



Gravesham Borough Council

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Kent
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Highways and Transportation

Kroner House

Eurogate Business Park
Ashford

TN24 8XU

Tel: 03000 418181

Date: 14 March 2024

Our Ref: AC

Application - GB/20240136

Location - 22-25 London Road, Northfleet, Gravesend, Kent DA11 9JH

Proposal - Demolition of 4 terrace houses and erection of a 3 storey building to accommodate 12no. one bedroom residential units.

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

I note that the application has been submitted with an accompanying Transport Statement prepared by Entran, Environmental and Transportation. Having reviewed this and other submitted documents I have the following comments to make.

The site will utilise the existing access from Rural Vale which is acceptable, however, the access should be demonstrated on the block plan. 2m x 2m pedestrian visibility splays should be provided and maintained and these should be shown on the revised plan.

This site would be considered as suburban and all parking should therefore be accommodated within the site, to prevent an overspill of car parking on the surrounding highway.

The level of vehicle parking provided, in accordance with KCC Residential Parking Standards (IGN3), would be 1 space for each unit. The current proposals would therefore require a minimum of 12 parking spaces and the 4 parking spaces proposed are inadequate.

Consequently, the applicant is required to either increase the number of parking spaces to meet the standards or provide justification as to why the proposed provision is suitable. Any additional parking demand would create undue stress on the available on-street parking places and could result in inappropriate parking, to the detriment of highway safety.

The applicant should undertake a parking beat survey within the vicinity, to determine whether there is the capacity to provide any on street parking to support this application. This should take place over 7 days, hourly between the hours of 6am and 10pm, and the number of cars parked and available spaces should be counted.

Should this application be approved, all parking spaces should remain unallocated to specific units, to maintain flexibility. Due to the demand from existing residents in the surrounding area, there would also be concerns about additional residents parking permits being issued to future residents of these flats.

I am pleased to note that secure, covered cycle storage is to be provided for 12 cycles, which meets the requirements of Kent Residential Parking Standards (IGN3). The cycle storage area, as well as the refuse storage and collection points, should be shown on the revised block plan. The applicant should also consider the provision of electric vehicle charging points, which should also be shown on any further submitted plans.

I look forward to the additional information being provided, to assist me in determining this application from a highway perspective.

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.