



TRANSPORT PLANNING STATEMENT
for
Site: 5 The Yews, Gravesend, Kent, DA12 1PA

2522-TPS-100 Rev 00

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2522-009 Rev 00

Proposal:

Erection of a loft conversion and rear extension, with associated landscape remodeling to provide an additional front vehicle parking space, and provision of a dedicated four-space cycle parking facility to the side.

Date: September 2026

1. Introduction & Context

1.1 This Transport Statement has been prepared to support the householder planning application submitted to Gravesham Borough Council for the proposed development at 5 The Yews, Gravesend.

1.2 The application site comprises a detached residential dwelling situated at the head of a quiet, established residential cul-de-sac accessed via Echo Square / Old Road East.

1.3 The proposal seeks planning permission for a loft conversion and a rear extension to optimize internal living space. To comfortably accommodate the development, the application introduces a balanced transport strategy: expanding off-street vehicle parking at the front and introducing a high-capacity cycle storage zone to the side.

1.4 This statement demonstrates that the proposed extensions will have a negligible impact on the local highway network and fully comply with local planning and transport policies.

2. Policy Context & Parking Standards

2.1 National Planning Policy Framework (NPPF): The development aligns with the NPPF by maximizing the potential of an existing sustainable residential site while proactively providing infrastructure that encourages active, low-carbon travel alternatives.

2.2 KCC Parking Standards (IGN3 / SPG4): Kent County Council's residential parking standards dictate vehicle and cycle allocations based on bedroom numbers. By increasing the bedroom count via the loft conversion, the property's baseline parking requirement shifts. As detailed below, the proposed dual approach of increasing front vehicular capacity while securing dedicated side cycle storage ensures full compliance with local metrics.

3. Sustainable Transport Accessibility

3.1 The site occupies a highly accessible location, reducing absolute reliance on single-occupancy private vehicle trips: Pedestrian Networks: The Yews features continuous, well-lit pedestrian footpaths connecting directly to Old Road East and the commercial hub at Echo Square. Bus Passenger Services: High-frequency bus routes are accessible within a short walk along Valley Drive and Old Road East, offering rapid transit to Gravesend Town Centre. Rail Connectivity: Gravesend Railway Station is located approximately 1 mile from the site, offering Southeastern services to London Terminals, including Charing Cross, Cannon Street and London Victoria. In approximately 30 minutes, complete with secure cycle hub facilities.

4. Proposed Parking & Access Layout

4.1 The development introduces an optimized, policy-compliant parking strategy to cater to the extended dwelling:

Vehicular Parking (Front Forecourt): The existing front lawn will be slightly reduced and remodeled with permeable block paving. This modification yields one (1) additional dedicated vehicle parking space, bringing the total front-facing provision to three (3) off-street vehicle spaces.

This layout ensures all baseline residential vehicle demand is contained within the curtilage of the site, leaving the turning head of the cul-de-sac completely unobstructed. Cycle Parking (Side Allocation/Garage): The wide, secure external flank to the side of the property will be utilized to provide cycle parking facility. This will consist of secure anchors ensuring bicycles are kept safe, and easily accessible. In general the garage will be used for safe cycle storage.

This substantial provision actively encourages sustainable active travel choices for commuting and leisure.

4.2 Access Safety:

Vehicles will utilize the existing, well-established crossover onto The Yews. The quiet nature of the cul-de-sac ensures that entering and exiting the driveway can be performed safely with clear visibility lines.

5. Refuse, Servicing & Construction Logistics

5.1 Refuse and Delivery Management: The collection arrangements will remain identical to the existing layout. Bins will be wheeled to the property boundary on designated collection days. Standard delivery couriers will use the front driveway spaces to load and unload safely.

5.2 Construction Traffic: During the build phase of the loft and rear extensions, all contractor vehicles, tool storage, and material drop-offs will be managed strictly within the property's deep front and side boundaries. No materials or skips will obstruct the public highway or neighbor access points.

6. Conclusion

6.1 The proposed loft and rear extensions at 5 The Yews represent a sustainable enlargement of a residential property.

6.2 By expanding the front vehicle layout to three spaces and dedicating the side and garage for cycle(s) facility, the applicant has ensured zero overspill parking while aggressively promoting green transport.

6.3 The proposal complies fully with Kent County Council Highways criteria and Gravesham Borough Council planning policies. It is respectfully requested that planning permission be granted.