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Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 15 December 2021

Our Ref:

Application - GB/20211383 - SCON3

Location - Imperial Wharf, Clifton Marine Parade, Gravesend, Kent, DA11 0DY

Proposal - Screening and Scoping Request in respect of a proposed planning application for the installation of two additional bitumen tanks, load out gantry, the installation of a bitumen emulsion plant and alternative car parking on land at Imperial Wharf, Clifton Marine Parade, Gravesend, Kent, DA11 0DY

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

This a Screening and Scoping Request for additional facilities at the existing bitumen plant.

From the submitted report by PDE Consulting dated November 2021 it would appear that there is likely to be a minor increase in HGV generation from the plant estimated at 5 additional loads per day (10 movements) on top of the existing 15 - 20 loads per day. Whilst this is relatively insignificant given the capacity of the local highway network, it is requested that a full Transport Assessment be submitted to support any planning application to assess the likely impact of this increase so that it can be fully considered.

It is noted that the access to the plant remains as existing and the modest increase in traffic movements should not affect this access usage.

It is also noted that an alternative car park is proposed but this is to accommodate the same number of vehicles as the existing parking area and therefore should not be of concern to the Highway Authority.

In conclusion, therefore, it is recommended that the applicant is requested to provide a Transport Assessment (possibly as part of an Environmental Impact Assessment) covering the impact of the increase in HGV movements local and wider highway network to be considered by the Highway Authority before any planning consent is granted.

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.