

Application: 20230638
Your Reference: EDC/23/0084

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO 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 **NO OBJECTION** for development of land situate

at **Former Northfleet Cement Works**
The Shore
Northfleet
Gravesend
Kent
DA11 9AN

and being **EDC Consultation - Application for the Partial Discharge of Condition 28 (Vineyard Pit Road Re-Alignment) Attached to Planning Permission Ref: EDC/16/0004.**

Referred to in your application dated 14 June 2023.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

Condition 28 - Vineyard Pit Road Re-Alignment

GBC - Highways Officer Comments

The applicant has not in my opinion provided sufficient information to make a determination on this application.

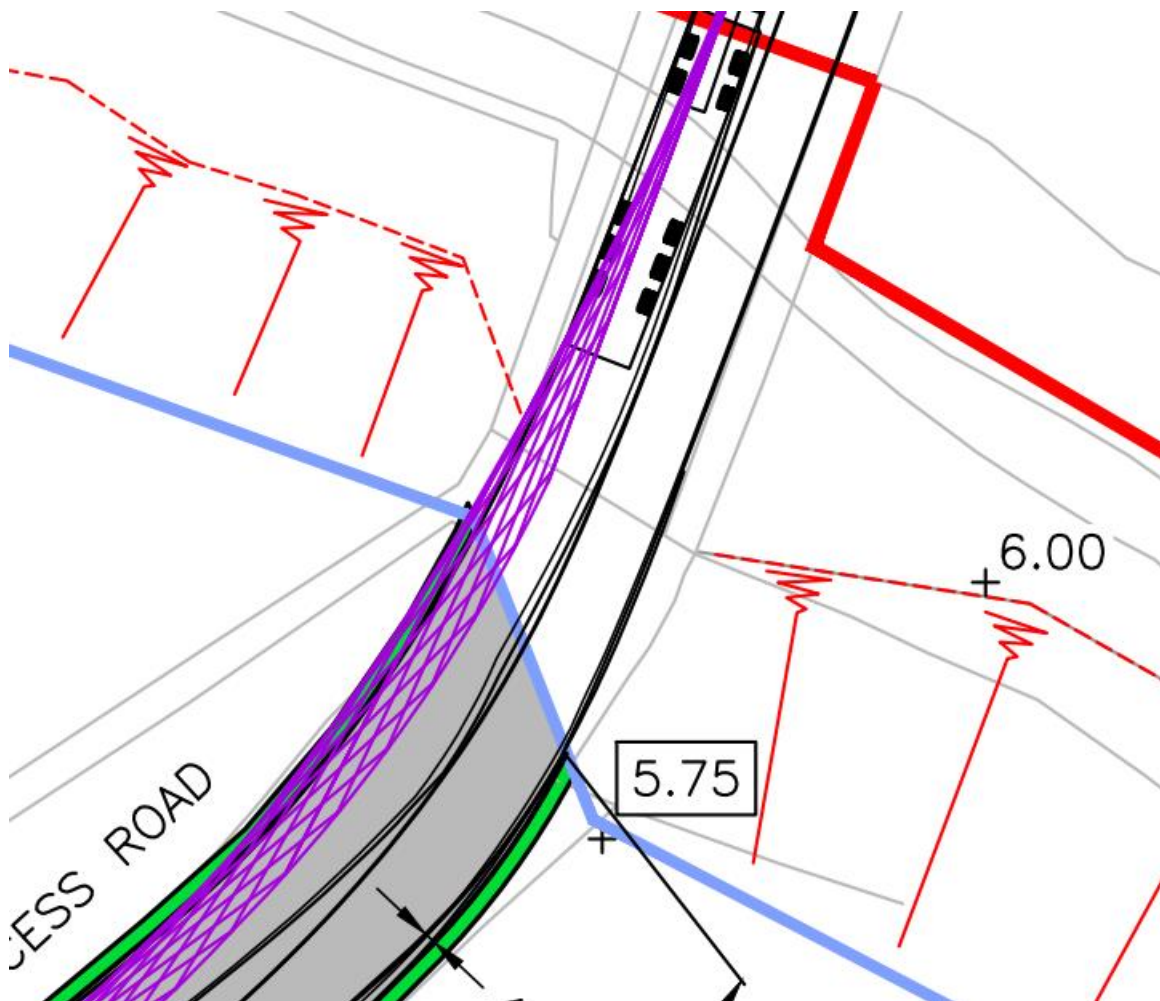
Considering the requirements in the current Manual for Streets, (due for revision later this year).

The formula in Manual for Streets 2 requires a sight line of 27 metres at 20mph for HGV's and Buses. This is the distance required for a driver to see a stationary object and bring the vehicle safely to a stop. However, in this instance, there appears to be an overlapping of the tracked paths of the north and south bound traffic and so to avoid conflict/crash, the sight line needs to be checked to ensure opposing vehicles can be seen and both vehicles brought to a stop before they collide. The extra 2 metres over the requirements for a car is due to the differing braking characteristics of a lorry braking system, in particular the lower deceleration rate of the vehicle.

10.1.13 In summary, recommended values for reaction times and deceleration rates for SSD calculations are given in **Table 10.1** below and the resulting SSD values for initial speeds of up to 120kph are shown on the graph beneath.

Design Speed	Vehicle Type	Reaction Time	Deceleration Rate	Comments
60kph and below	Light vehicles	1.5s	0.45g	
	HGVs	1.5s	0.375g	See 10.1.9
	Buses	1.5s	0.375g	See 10.1.10
Above 60kph	All vehicles	2s	0.375g (Absolute Min SSD)	As TD 9/93
	All vehicles	2s	0.25g (Desirable Min SSD)	As TD 9/93

Table 10.1: Summary of Recommended SSD Criteria



Vehicle conflict

The applicant therefore needs to demonstrate that there is an absolute minimum of 55 metres forward visibility along the centre line of the road to allow a metre separation when both vehicles come to rest, as well as the 27 metres along the nearside edge of the carriage way.

Planning Assessment/Comments

This application comprises an Ebbsfleet Development Corporation consultation on application EDC/16/0004, specifically in relation to the details relating to a Vineyard Pit Road Re-Alignment (condition 28), of that planning permission.

Conclusion

The EDC is requested to consider the recommendations from the Borough Council's Highways Officer and Kent County Council as Highway Authority.

Recommendation

Observations Sent

The EDC is thanked for consulting the Borough Council.

Dated this 4th day of July 2023

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service