



Transport Statement

Proposed Redevelopment of 42 The Hill

Site Address: 42 The Hill, Northfleet, Gravesend, Kent DA11 9EX

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Version: 1.0

Date: 24th July 2026

Status: Planning Application

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1. Scope of the Statement

This Transport Statement has been prepared by Echoz CIC on behalf of the applicant in support of a planning application for the proposed redevelopment of 42 The Hill, Northfleet, Gravesend, Kent DA11 9EX.

The purpose of this Statement is to provide an overview of the existing transport environment surrounding the application site and to demonstrate that the proposed development benefits from appropriate access to the local highway network, pedestrian infrastructure, public transport services and local facilities.

The Statement has been prepared following a review of the submitted architectural drawings, publicly available mapping and transport information, together with observations recorded during a detailed site inspection undertaken by Echoz CIC.

This Statement should be read alongside the accompanying planning application documents and supporting drawings.

2. Introduction

This Transport Statement accompanies a planning application for the proposed redevelopment of 42 The Hill, Northfleet.



The proposal comprises alterations, conversion and extension works to the existing building at No.42 to provide a mixed-use development comprising commercial accommodation at ground floor level with residential accommodation above.

The application site occupies an established urban location where transport infrastructure, public transport services and community facilities are already available. This Statement considers whether the existing transport network is capable of supporting the proposed redevelopment and whether future occupants will have appropriate opportunities to travel by sustainable modes of transport.

3. Existing Transport Environment

The application site fronts directly onto The Hill, an established urban road within Northfleet serving residential, commercial and community uses.

A site inspection confirmed that the surrounding highway network is well established and incorporates surfaced carriageways, continuous pedestrian footways, street lighting, road markings and pedestrian crossing facilities appropriate to the character of the area.

Bus stops are located immediately adjacent to the application site on The Hill, providing convenient access to local bus services in both directions of travel. The surrounding area also benefits from established public parking facilities serving local businesses, visitors and residents.

Northfleet Railway Station, Gravesend Railway Station and Ebbsfleet International Railway Station are all located within reasonable walking distance of the application site, providing access to local, regional and national rail services.

The surrounding area contains a wide range of local amenities including shops, healthcare facilities, places of worship, cafés, community facilities and other services that can be accessed on foot, reducing the need for many day-to-day journeys to be undertaken by private motor vehicle.

Overall, the application site benefits from an established transport environment that supports a variety of travel choices and reflects its location within the existing urban area of Northfleet.

4. Accessibility Assessment

The application site benefits from a range of transport options, allowing future occupants and visitors to travel by walking, public transport or private vehicle.

Walking Accessibility

A site inspection confirmed that continuous pedestrian footways are provided along The Hill and the surrounding road network, allowing safe movement between the application site and nearby facilities. Existing pedestrian crossing facilities and dropped kerbs further support safe pedestrian access within the locality.



The application site is located within comfortable walking distance of a range of everyday services, including retail premises, healthcare facilities, places of worship, cafés, community facilities and public transport infrastructure.

The approximate walking distances recorded during the assessment are summarised below.

Destination	Approximate Distance	Approximate Walking Time
Bus Stop (Northbound)	Adjacent	Less than 1 minute
Bus Stop (Southbound)	Adjacent	Less than 1 minute
Northfleet Railway Station	0.6 miles	12 minutes
Gravesend Railway Station	1.0 mile	22 minutes
Ebbsfleet International Railway Station	1.3 miles	26 minutes

(Walking times are based on Google Maps and site observations. Refer to Appendix B.)

Public Transport

Bus stops are located immediately adjacent to the application site, providing convenient access to regular bus services connecting Northfleet with Gravesend, Ebbsfleet, Bluewater and surrounding residential areas.

The availability of three railway stations within reasonable walking distance further enhances accessibility, providing local, regional and high-speed rail connections.

The proximity of these public transport services provides realistic alternatives to private car travel for many everyday journeys.

5. Highway & Parking Observations

A detailed site inspection was undertaken to assess the existing highway environment surrounding the application site.

The inspection confirmed the following:

- Continuous pedestrian footways are provided on both sides of The Hill.
- Existing pedestrian crossing facilities are available close to the application site.
- Street lighting is provided throughout the surrounding highway network.
- Existing road markings and traffic management measures are in place.
- Bus stops are located immediately adjacent to the site.
- Two public car parks are available within a short walking distance of the application site.
- Vehicular access to surrounding roads is well established.
- No significant highway defects, visibility restrictions or road safety concerns were observed during the inspection.



The surrounding highway infrastructure is considered appropriate for a development of the scale proposed.

The proposed redevelopment is small in scale and located within an established mixed-use urban area already served by commercial, residential and community uses. Any increase in vehicle movements associated with the proposal is expected to be limited and capable of being accommodated by the existing highway network. The availability of adjacent bus stops, nearby rail stations, pedestrian routes and public car parks further reduces reliance on private car travel and helps mitigate any potential increase in traffic demand.

6. Sustainable Transport

The proposed redevelopment makes effective use of a previously developed site within an established urban area where transport infrastructure already exists.

Future occupants will have convenient access to local services, employment opportunities and public transport without relying solely on private motor vehicles. The availability of nearby bus services, railway stations and pedestrian routes provides opportunities for sustainable travel and supports the principles of sustainable development.

Given the location of the application site and the accessibility of surrounding facilities, the proposed development is not expected to place undue pressure on the local transport network.

7. Conclusion

This Transport Statement has considered the accessibility of the application site together with the surrounding highway network and available transport infrastructure.

The assessment confirms that the application site occupies a sustainable urban location that benefits from established pedestrian routes, nearby bus services, convenient access to the local highway network and three railway stations within reasonable walking distance.

The surrounding area provides a range of local services, employment opportunities and public facilities that can be accessed by walking or public transport, reducing the need for reliance on private motor vehicles.

The proposed redevelopment represents the reuse of a previously developed site and is not anticipated to give rise to significant transport impacts or require alterations to the existing highway network.

Accordingly, the proposed development is considered acceptable in transport terms.

8. Professional Opinion

Echoz CIC has undertaken a review of the submitted architectural drawings, publicly available transport information and observations recorded during a detailed site inspection of the application site and surrounding area.



The assessment confirms that the site is well served by existing transport infrastructure, including pedestrian footways, public transport services, nearby railway stations and established highway connections.

The proposed redevelopment is of a scale that can be accommodated by the existing transport network without giving rise to significant highway or transport concerns. The location also provides future occupants with realistic opportunities to travel by walking and public transport, supporting the principles of sustainable development.

Based upon the information reviewed and the assessment contained within this Statement, it is the professional opinion of Echoz CIC that the proposed redevelopment is acceptable in transport terms, accords with the objectives of the National Planning Policy Framework relating to sustainable transport, and is suitable for planning approval from a transport perspective.

9. References

- National Planning Policy Framework (Current Edition)
- Manual for Streets (Department for Transport)
- Kent Design Guide Review: Interim Guidance Note 3 – Residential Parking
- Ordnance Survey Mapping
- Google Maps (Walking Distance Verification)
- Submitted Architectural Drawings
- Site Inspection Undertaken by Echoz CIC

Appendix A – Site Photographs

Include:

- Figure 1 – Application Site
- Figure 2 – Northbound view
- Figure 3 – Bus Stop (Northbound)
- Figure 4 – Bus Stop (Southbound)
- Figure 5 – Existing Pedestrian Crossing
- Figure 6 – Public Car Park (The Hill)
- Figure 7 – Public Car Park (Rear of Public House – Aerial view)
- Figure 8 –Public carpark The Hill (Aerial view)
- Figure 9 – The Hill Carpark board
- Figure 10 – Street view from Church gate
- Figure 11 – Distance to Ebbsfleet from application site
- Figure 12 – Distance to Northfleet station from application site

Appendix B – Walking Distance Assessment

Destination	Distance	Approx. Walking Time
Bus Stop (Northbound)	Adjacent	<1 minute

Destination	Distance	Approx. Walking Time
Bus Stop (Southbound)	Adjacent	<1 minute
Northfleet Railway Station	0.6 miles	12 minutes
Gravesend Railway Station	1.0 mile	22 minutes
Ebbfleet International Station	1.3 miles	26 minutes
Public Car Park (The Hill)	Opposite	<1 minute
Public Car Park (Rear of Public House)	30 meters	<1 minute

Appendix C – Location Plan

Figure 1	Figure 2
	
Figure 3	Figure 4
	
Figure 5	Figure 6
	



Figure 7



Figure 8



Figure 9

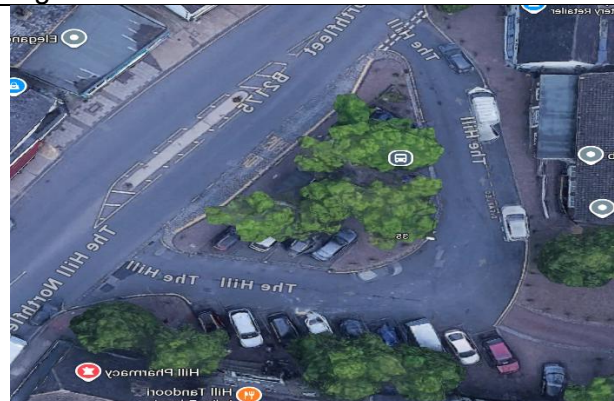


Figure 10



Figure 11

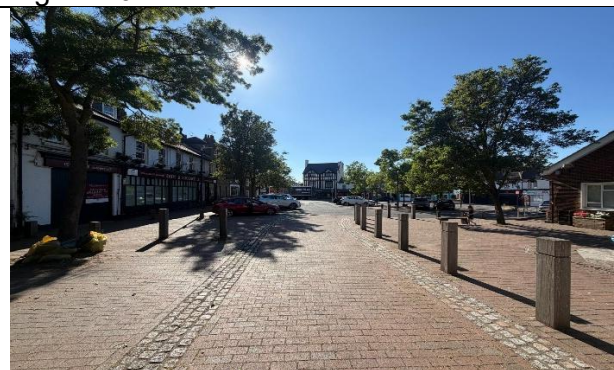


Figure 12

