



To: **Planning Reps**
From **Highways Development Management Officer**

Date 8th November 2023

Your Ref 20231097

Location 25A Hunt Road, Northfleet, Gravesend, Kent DA11 8JT

This application requires very careful consideration, given the aim appears to be to provide NHS dentistry in an area where there is limited if any alternative establishment that is taking NHS patients, this can mean demand will be high.

The adopted car parking guidance is Kent County Council SPG4 and sets a maximum provision. However, the National Planning Policy Framework states except in special circumstances maximum requirements should not be set.

The guidance suggests that there should be one parking space for every two staff plus 4 spaces per consulting room. Obviously at this property no off street car parking can be provided and there is no nearby public off street car parking so all cars would have to park on street, as would delivery vehicles, however as this is an existing practice delivery vehicles already attend the property and so will not form part of this consideration.

It is noted that the number of employees will double from 6 to 12, which would suggest three additional car parking spaces should be provided, but this can be reduced by one as the residential flat would be expected to have that provision. A well-managed appointment system should reduce the need for on street parking, with only two spaces required per treatment room, permitting for a person receiving treatment whilst another is either waiting or paying and given treatment appointment times vary depending on the treatment in progress, this should allow sufficient flexibility to minimise parking demand. However, this still results in the need to provide 8 parking spaces which obviously cannot be provided.

Looking at the Google Street View images, parking demand in the lay-bys on Hunt Road, vary, but generally they can be considered to be well used.



Google Street View November 2022



Google Street View May 2018



Google Street View May 2012



Google Street View October 2008

The October 2008, appears to include a vehicle parked on Coldharbour Road, that may or may not be related to the dental surgery. The provision of low wooden bollards along the verge would suggest at some point in the past, vehicles were parked on the verge.

I also note that currently the dentist does not appear to be taking new NHS patients.

Taking on new NHS patients

This dentist is:

- not accepting adults 18 and over
- not accepting adults entitled to free dental care
- not accepting children aged 17 or under

! There may be fewer appointments available, while practices work through a backlog following the coronavirus (COVID-19) pandemic.

Last updated: 21 October 2023

<https://www.nhs.uk/services/dentist/quigley-dental-practice-northfleet/V005341>

So, any relaxation in car parking provision should be linked to reserving the new surgeries for the benefit of NHS patients only, a much needed facility to ensure that there is a benefit to offset the inconvenience of the potential additional car parking demand. It is also noted that the surgery operates from 9am to 1pm and from 2pm to 5:15 pm Monday to Friday and this should be restricted by condition to minimise the impact of the on street parking for the surrounding residents.

Consideration could also be given to requiring the applicant to reinforce the grass verge by an approved means to accommodate some car parking, although this would require the agreement of the landowner and potential Kent County Council as highway authority. Alternatively extending the lay-bys would be a better option, but is limited to the same constraints and would be expensive to provide.

However, much depends on the existing residents' views on the application and whether the existing practice causes a parking issue or object to the expansion because of parking concerns.

So, whilst not objecting outright due to the lack of car parking, much depends on the views of Kent County Council, the neighbours and the applicant's willingness to accept limitations on operation of the practice and the potential need to provide additional parking along where the existing grass verge is, subject to the necessary agreements and approvals being achieved.

Les Seaborn
Highway Development Management Officer