

BRYAN G HALL

CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS

Project Name:	Morrisons, Gravesend
BGH Reference:	21-451-001.05
Subject:	Car Sales Pod – Morrisons Car Park, Gravesend
Date:	December 2021
Prepared By:	Martin Crabtree
Checked By:	Adam Bradley
Overview By:	Geoff Bowman

Introduction

- 1.0 A planning application (ref: 20210992) was submitted by Wm Morrison Supermarkets Plc (hereafter known as Morrisons) to Gravesham Borough Council for the erection of a single storey car sales pod on part of the store car park at Coldharbour Road, Gravesend in April 2021.
- 2.0 The application was refused in October 2021 on highways and transport matters. Morrisons now wish to resubmit an application for a similar scheme and Bryan G Hall (BGH) have been appointed by Morrisons to prepare this Technical Note address the concerns raised by the Highway Authority on the previous application.
- 3.0 A site plan outlining the extent of the application boundary and an indicative outline of the new unit is attached at **Appendix BGH1**. The plan details how a total of 3 car parking spaces will be lost from the current 427 space car park as a result of the proposed scheme. A maximum of 10 further spaces will be used at any one time to store cars bought by Webuanycar.com. However, the actual figure is more likely to be 4-6 spaces on a normal day

Highway Comments

- 4.0 The reasons for refusal on the Decision Notices stated the following: -

"The application has been accompanied by insufficient evidence to enable the Local Planning Authority to reach an informed decision as to whether the cumulative impact from the proposed development along with other recent developments, authorised or otherwise, within the Morrison's customer car park that have resulted in a reduction in the overall number of car parking spaces would have a detrimental impact on the available parking provision for customers at peak times including at weekends and busy seasonal periods and therefore the application cannot be supported. In particular, there has been no parking stress survey provided by the applicants to demonstrate parking levels and usage at the store".

The proposed WeBuyAnyCar.com pod, business operation and car collection strategy is likely to result in a significant risk to highway safety and to cause impacts on the access circulation network by virtue of parking and loading vehicles on a busy service road that serves as access to the Morrison's store and to retail and business units adjoining. This has the potential to result in disruption to and detriment to customers visiting the site and the flow of traffic on the service road, thus impacting on the connecting highway network"

- 5.0 This Technical Note responds directly to the reasons for refusal to demonstrate existing usage of the car park by way of a survey, providing details of the servicing arrangements, together with likely trip generation information and additional information as appropriate.

The Proposals

- 6.0 The single storey car sales pod is a prefabricated single storey unit which occupies 3 car parking spaces with space in front to allow customers / staff to exit the pod without entering directly into oncoming traffic.
- 7.0 No cars are sold from these sites, only purchase cars, and all cars are taken off site and sold at auction. The online service allows for the agreement of a mutually convenient collection time at the site where inspection of the vehicle and agreement of the sale will occur. There is a maximum of 10 cars on a site at one time, however this is more likely to 4-6 on a normal day. The sold vehicles will remain in a parking space until collection.
- 8.0 The company ensure that there is always space available for appointments within 10 (undesignated) car parking spaces and therefore through regular collection there is no overspill on to adjoining areas of car park.
- 9.0 The cars stay on site for a maximum of 72 hours, but this is normally a lot shorter period. Before they are removed from site by a vehicle transporter, which will collect the vehicles utilising Morrison's service road and area; and will not enter the public car park.
- 10.0 With regards to drainage the pods will link into the existing car park drainage system.

Car Parking Provision

- 11.0 There is the Car Park Valet unit on site which takes up 12 car parking spaces together with a donation bank (taking up 3 parking spaces) and a small garden centre (taking up 10 parking spaces), all of which are shown on the plan at **Appendix BGH1**. The car park currently provides 427 parking spaces made up of 390 regular spaces, 27 disabled spaces, and 10 parent and child spaces. The car sales pod will result in the loss of 13 regular spaces in total (3 for the pod and a maximum of 10 further spaces for cars waiting collection), reducing the total number of spaces available from 427 to 414.
- 12.0 BGH instructed Transport Survey Limited to carry out a car park accumulation survey between Monday 1st November and Sunday 7th November 2021.
- 13.0 The survey counted the arrivals and departures from the Morrisons store car park. The location of the survey is identified on the plan attached at **Appendix BGH2**.
- 14.0 A count of the cars parked was undertaken at the start and end of the survey periods to establish occupancy before and after the surveys. The count was then used to establish the car park accumulation across the survey period. A copy of the survey data is included within **Appendix BGH3**.

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Existing Car Park Accumulation

15.0 The results of the car park accumulation survey have been summarised into 1 hour intervals in Table 1 below for each survey day with the percentage occupancy for the same times periods at Table 2. The number of existing parking spaces at the store is 440.

Table 1 – Car Park Accumulation

Time Range	Parking Accumulation– 424 Parking Spaces						
	Parked cars at start of survey - 17						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
00:00 - 01:00	14	11	10	15	9	16	10
01:00 - 02:00	11	10	10	14	2	15	10
02:00 - 03:00	13	10	7	14	2	15	9
03:00 - 04:00	11	6	8	14	2	17	9
04:00 - 05:00	22	13	18	22	12	26	15
05:00 - 06:00	37	29	34	41	19	43	22
06:00 - 07:00	54	54	65	75	49	74	31
07:00 - 08:00	94	113	99	110	96	122	42
08:00 - 09:00	156	157	203	158	158	184	56
09:00 - 10:00	255	236	218	225	227	203	138
10:00 - 11:00	255	225	259	256	201	270	176
11:00 - 12:00	251	261	243	246	243	220	221
12:00 - 13:00	204	253	250	261	218	224	221
13:00 - 14:00	151	206	244	221	236	231	238
14:00 - 15:00	117	219	175	186	195	175	223
15:00 - 16:00	97	241	107	182	189	149	92
16:00 - 17:00	89	179	104	138	151	123	20
17:00 - 18:00	26	107	92	98	135	120	13
18:00 - 19:00	21	70	63	76	80	83	6
19:00 - 20:00	20	9	50	69	55	57	7
20:00 - 21:00	41	18	34	43	53	32	11
21:00 - 22:00	27	25	22	26	29	22	9
22:00 - 23:00	14	13	14	12	17	10	7
23:00 - 00:00	12	13	14	13	16	11	5

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Table 2 – Percentage Car Park Accumulation

Time Range	Percentage Accumulation						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
00:00 - 01:00	3%	3%	2%	4%	2%	4%	2%
01:00 - 02:00	3%	2%	2%	3%	0%	4%	2%
02:00 - 03:00	3%	2%	2%	3%	0%	4%	2%
03:00 - 04:00	3%	1%	2%	3%	0%	4%	2%
04:00 - 05:00	5%	3%	4%	5%	3%	6%	4%
05:00 - 06:00	9%	7%	8%	10%	4%	10%	5%
06:00 - 07:00	13%	13%	15%	18%	11%	17%	7%
07:00 - 08:00	22%	26%	23%	26%	22%	29%	10%
08:00 - 09:00	37%	37%	48%	37%	37%	43%	13%
09:00 - 10:00	60%	55%	51%	53%	53%	48%	32%
10:00 - 11:00	60%	53%	61%	60%	47%	63%	41%
11:00 - 12:00	59%	61%	57%	58%	57%	52%	52%
12:00 - 13:00	48%	59%	59%	61%	51%	52%	52%
13:00 - 14:00	35%	48%	57%	52%	55%	54%	56%
14:00 - 15:00	27%	51%	41%	44%	46%	41%	52%
15:00 - 16:00	23%	56%	25%	43%	44%	35%	22%
16:00 - 17:00	21%	42%	24%	32%	35%	29%	5%
17:00 - 18:00	6%	25%	22%	23%	32%	28%	3%
18:00 - 19:00	5%	16%	15%	18%	19%	19%	1%
19:00 - 20:00	5%	2%	12%	16%	13%	13%	2%
20:00 - 21:00	10%	4%	8%	10%	12%	7%	3%
21:00 - 22:00	6%	6%	5%	6%	7%	5%	2%
22:00 - 23:00	3%	3%	3%	3%	4%	2%	2%
23:00 - 00:00	3%	3%	3%	3%	4%	3%	1%

- 16.0 The maximum car park occupancy was 63% (270 spaces) between 10:00 and 11:00 on a Saturday. Therefore, based on the busiest period at the store some 157 spaces (37%) were unoccupied.

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Proposed Car Park Accumulation

- 17.0 The single storey car sales pod will have very little impact on the car park operation as the pod is making use of “out of the way” spaces which are the least attractive spaces for Morrisons customers.
- 18.0 The proposed development is for a single storey car sales pod within the car park which will result in the loss of up to 13 car parking spaces. The information set out in Tables 3 and 4 shows a revised car park accumulation. The total number of car parking spaces (427) is reduced by 13 to accommodate the car sales pod and potential parking. The resulting car park provision is 414. Tables 3 and 4 show the resultant car parking accumulation.

Table 3 – Revised Car Park Accumulation

Time Range	Parking Accumulation– 414 Parking Spaces						
	Parked cars at start of survey - 17						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
00:00 - 01:00	14	11	10	15	9	16	10
01:00 - 02:00	11	10	10	14	2	15	10
02:00 - 03:00	13	10	7	14	2	15	9
03:00 - 04:00	11	6	8	14	2	17	9
04:00 - 05:00	22	13	18	22	12	26	15
05:00 - 06:00	37	29	34	41	19	43	22
06:00 - 07:00	54	54	65	75	49	74	31
07:00 - 08:00	94	113	99	110	96	122	42
08:00 - 09:00	156	157	203	158	158	184	56
09:00 - 10:00	255	236	218	225	227	203	138
10:00 - 11:00	255	225	259	256	201	270	176
11:00 - 12:00	251	261	243	246	243	220	221
12:00 - 13:00	204	253	250	261	218	224	221
13:00 - 14:00	151	206	244	221	236	231	238
14:00 - 15:00	117	219	175	186	195	175	223
15:00 - 16:00	97	241	107	182	189	149	92
16:00 - 17:00	89	179	104	138	151	123	20
17:00 - 18:00	26	107	92	98	135	120	13
18:00 - 19:00	21	70	63	76	80	83	6
19:00 - 20:00	20	9	50	69	55	57	7
20:00 - 21:00	41	18	34	43	53	32	11
21:00 - 22:00	27	25	22	26	29	22	9
22:00 - 23:00	14	13	14	12	17	10	7
23:00 - 00:00	12	13	14	13	16	11	5

Table 4 – Revised Percentage Car Park Accumulation

Time Range	Percentage Accumulation						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
00:00 - 01:00	3%	3%	2%	4%	2%	4%	2%
01:00 - 02:00	3%	2%	2%	3%	0%	4%	2%
02:00 - 03:00	3%	2%	2%	3%	0%	4%	2%
03:00 - 04:00	3%	1%	2%	3%	0%	4%	2%
04:00 - 05:00	5%	3%	4%	5%	3%	6%	4%
05:00 - 06:00	9%	7%	8%	10%	5%	10%	5%
06:00 - 07:00	13%	13%	16%	18%	12%	18%	7%
07:00 - 08:00	23%	27%	24%	27%	23%	29%	10%
08:00 - 09:00	38%	38%	49%	38%	38%	44%	14%
09:00 - 10:00	62%	57%	53%	54%	55%	49%	33%
10:00 - 11:00	62%	54%	63%	62%	49%	65%	43%
11:00 - 12:00	61%	63%	59%	59%	59%	53%	53%
12:00 - 13:00	49%	61%	60%	63%	53%	54%	53%
13:00 - 14:00	36%	50%	59%	53%	57%	56%	57%
14:00 - 15:00	28%	53%	42%	45%	47%	42%	54%
15:00 - 16:00	23%	58%	26%	44%	46%	36%	22%
16:00 - 17:00	21%	43%	25%	33%	36%	30%	5%
17:00 - 18:00	6%	26%	22%	24%	33%	29%	3%
18:00 - 19:00	5%	17%	15%	18%	19%	20%	1%
19:00 - 20:00	5%	2%	12%	17%	13%	14%	2%
20:00 - 21:00	10%	4%	8%	10%	13%	8%	3%
21:00 - 22:00	7%	6%	5%	6%	7%	5%	2%
22:00 - 23:00	3%	3%	3%	3%	4%	2%	2%
23:00 - 00:00	3%	3%	3%	3%	4%	3%	1%

19.0 The revised car parking accumulation shows that the maximum car park occupancy on a Saturday will still occur between 10:00-11:00, with a predicted maximum occupancy of 65% (270) spaces with some 144 spaces unoccupied. Therefore, the car park will continue to operate well within capacity with the proposed development in place.

Proposed Operation

- 20.0 The cars stay on site for a maximum of 72 hours, but this is normally a lot shorter period.
- 21.0 Before they are removed from site by a vehicle transporter, which will collect the vehicles utilising Morrison's service yard; and will not enter the public car park.
- 22.0 To demonstrate the above, swept path analysis has been carried out to demonstrate the movements of the car transport are acceptable, which is attached at **Appendix BGH4**.

Summary and Conclusions

- 23.0 This Technical Note has been prepared by BGH to accompany an application for the erection of a single storey car sales pod on part of the store car park at Coldharbour Road, Gravesend.
- 24.0 The results of the car park survey summarised in Tables 1 and 2 show a maximum car park occupancy was 63% (270 spaces) between 10:00 and 11:00 on a Saturday. Therefore, based on the busiest period at the store some 157 spaces (37%) were unoccupied.
- 25.0 With the proposed single storey car sales pod, the car park occupancy increases to 65% during the busiest period leaving some 144 spaces (35%) unoccupied.
- 26.0 It has therefore been demonstrated that there is sufficient capacity at present in the Morrisons store car park during the peak trading times to be able to accommodate the single storey car sales pod.
- 27.0 Cars stay on site for a maximum of 72 hours, but this is normally a lot shorter period. Before they are removed from site by a vehicle transporter, which will collect the vehicles utilising Morrison's service yard; and will not enter the public car park. Swept path analysis has demonstrated that this can be done in a safe manner.
- 28.0 This Technical Note has demonstrated that the proposal would not be detrimental to the safe and efficient operation of the existing car park. There is therefore no reason to withhold planning permission on highway or road safety grounds.

Appendices

Appendix BGH1 – Site Layout Plan

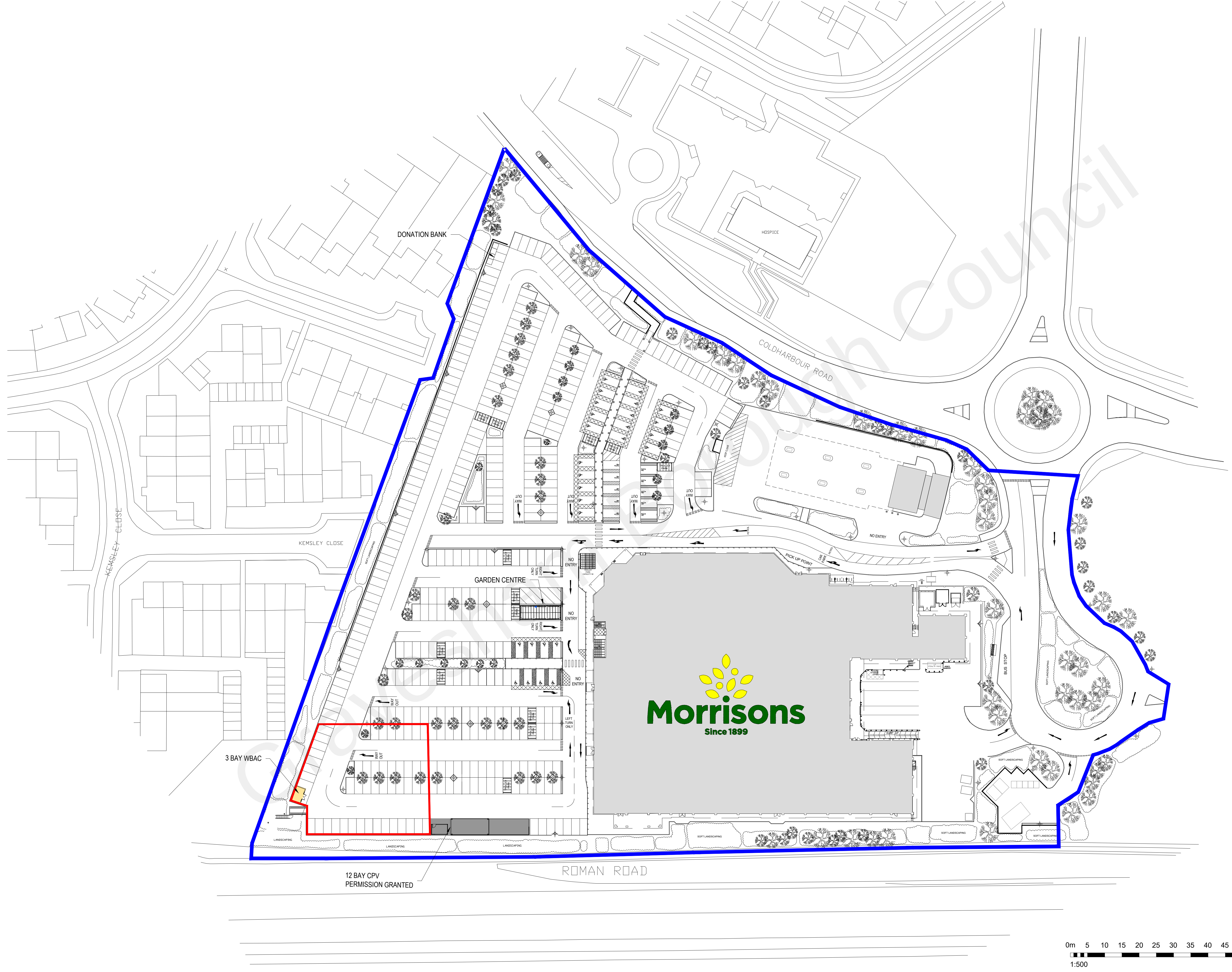
Appendix BGH2 – Car Park Survey Location Plan

Appendix BGH3 – Car Park Survey Results

Appendix BGH4 – Swept Paths

APPENDIX BGH 1

Gravesham Borough Council



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APPLICATION BOUNDARY
0.292 Acres / 0.118 Hectares

APPLICANT OWNERSHIP

SCHEDULE OF INFORMATION:

ADDITIONAL ACCOMMODATION:		
3 BAY CAR SALES POD	165.8 SqFt / 15.4 SqM	
TOTAL	165.8 SqFt / 15.4 SqM	

CAR PARK:
Approximate parking schedule

EXISTING:	
STANDARD SPACES	= 390
PARENT & TODDLER SPACES	= 10
DISABLED SPACES	= 27
TOTAL SPACES	= 427

PROPOSED:	
STANDARD SPACES	= 387
PARENT & TODDLER SPACES	= 10
DISABLED SPACES	= 27
TOTAL SPACES	= 424

TOTAL SPACES GAIN/LOSS	= -3
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B	14/12/21	Garden centre and donation bank added. Parking count amended.	JNL/SW
A	25/11/21	Evans Haulage pool removed. Parking count amended.	JNL/SW
No.	Date	Description	Drawn/Checked by
CLIENT			



PROJECT
COLDHARBOUR ROAD
GRAVESEND (298)

TITLE
PROPOSED SITE PLAN

DRAWING STATUS
PLANNING

DRAWN	JNL	CHECKED	SW
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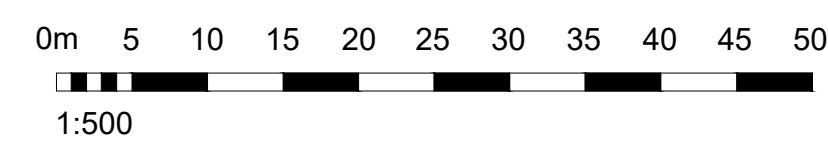
SCALE
1:500 @ A1

DATE
JULY 2021

Whittam Cox
ARCHITECTS

Chesterfield / 01246 260261
London / 020 3388 0019
Leeds / 0113 3366018
whittamcox.com

JOB NO.	DRAWING NO.	REV
170285	298_PL_02	B



APPENDIX BGH 2

Gravesham Borough Council



APPENDIX BGH 3

Gravesham Borough Council

ACCUMULATION DATA

JOB REF: 27124

JOB NAME: GRAVESEND

SITE: 1

LOCATION: MORRISONS ACCESS, COLDHARBOUR ROAD (OSGR - TQ 63806 71675)

MONDAY 01 NOVEMBER 2021			
In At Start			17
TIME	TOTAL IN	TOTAL OUT	ACCUMULATION
00:00	1	4	14
01:00	0	3	11
02:00	5	3	13
03:00	1	3	11
04:00	14	3	22
05:00	27	12	37
06:00	32	15	54
07:00	135	95	94
08:00	201	139	156
09:00	236	137	255
10:00	257	257	255
11:00	279	283	251
12:00	284	331	204
13:00	226	279	151
14:00	258	292	117
15:00	254	274	97
16:00	242	250	89
17:00	237	300	26
18:00	220	225	21
19:00	145	146	20
20:00	84	63	41
21:00	43	57	27
22:00	5	18	14
23:00	1	3	12
P/TOT	3187	3192	

Total Spaces: 427
General: 390
P & C: 10
Disabled: 27

TUESDAY 02 NOVEMBER 2021			
In At Start			12
TIME	TOTAL IN	TOTAL OUT	ACCUMULATION
00:00	2	3	11
01:00	0	1	10
02:00	1	1	10
03:00	3	7	6
04:00	12	5	13
05:00	26	10	29
06:00	50	25	54
07:00	165	106	113
08:00	177	133	157
09:00	258	179	236
10:00	258	269	225
11:00	281	245	261
12:00	290	298	253
13:00	257	304	206
14:00	275	262	219
15:00	250	228	241
16:00	274	336	179
17:00	217	289	107
18:00	174	211	70
19:00	95	156	9
20:00	72	63	18
21:00	66	59	25
22:00	5	17	13
23:00	3	3	13
P/TOT	3211	3210	

Total Spaces: 427
General: 390
P & C: 10
Disabled: 27



ACCUMULATION DATA

JOB REF: 27124

JOB NAME: GRAVESEND

DATE: 01/11/2021 to 07/11/2021

SITE: 1

DAY: MONDAY - SUNDAY

LOCATION: MORRISONS ACCESS, COLDHARBOUR RC

WEDNESDAY 03 NOVEMBER 2021				THURSDAY 04 NOVEMBER 2021			
In At Start			13	In At Start			14
TIME	TOTAL IN	TOTAL OUT	ACCUMULATION	TIME	TOTAL IN	TOTAL OUT	ACCUMULATION
00:00	0	3	10	00:00	4	3	15
01:00	1	1	10	01:00	0	1	14
02:00	1	4	7	02:00	0	0	14
03:00	4	3	8	03:00	5	5	14
04:00	13	3	18	04:00	19	11	22
05:00	27	11	34	05:00	31	12	41
06:00	50	19	65	06:00	50	16	75
07:00	122	88	99	07:00	148	113	110
08:00	214	110	203	08:00	212	164	158
09:00	222	207	218	09:00	271	204	225
10:00	286	245	259	10:00	276	245	256
11:00	281	297	243	11:00	349	359	246
12:00	306	299	250	12:00	355	340	261
13:00	284	290	244	13:00	314	354	221
14:00	251	320	175	14:00	294	329	186
15:00	176	244	107	15:00	294	298	182
16:00	160	163	104	16:00	275	319	138
17:00	253	265	92	17:00	254	294	98
18:00	227	256	63	18:00	172	194	76
19:00	141	154	50	19:00	168	175	69
20:00	97	113	34	20:00	91	117	43
21:00	56	68	22	21:00	55	72	26
22:00	7	15	14	22:00	10	24	12
23:00	1	1	14	23:00	3	2	13
P/TOT	3180	3179		P/TOT	3650	3651	

Total Spaces: 427
General: 390
P & C: 10
Disabled: 27

Total Spaces: 427
General: 390
P & C: 10
Disabled: 27



ACCUMULATION DATA

JOB REF: 27124

JOB NAME: GRAVESEND



DATE: 01/11/2021 to 07/11/2021

SITE: 1

DATE: 01/11/2021 to 07/11/2021

AD (OSGR - TQ 63806 71675)

DAY: MONDAY - SUNDAY

LOCATION: MORRISONS ACCESS, COLDHARBOUR ROAD (OSGF DAY: MONDAY - SUNDAY

FRIDAY 05 NOVEMBER 2021			
In At Start			13
TIME	TOTAL IN	TOTAL OUT	ACCUMULATION
00:00	1	5	9
01:00	1	8	2
02:00	1	1	2
03:00	4	4	2
04:00	13	3	12
05:00	19	12	19
06:00	44	14	49
07:00	149	102	96
08:00	248	186	158
09:00	302	233	227
10:00	311	337	201
11:00	375	333	243
12:00	341	366	218
13:00	359	341	236
14:00	296	337	195
15:00	314	320	189
16:00	316	354	151
17:00	299	315	135
18:00	214	269	80
19:00	144	169	55
20:00	104	106	53
21:00	74	98	29
22:00	2	14	17
23:00	3	4	16
P/TOT	3934	3931	

Total Spaces: 427
General: 390
P & C: 10
Disabled: 27

SATURDAY 06 NOVEMBER 2021				SUNDAY 07 NOVEMBER 2021			
In At Start			16	In At Start			11
TIME	TOTAL IN	TOTAL OUT	ACCUMULATION	TIME	TOTAL IN	TOTAL OUT	ACCUMULATION
00:00	1	1	16	00:00	1	2	10
01:00	1	2	15	01:00	2	2	10
02:00	1	1	15	02:00	1	2	9
03:00	2	0	17	03:00	2	2	9
04:00	10	1	26	04:00	6	0	15
05:00	24	7	43	05:00	9	2	22
06:00	45	14	74	06:00	19	10	31
07:00	147	99	122	07:00	24	13	42
08:00	237	175	184	08:00	42	28	56
09:00	275	256	203	09:00	123	41	138
10:00	372	305	270	10:00	316	278	176
11:00	344	394	220	11:00	402	357	221
12:00	358	354	224	12:00	354	354	221
13:00	356	349	231	13:00	358	341	238
14:00	307	363	175	14:00	301	316	223
15:00	325	351	149	15:00	243	374	92
16:00	297	323	123	16:00	40	112	20
17:00	276	279	120	17:00	17	24	13
18:00	184	221	83	18:00	25	32	6
19:00	82	108	57	19:00	18	17	7
20:00	59	84	32	20:00	10	6	11
21:00	38	48	22	21:00	10	12	9
22:00	12	24	10	22:00	3	5	7
23:00	2	1	11	23:00	1	3	5
P/TOT	3755	3760		P/TOT	2327	2333	

Total Spaces: 427
General: 390
P & C: 10
Disabled: 27

APPENDIX BGH 4

Gravesham Borough Council

