



Gravesham Borough Council
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Kent
DA12 1AU

Highways and Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU
Tel: 03000 418181
Date: 12 August 2025
Our Ref: AC

Application -	GB/20250550
Location -	Land To the North West of Factory Road, Northfleet, Gravesend, Kent DA11 9HH
Proposal -	Erection of a workshop (Use Class E(g)(iii)), access, parking and associated landscaping.

Thank you for your re-consultation regarding the above planning application. The Highway Authority has reviewed the additional submission documents and provides the following comments in relation to highway matters:

Access and Parking Layout

The Transport Technical Note 2 (TTN2) confirms that the existing access is a crossover.

As per previous KCC comments, the southern radius of the crossover appears to terminate at the same location where a vehicle would reverse from the disabled parking bay, which is a concern. Furthermore, the plans do not show taper details or dimensions, and it is unlikely that there would be sufficient space to provide tapers between the three bays. It is therefore likely that a continuous dropped kerb will be required along the entire site frontage, and the area resurfaced to ensure a continuous footway. These details can be discussed at the detailed design stage.

Please note that while the annotations state *"lighting column to be retained"*, KCC is likely to require its relocation, which would be at the applicant's expense. KCC is also likely to require confirmation from the adjacent pole's asset owner, that they agree to its retention and placement on a dropped kerb.

Paragraph 2.7 of TTN2 states: *"It is now proposed to provide two passive electric chargers, one at each of the car parking spaces at the front of the proposed building."* The proposed provision still does not meet KCC standards, which require car parks with fewer than 10 spaces to include one active and one passive charger. One of the chargers must therefore be active.

Visibility

Visibility splays for the three crossovers on Factory Road are shown on Plan 011 Rev 003 in Appendix D of TTN2. These are acceptable. However, no pedestrian splay is shown for the existing crossover. The required 2m x 2m splay is unlikely to be achievable on the northern side due to the presence of the flint wall, which is unlikely to be able to be removed. As this is an existing crossover, a sub-standard splay is acceptable but should be secured by condition.

Conclusion

The Highway Authority has no further objection to the application, subject to the following conditions:

- A minimum of two cycle parking spaces to be provided prior to first occupation and retained for the lifetime of the development.
- Implementation of the vehicle visibility splays shown on Plan 011 Rev 003, with no obstructions over 1.05m within the splays, prior to first occupation and maintained thereafter.
- Implementation of the pedestrian visibility splays shown on Plan 011 Rev 003, with no obstructions over 0.6m within the splays, prior to first occupation and maintained thereafter.
- Pedestrian visibility splays of 2m x 2m (or the achievable sub-standard splay on the northern side) to be implemented with no obstructions over 0.6m within the splays, prior to first occupation and maintained thereafter.
- Use of a bound surface for the first 5m of the existing crossover, measured from the back of the footway.
- Provision of one active and one passive electric vehicle charging point to be provided prior to first occupation and retained for the lifetime of the development.

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 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.