determining this application from a highway perspective.

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.