

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

Date 21st February 2024

Your Ref 20231097

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

It is noted that the applicant has presented additional information on the availability of on street car parking in support of this application. It is not known if the applicant discussed the survey method with the County Council, but it seems to rely on the Lambeth Method of surveying rather than the requirements set in Kent County Council's supplementary planning guidance (SPG4). The Lambeth Method survey requires a longitudinal parking bay of 5 metres, whilst the Kent County Council guidance requires 6 metres to ease access and egress from the parking space. However, in this instance a resurvey does not appear to be warranted given the relatively good availability of on street car parking generally.

The applicant also states that there are three bus services that travel close to the development, but of these only one has a regular service of every 30 minutes, one being hourly and the other at best once every two hours. It should be noted within their patient survey not one person used the bus to access the site, the majority coming by car as either passenger or driver with the remainder walking which is disappointing and it must be questioned if the practice is in the best location for a sustainable site, a town centre with its many options for sustainable transport and/or linked trips being a better option. However, the practice is where it is and there is some possibility of linked trips to the nearby supermarkets, library, and schools.

If this were a new application, then it would attract a recommendation of refusal, on the grounds of sustainability. As an expansion of an existing dental practice with an established presence an objection on highway grounds would be difficult to sustain at appeal, given the information submitted. However, given the width of Hunt Road between the cul-de-sac end and the junction with Coldharbour Road, there is merit in requiring a daytime waiting restriction to deter pavement parking during surgery hours to ensure a pedestrian route is maintained. This process would have to be fully funded by the applicant irrespective of the outcome.

Les Seaborn
Highway Development Management Officer

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