

Site: 107 Vale Road, Gravesend
Prepared by: DM/DR
Approved by: DM
Date: 9 September 2024

1.0 Introduction

- 1.1 This highway technical note has been prepared on behalf of Frankham Projects Ltd. in respect of a proposal to demolish an existing two-bed residential dwelling and the subsequent construction of a four-bed dwelling at 107 Vale Road, Gravesend, DA11 8DB.
- 1.2 This highways note addresses matters including the suitability of a new vehicular crossover, as well as the resultant car parking implications on-street. In doing so, it responds directly to comments raised as part of a pre-application submission to Gravesham Borough Council.

2.0 Matters to be Addressed

Visibility Splays

- 2.1 Pre-application discussions have been held with Gravesham Borough Council, who has sought evidence of appropriate visibility from any new crossover. This relates to both vehicular visibility (2.0 x 43 metres has been requested) and pedestrian visibility (2.0 x 2.0 metres).
- 2.2 The pre-application advice suggested that a single parking space and associated crossover may be more appropriate than a wider crossover serving two parking spaces (which was proposed at pre-application stage).
- 2.3 The layout has been amended further to the pre-application advice to provide only one car parking space. Visibility splays (both vehicular and pedestrian) from the revised access are shown on the drawing attached as **Appendix A**. This demonstrates that appropriate visibility is achievable, thus addressing the comments raised by Gravesham Borough Council.

Car Parking Provision

- 2.4 Parking provision guidance for the site is set out within the KCC 'Residential Parking' document adopted in November 2008. KCC base their requirements on different types of area. The site is located within the KCC designation of 'Suburban'. Four-bedroom houses are required to provide a minimum of two independently accessible parking spaces.
- 2.5 The revised scheme seeks the provision of one parking space, which is one short of the above requirement. In order to understand car parking demand from a single dwelling, an analysis of 2021 Census data has been undertaken for vehicle ownership for houses within the surrounding output area. The vehicle ownership data is shown below in Table 2.1.

Number of Cars or Vans	Percentage Split
No cars or vans	13%
1 car or van	44%
2 cars or vans	24%
3 cars or vans	18%
Total	100%

Table 2.1: Vehicle Ownership Data

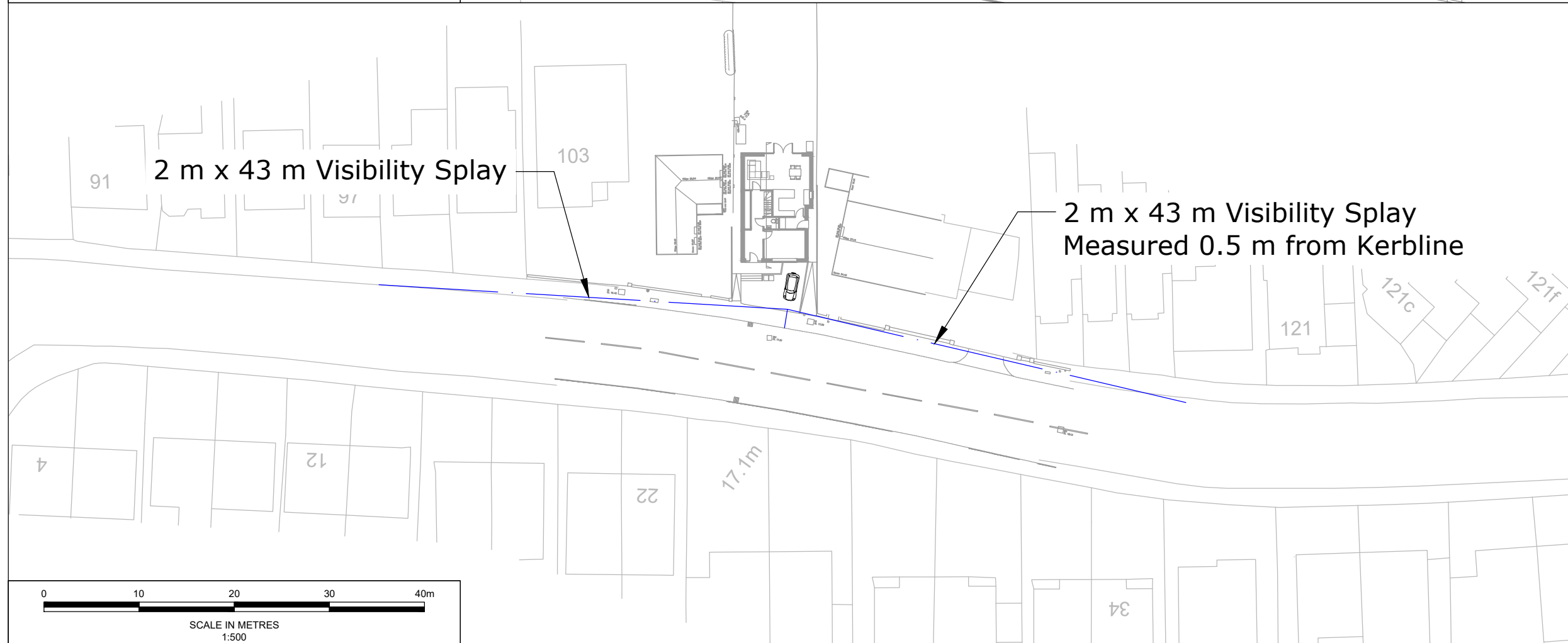
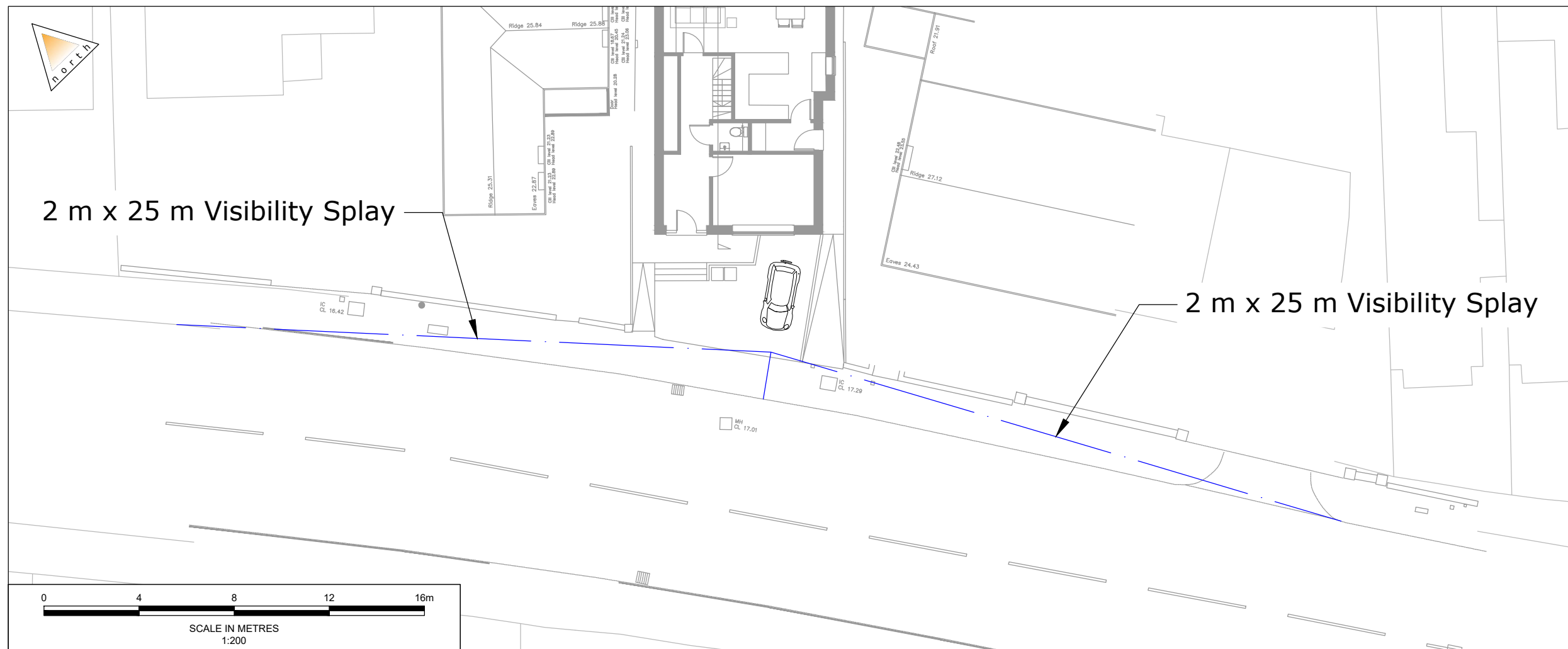
- 2.6 Table 2.1 demonstrates that, based on Census data, close to half of those dwellings in the surrounding area own one car, with a further 42% owning either two or three cars. In all probability a 4-bed dwelling in this location may own two cars. The existing two-bed dwelling will however also generate parking demand, which based on the above may be one car. However the above census data relates to all dwellings and therefore it is equally possible that both the existing and proposed dwellings will own one car or indeed both own two cars. The difference is negligible and unlikely to result in any change to the nature of parking demand on surrounding roads.
- 2.7 The provision of the crossover will result in the effective loss of one car parking space on-street. However this is counter balanced by the provision of a dedicated car parking space on-site. In the event that the proposed dwelling only owns one car, then all demand would be catered for off-street. The new parking space will benefit from electric charging provision.
- 2.8 The site is located close to regular bus services as well as a variety of amenities (including a college, Sainsbury's food store and leisure centre), suggesting that future residents will not be reliant upon a car for everyday needs or to travel for commuting purposes. Therefore it is considered reasonable to only provide one car parking space on site, and meets with National Planning Guidance in promoting sustainable development without overly relying on car use.

3.0 Summary

- 3.1 This highway technical note has been prepared on behalf of Frankham Projects Ltd. in respect of a proposal to demolish an existing two-bed residential dwelling and the subsequent construction of a four-bed dwelling at 107 Vale Road, Gravesend, DA11 8DB.
- 3.2 It demonstrates that appropriate visibility can be achieved at the site. It also serves to show how one car parking space is appropriate when considering the proposals will not increase the number of dwellings on site, whilst the site is located in a sustainable location whereby residents will not be reliant upon a private car for everyday use. Therefore it cannot be assumed that the replacement dwelling will generate a higher car ownership than the existing dwelling.

Appendix A

Visibility at the Proposed Crossover



Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
2. This drawing is based on OS mapping and Motion cannot guarantee the accuracy of the data.

Legend

————— Visibility Splay

P03	Updated Site Layout	EF	DM	DM	09/09/2024
P02	Updated Site Layout	DR	DM	DM	20/08/2024
P01	First Issue	DR	DM	DM	12/08/2024
Rev.	Description	Drn	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



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Client:

Frankham Projects Ltd

Project:

Vale Road, Northfleet, Gravesend

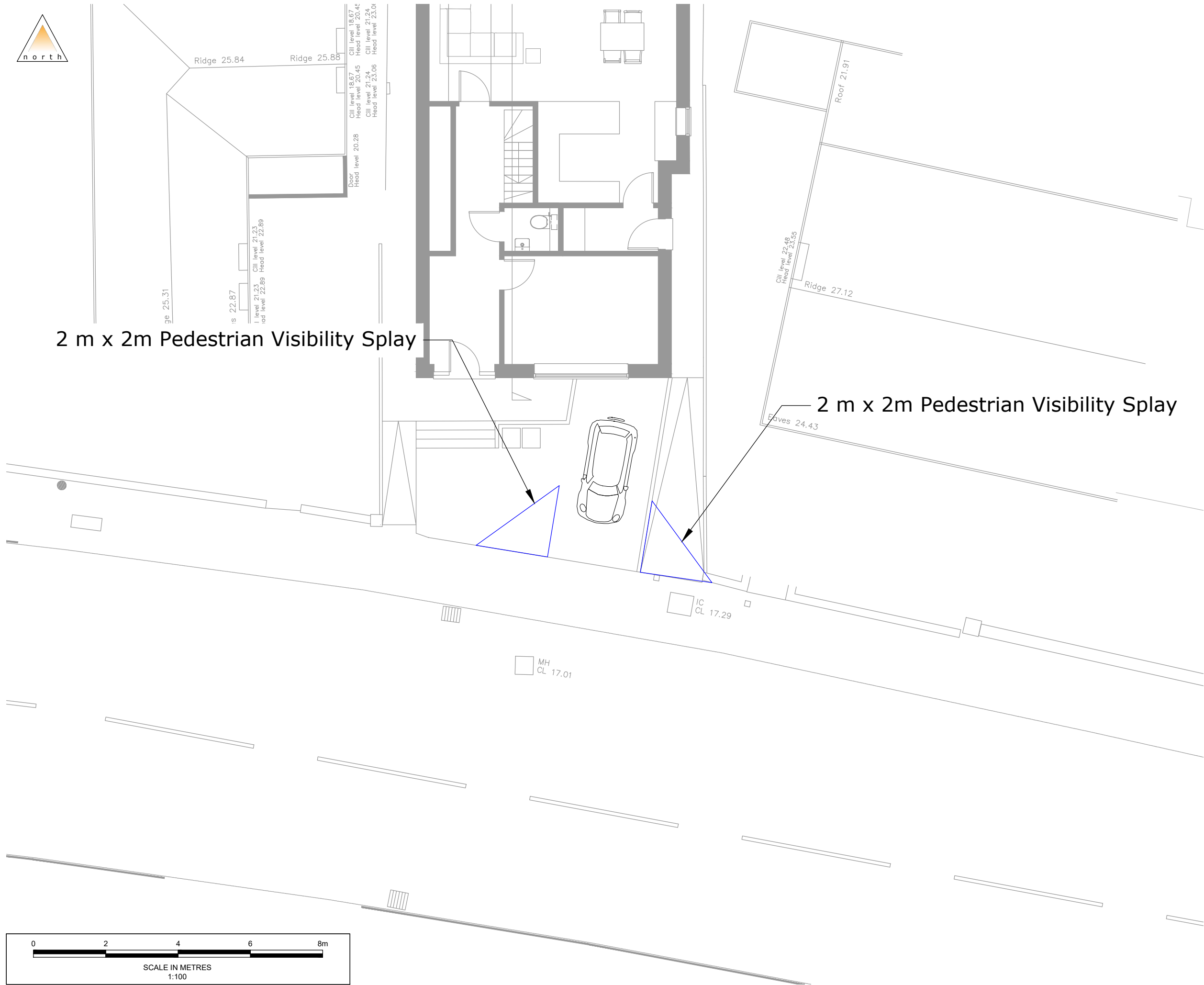
Title:

Visibility Splays at Site Access

Scale: 1:500 (@ A3)

Drawing: 2407100-01 Revision: P03

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Notes

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Client:

Frankham Projects Ltd

Project:

Vale Road, Northfleet, Gravesend

Title:

Pedestrian Visibility Splays
at Site Access

Scale: 1:100 (@ A3)

Drawing:

2407100-02

Revision:

P03