



Gravesham Borough Council

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Windmill Street
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Kent
DA12 1AU

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 30 January 2023

Our Ref:

Application - GB/20221328

Location - Bowling Green , Church Walk, Gravesend, Kent DA12 2QU

Proposal - Demolition of existing bowls pavilion and erection of a 4- storey building to provide a 62-unit Use Class C2 retirement living complex, with a new access from Ellerslie, a new emergency access off Ellerslie, parking, landscaping and associated works.

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

Generally I do not have any concerns regarding the highway aspects of this application other than the parking provision. I note that in Paragraph 5.3.6 of the Transport Statement there are expected to be up to 7 members of staff employed at the facility. The Kent Parking Standards for a Residential Home requires a maximum of 1 space per 2 staff, a requirement of 4 staff spaces in addition to 1 per 6 residents i.e. 11 further spaces, total 15. However, Paragraph 3.3.1 states that 32 spaces would be provided, which is considerably in excess of the Kent Parking Standards. Further information should be provided to explain the discrepancy, possibly using data collected from other McCarthy and Stone residential care facilities.

Alternatively, the proposal may not be considered to come under Use Class C2 and should be considered to be ordinary flat units for which a maximum standard (Edge of Centre) of 1 space per unit would apply.

Additionally, in accordance with the SPG4 Standard for Class C2, a separate ambulance space close to the entrance should be provided.

Secondly, I am not sure it is necessary to amend to radius of the junction between Milton Road and Ellerslie in order to reduce traffic speeds rounding the corner. This could create difficulties for buses exiting the bus stop. I would prefer that a speed survey is undertaken in Ellerslie at the proposed access location to ascertain that traffic speeds are an issue before considering amendments to the existing main highway. This would also determine the appropriate visibility splay to the south.

Once the above issues have been addressed, possibly in a revised Transport Statement, I will contact you further with any suggested Conditions considered necessary.

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.