

Land to the Northwest Of Factory Road, Northfleet Works, The Shore, Northfleet, Gravesend, Kent

Project/File: 332612492
Date: 6 May 2025
Prepared By: K State
Reviewed By: J Lewis
Subject: **Transport Statement Technical Note**

1 Introduction

- 1.1 Stantec UK Limited (Stantec) has been appointed by Bellway Homes Limited (Thames Gateway) to prepare a Transport Statement Technical Note in support of a Full Planning Application for the erection of a workshop (Use Class E(g)(iii)), access, parking, and associated landscaping which is to be located at the Land to the Northwest Of Factory Road, Northfleet Works, The Shore, Northfleet, Gravesend, Kent.

Site Location

- 1.2 The site is located at Factory Road, Northfleet. The site does have implemented reserved matters approval for three dwellings (Ref: EDC/20/0076). These dwellings will not be constructed. Therefore, this brownfield site is suitable for a workshop (Class E(g)(iii)) which can be carried out in any residential area.

2 Workshop Development Proposals

- 2.1 The proposed development consists of 86m² of E(g)(iii) workshop contained within a two storey building. The floorspace predominantly consists of a workshop with space also for office, storage, W/C and welfare facilities and cycle storage. The workshop is proposed to accommodate the relocation of the existing workshop located at Abacus Corner, off College Road.
- 2.2 Parking is proposed at the front and rear of the building, including disabled parking, and passive Electric Vehicle (EV) charging.
- 2.3 The site layout is shown in **Figure 2.1**.



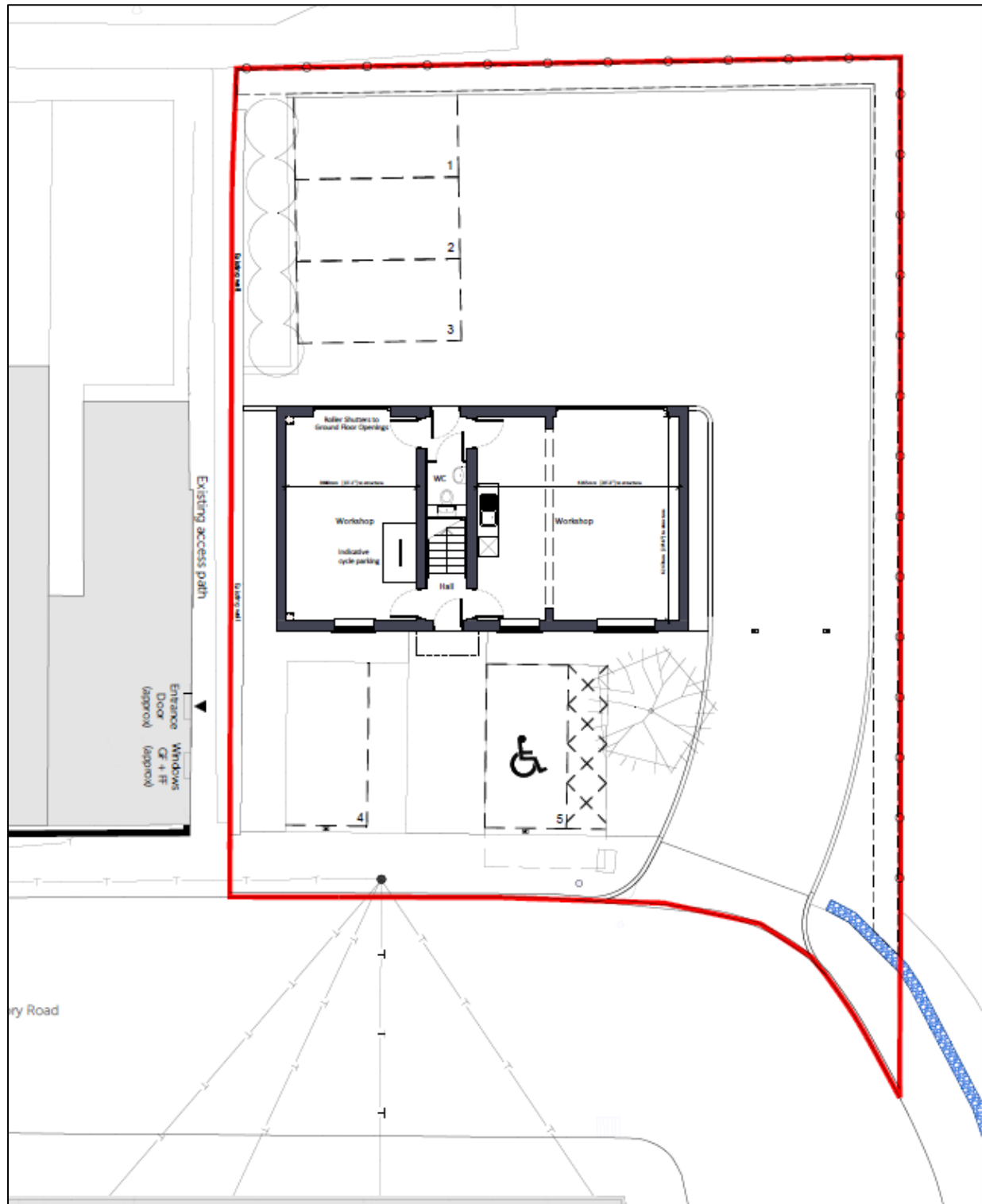


Figure 2.1 - Proposed Site Layout – Ground Floor (BPTW, 2025).



3 Traffic Impact

- 3.1 The use of the workshop would be for light industrial uses which can be carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. The workshop would accommodate up to 3 employees, with a box van providing deliveries to the site. The proposed user would under current operating arrangements receive deliveries of steel items by box van approximately 2 times a month. Specialist waste collection from the site would usually occur once a month.
- 3.2 As such the traffic impact of the site is minimal, with 3 additional light vehicles on the road per day (Monday to Friday, with the occasional Saturday) accounting to 6 one way trips a day, and 3 vans per month accounting for 6 one way delivery vehicle trips a month.
- 3.3 In comparison with the existing implemented permission for three dwellings at the site, the traffic effect of the proposed workshop is comparable to the number of vehicle trips that use would generate.

4 Access Arrangements

- 4.1 The workshop will be accessed directly from Factory Road via an access crossover, the location of which broadly aligns to the existing dropped kerbs. This provides access to the car park at the rear of the building, as well as the roller shutters located to the rear of the building.
- 4.2 For deliveries, a 7.5t box van will access the site. The movement of this vehicle is shown in **Figure 4.1** and is fully accommodated for in the rear car park area. It allows a box van to manoeuvre, turn and enter and exit the site in a forward gear.

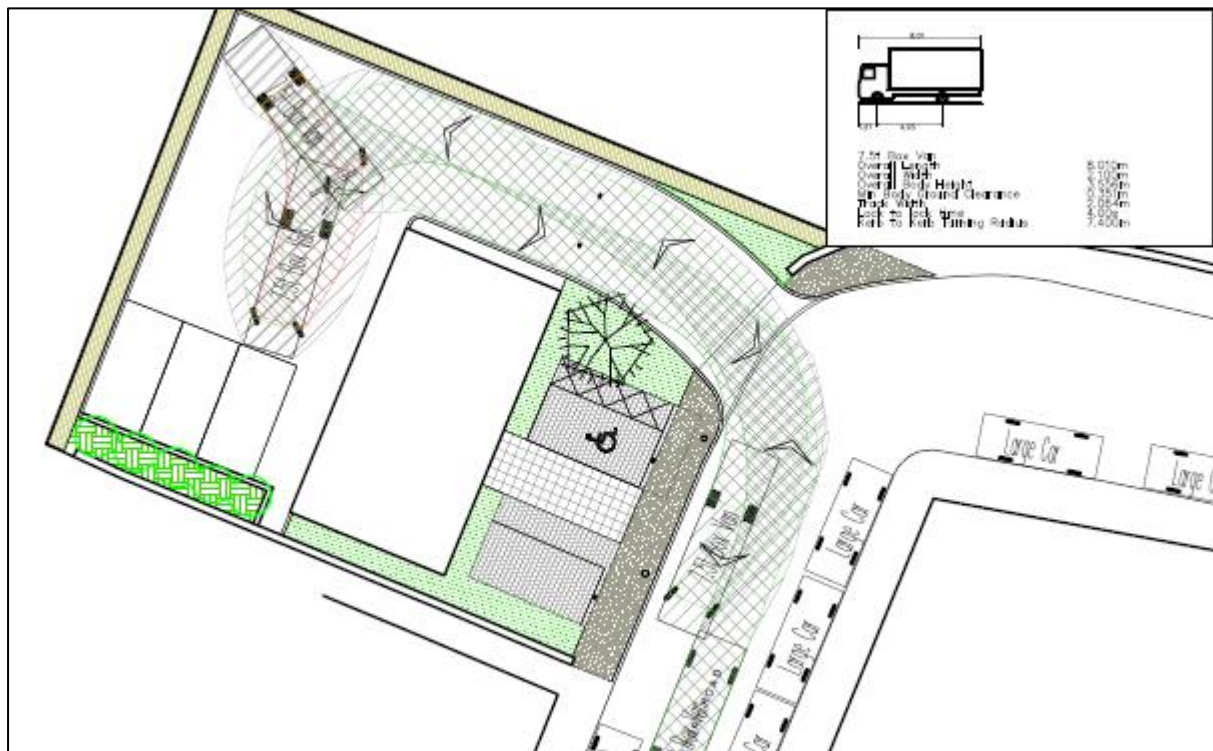


Figure 4.1 – Swept path analysis of 7.5t Box Van for steel deliveries.



- [illegible]

4.5 Visibility splays have also been reviewed for the proposed access and parking arrangements for the site. This is shown in **Figure 4.3**. Therefore, the proposed access point and parking will provide sufficient and safe visibility for movement out of the site.

4.6 The full visibility drawing is provided in **Appendix B** with visibility splays in accordance with the Kent Design Guide.

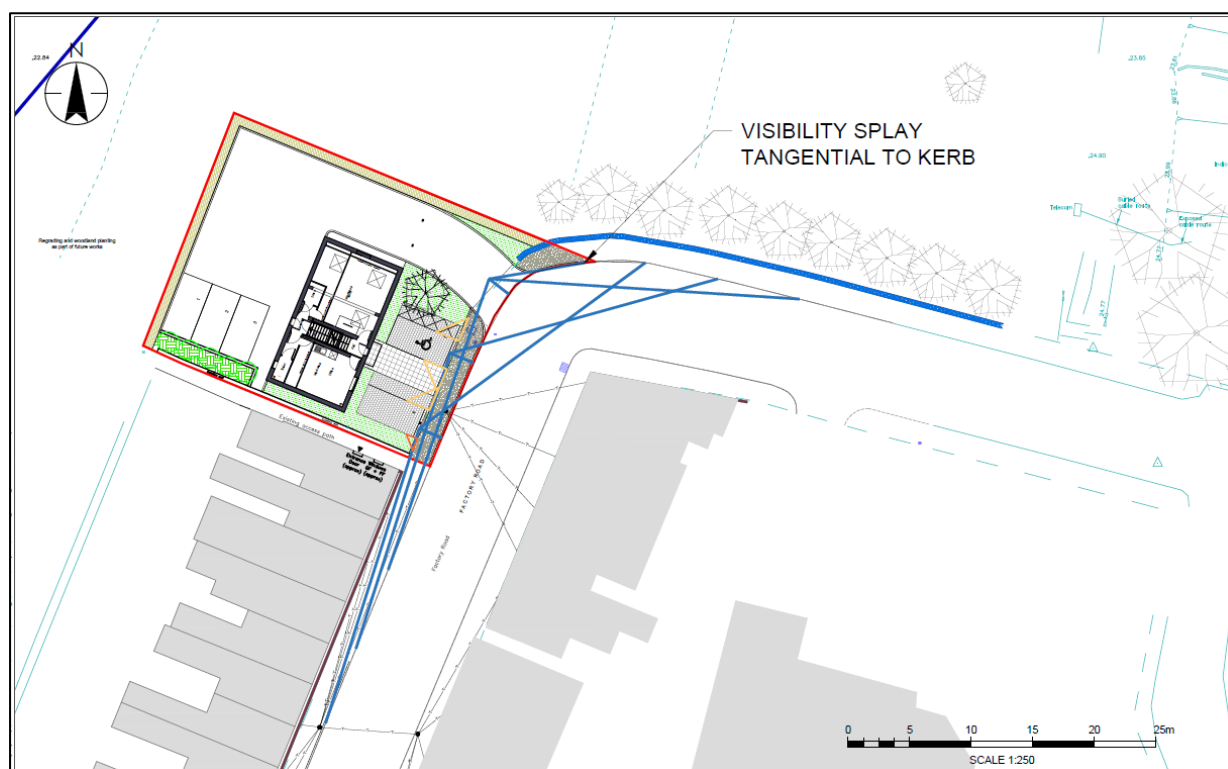


Figure 4.3 – Visibility splay for proposed workshop access road.

5 Parking Provision

5.1 Kent County Council's Parking Standards have been assessed in regard to the proposed E(g)(iii) development's parking provision. This is shown in **Table 5.1**.

Table 5.1 – Kent County Council's Parking Standards and the proposed on-site parking.

Parking Type	Kent Guidance	Recommended Provision	Proposed Provision
Car Parking	1 space per 35m ²	3	5
Disabled Parking	2 designated spaces + 1 space of sufficient size but not specifically designated	2	1 + 1 space of sufficient size but not specifically designated
Electric Vehicle Charging Space	A minimum of 10% active charging spaces and 20% passive charging spaces	1 active charging and 1 passive charging	1 passive charging
Cycle Parking	1 space per 1,000m ² for collections / deliveries, 1 space per 200m ² for workplace	2	2 (provided within the building)



- 5.2 As seen in the table above, the Kent County Council standards have been predominantly met. It is noted that the proposal overprovides on the number of car parking spaces required. However, this allows for spaces at the front of the workshop which will accommodate disabled visitors and future EV charging.
- 5.3 The proposal is to be future-proofed with a passive charging space at the front of the building. Any infrequent customers who visit the site would be there for a short period of time and thus would not require a charging facility.
- 5.4 The parking requirements have been designed to suit the needs of potential occupiers, whilst providing flexibility and provide for inclusive mobility.

6 Servicing Arrangements

- 6.1 Waste materials are stored in either metal barrels or a small storage area, and collected approximately once a month via a specialist refuse collection vehicle.
- 6.2 A scrap metal van will visit the site to collect waste materials. The dimensions of this vehicle are similar to a standard waste collection vehicle and thus this has been tracked for the site as shown in **Figure 6.1**. Due to site constraints, the vehicle will be required to reverse into the site access road and drive outwards. This movement is accommodated for in the site design and existing road layout.



Figure 6.1 - Swept path analysis of large refuse vehicle (used as a proxy).

- 6.3 Scrap metal is small and light, and can therefore be moved by hand.
- 6.4 A general waste bin will also be provided, which will be collected during typical waste removal along Factory Road.



7 Conclusion

- 7.1 This Transport Statement Technical Note has been prepared by Stantec and sets out the traffic impact, access, parking and servicing arrangements for the site.
- 7.2 The proposed vehicle movements, parking, access and servicing arrangements are accommodated for within the existing road network and proposed design. As such, and in accordance with the NPPF, paragraph 116 *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”* there are no transport-based reasons why the application should not be consented.



Appendix A Swept Path Analysis



Plotted: 02.05.2025 05:02 11:12:15 AM By: Stubley, Leon
ORIGINAL SHEET - ISCA3
\\ash-rps-001\projects\332410098 - northfleet\3-autocad\drawings\800.100\transport\mr filler workshop_002\32410098_800.100_002 - vehicle tracking v06

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION
2. DO NOT SCALE FROM THIS DRAWING
3. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE
4. MASTERPLAN RECEIVED FROM LUC ON 28.04.2025

P02 UPDATED MASTERPLAN
P01 FIRST ISSUE
Issued/Revision

S2 FOR INFORMATION

LS	KS	2025.04.30
LS	KS	2025.03.31
By	Appd	YYYY.MM.DD

Client/Project:
BELLWAY HOMES LIMITED
NORTHFLEET

Project No.:
332410098 - 800.100

Title
LAND NORTHWEST OF
FACTORY RD VEHICLE
TRACKING

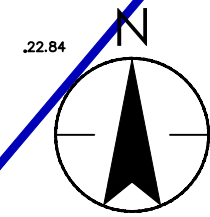
Revision:	Date:	Drawing No.
002	2025.04.30	002



Appendix B Visibility Splays



Plotted: 02.05.2025 05:02 11:10:22 AM By: Stubley, Leon
ORIGINAL SHEET - ISOA3
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.22.84

Regrading and woodland planting
as part of future works

VISIBILITY SPLAY
TANGENTIAL TO KERB

Telecom

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.24.90

Indicat

Buried
cable route

Exposed
cable route

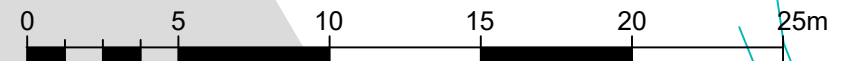
.24.77

.24.72

.23.99

Existing access path

Factory Road



SCALE 1:250



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1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION
2. DO NOT SCALE FROM THIS DRAWING
3. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE
4. MASTERPLAN RECEIVED FROM LUC ON 26.03.2025
5. VISIBILITY SPLAYS ARE PROVIDED IN ACCORDANCE WITH MANUAL FOR STREETS 2 FOR A 20MPH ROAD.



2M X 2M PEDESTRIAN VISIBILITY

1M X 1M PEDESTRIAN VISIBILITY

2M X 25M VISIBILITY SPLAY

P02 UPDATED MASTERPLAN

P01 FIRST ISSUE

Issued/Revision

S2 FOR INFORMATION

LS	KS	2025.05.02
LS	KS	2025.04.04
By	Appd	YYYY.MM.DD

Client/Project:
BELLWAY HOMES LIMITED
NORTHFLEET

Project No.:
332410098 - 800.100

Title
LAND NORTHWEST OF
FACTORY RD
2.4M X 43M VISIBILITY SPLAY
& PEDESTRIAN VISIBILITY

Revision: 002	Date: 2025.04.04	Drawing No. 011
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