



Gravesham Borough Council

Civic Centre
Windmill Street
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Kent
DA12 1AU

Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 29 November 2024

Our Ref: AC

Application - GB/20241000

Location - Land To The West Of, Nursery Mews, Gravesend, Kent DA11 7BU

**Proposal - Erection of 6no. affordable residential dwellings,
emergency access / pedestrian / cycle route with
associated parking and landscaping.**

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

Introduction

The application proposes 4 x 2 bedroom terraced houses and 2 x 1 bedroom apartments. I am pleased to note that the proposals have been submitted with an accompanying Highways Note, prepared by Motion, revised October 2024, which is considered to be robust.

There is no significant crash history within the local road network to raise concern. The predicted vehicle movements are not significant and are not considered sufficient to impose any impact on the local road network.

Site Access

This proposals would utilise the existing access from Cedar Avenue, with an emergency access provided from the neighbouring residential development to the west of the site. It is noted that the emergency access is only 3.7m wide, however Kent Fire and Rescue Service have agreed this is acceptable, subject to the submission of a satisfactory tracking plan.

Refuse collection is to take place from the turning head within the neighbouring residential development to the west, which would adhere to the maximum drag distance for residents and operatives.

Parking

The level of vehicle parking to be provided, which includes 2 visitor spaces, is in accordance with KCC Residential Parking Standards (IGN3) and is therefore acceptable.

I am pleased to note that electric vehicle charging points and secure, covered cycle storage, in accordance with KCC Residential Parking Standards (IGN3), is to be provided for each dwelling.

Trip Generation

TRICS data has been provided for the associated trip generation and I am satisfied that the submitted assessment demonstrates that the impact of the development would not be significant.

Consequently, I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - (a) Routing of construction and delivery vehicles to / from site
 - (b) Parking and turning areas for construction and delivery vehicles and site personnel
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities
 - (e) Temporary traffic management / signage
 - (f) Provision of measures to prevent the discharge of surface water onto the highway.
- Completion and maintenance of the emergency access, as shown on the submitted plans, prior to the use of the site commencing.
- Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.
- Provision and permanent retention of the cycle parking facilities shown on the submitted plans prior to the use of the site commencing.
- Provision and permanent retention of the electric vehicle charging points shown on the submitted plans prior to the use of the site commencing.

All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:
<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

It is important to note that Local Planning Authority (LPA) 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 LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, 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 and near the highway 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 pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

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. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, 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.

Further 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.