



OBADJZ

Application: 20220424
Your Reference: EDC/21/209

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Ebbsfleet Development Corporation**
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
Kent
DA10 1EE

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **AN OBJECTION** for development of land situate

at **4 High Street**
Northfleet
Gravesend
Kent
DA11 9HB

and being **EDC Consultation EDC/21/0209 - Erection of a three storey building providing 7no. residential units and associated car parking, amenity space and landscaping.**

Referred to in your application dated 12 April 2022

and the grounds for that **objection** are:-

1 The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council still objects to the application generally and also in relation to highway safety grounds.

Whilst noting that there are some positive improvements to the design and appearance of the proposed development including the provision of balconies and a proposed roof garden there remain concerns that the proposals are still an over development of the site. The GBC Highways Development Management Officer has commented in relation to the revised proposals:

This is an intensification of a proposal that has already been exhaustively analysed.

The swept path for the additional parking space demonstrates that whilst the vehicle may be able to access the parking space in forward gear the reverse out manoeuvre will have significant reduced visibility as the visibility splay is based on driving forward onto the highway.

Rule 201 of the Highway Code states. When, using a driveway, reverse in and drive out if you can. I see no reason why that cannot occur here, but in driving out in forward gear vehicles would have to travel on the wrong side of the road in close proximity to a junction where visibility would be restricted for on coming vehicles due to the adjacent junction. I therefore consider the use of the parking space to be hazardous, even if vehicle speeds may be low it will be an unexpected situation and would recommend refusal on highway safety grounds. It should be also noted that visibility splays are always measured to the nearside edge of the carriageway and not the centre line of the main carriageway except in very special circumstances which do not apply here.

On highway safety grounds I therefore recommend refusal.

The EDC is thanked for consulting the Borough Council.

Dated this 9th day of June 2022

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



Gravesham Borough Council