



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 5 February 2025

Our Ref: AO

Application - GB/20240978

Location - St James House, 6 - 8 Overcliffe, Gravesend, Kent

Proposal - Change of use from office building (E Class) to 13x one bedroom self-contained flats with associated landscaping, boundary treatments, 13 x car parking spaces and refuse and cycle stores.

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

The application proposes the change of use from office building to 13 x 1 bedroom flats with 13 car parking spaces and 13 cycle parking spaces for the residents and 4 visitor cycle parking spaces. There are 2 existing accesses that serve the site from Overcliffe and these will continue to be used for the new development. It is recommended 2 visitor parking spaces are marked out on the front court yard to ensure parking is controlled at the front of the building.

The access to the parking area is gated and to prevent congestion on the site it is recommended a one way system be implemented with the eastern access being used to enter and the western access to exit. This would allow vehicle to wait off the highway to enter the parking area and for delivery vehicles to enter and park on the forecourt.

The submitted plans demonstrate a bin store will be located close to the eastern access which could impeded the accessibility. Tracking should be provided for a large van entering the site or the bin store relocated.

Electric vehicle charging facilities should be provided, id the parking provision is unallocated, a minimum provision of 10% of the parking spaces shall be provided and retained with active EV charging points plus a minimum of a further 10% of the parking spaces should be provided with passive (ducting / cabling only) provision.

I would be grateful if you would forward any amended plans or additional information to me for my further consideration.

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.