



**Ebbsfleet Development Corporation**

The Observatory  
Castle Hill Drive  
Cstle Hill  
Ebbsfleet  
Kent  
DA10 1EE

**Highways and Transportation**

Ashford Highway Depot  
4 Javelin Way  
Ashford  
TN24 8AD

**Tel:** 03000 418181  
**Date:** 3 June 2019

**Application - EDC/19/0062**

**Location - Land At Ebbsfleet Bounded By A2, Southfleet Rd, Springhead Rd, North Kent Rail Line Excluding Blue Lake, Springhead Enterprise Park And CTRL Alignment, Swanscombe/Northfleet**

**Proposal - Application for the discharge of condition F4 attached to planning permission 20150155 (Gravesham) relating to a scheme for the provision and timing of improvements to the A2 Trunk Road/Southfleet Road interchange and A2 Trunk road/station access roads.**

Thank you for your consultation on the above application, my comments are as follows:

The applicant proposes that the A2 Bean and Ebbsfleet junction improvement scheme put forward by Highways England accommodates the consented development at Ebbsfleet and therefore no further mitigation is required. However, the Department for Transport has recently informed Highways England of the intent to hold 'Public Local Inquiries' on the application and as a result, it is not yet certain that the scheme will be delivered. Therefore, I object to the discharge of the Condition at this time.

With regard to the Pepperhill junction mitigation, whilst the A2BE models do not show any blocking back onto the A2 from the westbound off slip at the Ebbsfleet junction, some blocking back is shown to occur on the A2 westbound off-slip, with queuing on the surrounding roads. The applicant should therefore liaise with KCC on any future application to discharge this Condition, to agree the way forward.

Yours faithfully

**Angela Coull**

Principal Transport & Development Planner

**INFORMATIVE:** It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

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 road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party

owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such 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.