



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 4 May 2022

Our Ref: AC

Application - GB/20220300

Location - Land Adjacent To, Gingerbread Cottage, Northfleet Green, Gravesend Kent

Proposal - Change of use of land and workshop from residential curtilage to commercial B2 workshop with ancillary access and parking including the erection of an additional workshop.

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

The proposals will result in an intensification in use of the existing access and additional details are required as to the types and size of vehicles that will need to access the site. Although a Planning Statement has been submitted, this does not provide any supporting information regarding the number of overall vehicle movements expected.

Clarification is also needed as to the number of parking spaces proposed and to explain the parking management of the site. The application form states that the number of employees will increase from 3 to 6 and the number of parking spaces will increase from 5 to 15.

This has not been shown on the submitted plans and all parking spaces should be detailed on a revised plan. All parking should be accommodated within the site, as there should be no overspill of vehicles onto Northfleet Green Road, which is unsuitable for on street parking.

The applicant should note that when further plans are submitted, all parking spaces should measure 5m in length x 2.5m in width, increasing to 2.7m if they are abutting a wall, fence or soft landscaping. There should be a turning provision behind each space of 6m. Any large vehicles will also require adequate turning room within the site, which should be demonstrated on the revised plan.

It is difficult to make a robust assessment of the highway impact of this application until these further details have been provided. I would therefore request a holding objection to this application until the above points are addressed and further drawings are submitted.

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.

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