

TRANSPORT TECHNICAL NOTE

Site: Lapis Court, Lapis Close, Gravesend, Kent

Client: Billings Group

Prepared by: DHA

Date: January 2022

1.1 Introduction

- 1.1.1 This Transport Technical Note (TN) has been prepared by DHA on behalf of Billings Group to accompany a planning application to Gravesham Borough Council for the provision of additional parking bays at Lapis Court, Lapis Close in Gravesend, Kent.
- 1.1.2 This application accompanies a current prior approval application for an additional 12 residential units at Lapis Court. The proposed parking spaces will serve existing and future residents of the site.

1.2 Site Context

- 1.2.1 The site is located to the east of Gravesend and can be seen in a local context in Figure 1 below.



Figure 1: Site Location (courtesy of Google Maps)

- 1.2.2 The site is accessed from Lapis Close, which provides access to the existing parking area. This parking area comprises seven unallocated spaces which serve the existing 36 flats at Lapis Court, equating to a ratio of 0.2 spaces per dwelling.
- 1.2.3 The proposals for the prior approval application comprise the addition of 12 new flats, including six no. one-bed and six no. two-bed units.

1.3 Development Proposals

- 1.3.1 The proposals comprise the addition of 20 parking spaces within the curtilage of the site. This will take the overall parking provision to 27 spaces.
- 1.3.2 The proposed site layout plan is included at **Appendix A**.

1.4 Parking Policy

Kent and Medway Structure Plan 2006: Supplementary Planning Guidance (SPG4)

- 1.4.1 Residential parking policy is set out in the Kent and Medway Structure Plan 2006: Supplementary Planning Guidance (SPG4). The guidance sets out maximum parking standards based on the number of bedrooms proposed, as set out below:-
- For 1 bed units – 1 space per unit;
 - 2 and 3 bed units – 2 spaces per unit.
- 1.4.2 To accord with this standard, a maximum of 18 additional spaces should be provided for the development proposals.

1.5 Parking Assessment

- 1.5.1 A review of the proposed arrangements demonstrates a suitable provision of parking. A total of 12 additional spaces is proposed for the new residential units, in accordance with the maximum standards detailed above and Kent County Council's Interim Guidance Note 3 (IGN3) standards for residential parking in a suburban edge location.
- 1.5.2 Furthermore, an additional eight spaces will be provided for existing residents, improving the existing parking situation, and increasing on-site capacity.
- 1.5.3 The site will therefore provide a total of 27 parking spaces. To demonstrate the suitability of this provision, car ownership data for the Middle Super-Output Area (MSOA) Gravesham 003 has been reviewed from the 2011 Census for flats comprising between one and three bedrooms. This is summarised in Table 1 overleaf.

	No vehicle in household	1 vehicle in household	2 vehicles in household	3 vehicles or more in household
Percentage	55%	39%	5%	0%
Total No. of Cars (Lapis Court)	0	19	4	0

Table 1: 2011 Census - Car Ownership Levels (Gravesham 003)

- 1.5.4 Based on this data, it can be expected that Lapis Court would generate a demand for 23 car parking spaces following the completion of the proposed development, which further confirms the suitability of the proposed level of provision.

1.6 Conclusion

- 1.6.1 This Transport Technical Note has been produced on behalf of Billings Group to accompany a planning application for the provision of an additional 20 parking spaces at Lapis Court, Lapis Close in Gravesend, Kent.
- 1.6.2 The proposed development is considered to comply with the relevant parking policy, and will not have a detrimental impact on the local highway network. It is therefore considered that there should be no sound transport-based objections to the application.