



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Kroner House

Eurogate Business Park
Ashford

TN24 8XU

Tel: 03000 418181

Date: 20 June 2024

Our Ref:

Application - GB/20240383

Location - Ascot Arms , Central Avenue, Gravesend, Kent DA12 5AW

Proposal - Application for the approval of conditions 18 (Car Parking Management Plan); 19 (Cycle Parking Provision & Retention) and 21 (Travel Plan - Rev B) attached to planning permission reference number 20220207

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

Condition 18: I would like to see more information included in the Car Parking Management Plan to include details on how the spaces are going to be managed between staff and visitors especially through shift changes or visiting times .What alternatives are available in the surrounding area?

Condition 21:Travel Plan I would still like to see the following included?

Section 5.0 - Public Transport

Bus Services - Please Attach a link to the bus providers website for destination, ticketing and real time information.

Section 6.0 Objectives

I would like to see a change to the timescale's for the following objectives as I believe to get the best practice from the start information should be given to staff and visitors upon occupation and not within 2 months of occupation as patterns may have already been established in 2 months, these include objectives for Car Sharing Scheme, Car Parking Allocation and Plan, Travel Notice Boards and visitor guidance.

I would also like to see the document updated with details of the name and contact details for the Travel Plan Coordinator once appointed.

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.