



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 13 January 2023

Our Ref: LD

Application - GB/20220844

**Location - Former Northfleet Cement Works, The Shore/Granby Road,
Northfleet, Gravesend Kent**

**Proposal - Highways improvement works including road widening at The Shore/Granby
Road to accommodate two-way running of the eastern extent of the Fastrack
route.**

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

It must be noted that the proposals description is now not two-way running and suggest this is altered to reflect the changes.

The revised details appear to be what had previously been discussed with all parties involved back in 2021, which was said to be unworkable for the delivery of a route for the Fastrack service. The service was key to the development in the area coming forward, to reduce the reliance of the private car and to help reduce congestion within the Kent Thameside area. This is very disappointing and I would like to suggest a meeting is arranged with all parties to discuss the matter and gain an understanding of why these changes have now occurred again; when we had already discussed the issues of one way working here. A clear strategy now needs to be discussed with the proposed changes of the area as a whole, which I understand this planning application can not control.

KCC Highways and Transportation will not accept private accesses (Kimberley Clark and Lafarge) being controlled with Traffic Signals. There is no safe arrangement for this to occur.

It has already been raised that the proposed access into Lafarge is subject to a separate permission as this is outside of the red line and not to be considered within the proposals. It must be noted that visibility appears to be obstructed with the position of the access. It can not be controlled as a private access with signal heads either, as stated above.

There have been no tracking diagrams showing the detail of route, which must be submitted. There is no Road Safety Audit and Designer's Response submitted. It should be noted that the plans would require a Section 278 to be agreed and the detail currently would not be acceptable.

Unauthorised vehicular access from Crete Hall Road will be difficult to enforce as the The Shore is public highway. The enforcement of such measures will need to be discussed.

Diagram 953, require the legend 'Local' within the bus symbol. Other technical details will need to be discussed through the TAP process in due course. However, in its current form I can not accept the proposals.

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.

