

## **DENE HOLM, NORTHFLEET, KENT, DA11 8JZ**

### **RESIDENTIAL TRAVEL PLAN STATEMENT – NOVEMBER 2024**

#### **1. INTRODUCTION**

- 1.1 COTTEE Transport Planning is instructed by Anchorage Prop Ltd to prepare a Residential Travel Plan Statement (TPS) to accompany a planning application to Gravesham Borough Council for a change of use of **Dene Holm, Dene Holm Road, Northfleet, Kent, DA11 8JZ from C2 (care home) to C3 (residential) to provide a total of 23 dwellings.**
- 1.2 The developer is committed to encouraging a sustainable way of living and the TPS explains the measures which will assist in promoting sustainable travel choices to future residents and in particular to promote walking and cycling.
- 1.3 Providing a choice of travel is an integral part of current transport policy. The TPS is the tool to promote sustainable travel choices and includes a monitoring and review process to assess the success of the initiatives which are introduced.
- 1.4 The TPS is a statement of commitment to promote sustainable travel at the site and will be updated as appropriate during build out of the development.
- 1.5 This TPS sets out the initiatives and measures the developer will introduce to ensure sustainable travel is promoted.

#### **2. SITE LOCATION, TRANSPORT NETWORK AND DEVELOPMENT PROPOSALS**

- 2.1 The site is located on the southern side of Dene Holm Road around 50m west of the junction with Coldharbour Road. The surrounding area is primarily residential and there is a wide range of facilities within a 10-minute walking distance of the site ensuring that sustainable travel is a viable mode of transport for most daily journeys.

##### **Road Network**

- 2.2 Dene Holm Road is a residential street including traffic calming measures. It is street lit; subject to a 30mph speed limit; and provides footways on both sides of the road. There is a parade of local shops including a Co-Op convenience store, Morrisons Daily, pharmacy and Post Office on the northern side of Dene Holm Road within a 500m (6-minute) walk distance of the site.
- 2.3 The site is very well located in terms of access to the surrounding Strategic Road Network with convenient access to the A2 via Pepper Hill to the west or via Wrotham Road to the east within a 3-minute car journey.

##### **Parking**

- 2.4 There are a total of 31 parking spaces on-site with 1 allocated parking space per 1 & 2 bedroom dwelling and 2 allocated parking spaces per 3-bedroom dwelling.

- 2.5 Each dwelling will have 1 active fast charging (minimum 7KW) Electric Vehicle Charging Point (EVCP) from the outset to encourage the uptake of zero and ultra-low emission vehicles.
- 2.6 The site is not within a restricted parking area or Controlled Parking Zone (CPZ) and on-street parking is therefore permitted on all roads within 200m of the site in locations which are not subject to double yellow line road markings or where parking would cause an obstruction or block access to off-street parking such as in the locations of drop kerbs.

### Public Transport

- 2.7 The nearest bus stops are located on Dene Holm Road at the site frontage or Coldharbour Road within a 2.5-minute walk distance from the site. The surrounding bus stops are served by 1 regular bus service (483) plus two low regularity services (shopper or commuter services) and two school services as summarised in the table below:

| Route                                                               | Frequency (in each direction)                    |                   |            |
|---------------------------------------------------------------------|--------------------------------------------------|-------------------|------------|
|                                                                     | Monday - Friday                                  | Saturday          | Sunday     |
| <b>481<br/>Riverview Park to<br/>Ebbsfleet via Gravesend</b>        | 1 per hour<br>(AM and PM only<br>from Dene Holm) | -                 | -          |
| <b>483<br/>Gravesend to Bluewater<br/>Bus Station via Ebbsfleet</b> | 2 per hour                                       | 2 per hour        | 2 per hour |
| <b>489<br/>Gravesend to New Ash<br/>Green via Northfleet</b>        | Every 2 – 3 Hours                                | Every 2 – 4 Hours | -          |

- 2.8 Bus route 483 provides a service every 30-minutes in both directions which provides access to both Gravesend and Ebbsfleet International railway stations within a 13-minute bus journey.
- 2.9 Gravesend railway station is within a 29-minute walk distance, 7-minute cycle distance or 13-minute bus journey from the site. It is a transport hub served by three operators: Southeastern High Speed 1 (HS1); Southeastern North Kent Line; and Thameslink North Kent Line.
- 2.10 The station is served by an average of around 12 trains per hour off-peak with services to London St Pancras International, London Charing Cross, London Victoria, Luton, Rainham, Faversham, Ramsgate and the wider surrounding areas.
- 2.11 The station is accessible by wheelchair to all platforms and provides a ticket office, step-free access, ticket machines, toilets, seating, waiting rooms and wi-fi.
- 2.12 A total of 280 covered and secure cycle parking spaces are provided at the station. Bicycles are permitted to travel on the trains (with some peak-time restrictions if travelling within London) allowing users to complete the start and end of their journeys by bicycle.
- 2.13 Ebbsfleet International railway station is within a 13-minute cycle distance or a 13-minute bus journey from the site. It is served by Southeastern HS1 and was constructed as part of the Thames Gateway urban regeneration project.

- 2.14 The station is accessible by wheelchair to all platforms and provides a ticket office, step-free access, ticket machines, toilets, seating and waiting rooms.
- 2.15 A total of 44 covered and secure cycle parking spaces are provided at the station. Bicycles are permitted to travel on the trains (with some peak-time restrictions if travelling within London) allowing users to complete the start and end of their journeys by bicycle.

#### Active Travel - Walking and Cycling

- 2.16 The site is very well served by footway, footpaths and on-road cycle routes ensuring that there is excellent access to active modes of travel for future residents at the site.
- 2.17 All roads surrounding the site have good quality, wide and street-lit footways on both sides of the road which provide convenient and direct access to all surrounding facilities including the local bus stops, rail station and town centre.
- 2.18 The table below outlines the facilities available within a short walking and cycling distance of the site. The list is not exhaustive but demonstrates that the site has excellent accessibility to all daily needs within a reasonable distance to encourage sustainable travel behaviours.

| Facility                                                                  | Walking Distance                        | Cycling Distance |
|---------------------------------------------------------------------------|-----------------------------------------|------------------|
| <b>Bus Stops</b>                                                          | 200m 2.5-minutes                        | -                |
| <b>Rail Station (Gravesend)</b>                                           | 2.3km 29-minutes<br>(13-minutes by bus) | 2.5km 7-minutes  |
| <b>Local Shops<br/>Dene Holm Road</b>                                     | 500m 6-minutes                          | 500m 1-minute    |
| <b>Gravesend Town Centre<br/>(retail, restaurants, banks, employment)</b> | 2.3km 29-minutes<br>(13-minutes by bus) | 2.5km 7-minutes  |
| <b>Outdoor Space<br/>(Coldharbour Road)</b>                               | 250m 3-minutes                          | -                |
| <b>Supermarket<br/>(Morrisons)</b>                                        | 800m 10-minutes                         | 800m 4-minutes   |
| <b>Leisure Facility<br/>(Cygnet Leisure Centre)</b>                       | 650m 8-minutes                          | 650m 2-minutes   |
| <b>Nursery / Childcare<br/>(Owl Pre-School)</b>                           | 550m 7-minutes                          | 550m 2-minutes   |
| <b>Primary Education<br/>(Closest 3 Options)</b>                          | <800m 10-minutes                        | <800m 4-minutes  |
| <b>Secondary Education<br/>(Closest 3 Options)</b>                        | <1km 12-minutes                         | <1km 5-minutes   |
| <b>GP Surgery<br/>(Hunt Road)</b>                                         | <80m 1-minute                           | -                |
| <b>Pharmacy</b>                                                           | 500m 6-minutes                          | 500m 1-minute    |

### Development Proposals

- 2.19 The proposed consists of a change of use from Class C2 to C3 Residential to provide a total of 23 dwellings. The proposed schedule of accommodation is detailed below:

#### Total (23 flats)

- 4 x 1 bed
- 11 x 2 bed
- 8 x 3 bed

- 2.20 In accordance with the KCC cycle parking standards, an external secure cycle store containing 20 spaces is provided at the rear of the car park and an additional 2 Sheffield stands (4 spaces) are provided adjacent to allow some flexibility for visitors.

### 3. OBJECTIVES OF THE TRAVEL PLAN

- 3.1 The main objectives of this TPS are to:

- Facilitate the use of alternative methods of travel;
- encourage the use of sustainable forms of transport;
- promote walking and cycling as the first choice of travel modes;
- minimise the traffic to and from the development; and
- promote a sustainable community.

- 3.2 The development of a TPS has a number of benefits for future residents and visitors as well as the existing local community and surrounding environment.

#### 3.3 Residents and Visitors

- Improved health and fitness through increased levels of walking and cycling.
- Encouraging sustainable travel behaviours for adults and setting sustainable travel behaviours in children from a young age.
- The social aspects of sharing transport with others.
- A better environment within the site and its immediate area as vehicular movements are minimised and parking pressures are reduced.

#### 3.4 Local Community and Environment

- The impact of the development on the local environment will be minimised in terms of reducing congestion, noise and atmospheric pollution created by vehicle trips to and from the site.
- The use of walking, cycling and public transport modes to and from the site will contribute to both local air quality management and national climate change reduction targets.

## 4. MEASURES AND INITIATIVES

4.1 The following is a list of measures that will be introduced to encourage sustainable travel.

### 4.2 **Walking:**

- Locating residential development in highly sustainable locations will encourage residents to walk for all short journeys;
- Promote walking information websites to residents to facilitate walking and provide information on walk distances and routes to service access points and amenities.
- Walking routes and local facilities will be presented to residents within the Travel Plan Welcome Pack.

### 4.3 **Cycling:**

- Provision of secure and covered cycle parking spaces for residential dwellings to be available from the outset.
- Walking routes and cycle parking locations will be promoted to residents within the Travel Plan Welcome Pack.

### 4.4 **Public Transport:**

- Plans of public transport routes and timetables for bus and rail will be made available within the Travel Plan Welcome Pack for the benefit of residents.
- Details of how to access public transport modes from the site will be made available within the Travel Plan Welcome Pack.
- Residents will be able to apply for introductory offers for public transport including free bus / rail travel vouchers. Details will be available within the Travel Plan Welcome Pack.

### 4.5 **Reducing Car Travel:**

- The site is well located to encourage residents to travel by active travel modes for a wide range of daily journeys. The Travel Plan Welcome Pack will advise on the wide range of local amenities available within a short walk or cycling distance.

### 4.6 **Managing the Travel Plan:**

The site management company will take responsibility for implementing the TPS. The role will include:

- Overall responsibility.
- Reviewing and providing up to date travel information.
- Ensuring that new site occupiers are made aware of the travel facilities provided locally.

### 4.7 **Promotion of the Travel Plan:**

The TPS will be promoted in the following ways:

- Residents will receive a Travel Plan Welcome Pack explaining the TPS and the travel choices available.
- Public transport information will be made available and sources of this information will be promoted.

- TPS information will be posted on a central notice board within the residential cores and will be emailed to residents annually.
- Residents will be made aware of national “Green Travel” days.

**5. TRAVEL PLAN STATEMENT IMPLEMENTATION**

- 5.1 The TPS will be promoted from the outset with all new residents provided with a Welcome Pack upon first occupation. All measures including cycle parking and electric vehicle charging points will be implemented prior to occupation of the development.
- 5.2 Evidence will be provided to the Council that all measures have been implemented within 3 months of occupation.