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SITE: 12 Old Road West, Gravesend, Kent, DA11 0LJ

PROPOSAL: Residential Children's Home for 3 Children

DOCUMENT PURPOSE: To demonstrate that operational activity and vehicle movements are contained within the site boundaries and maintain a character indistinguishable from a standard dwellinghouse.

MANAGEMENT AND PARKING PLAN

1. OCCUPANCY AND STAFFING LIMITS

1.1 The home is limited to a maximum of three children in residence.

1.2 Care is provided by a maximum of three non-resident staff members on-site at any one time.

1.3 Occupancy Consistency: The total occupancy of the premises at any given time will not exceed six persons. This remains consistent with the lawful occupancy limit established under the Gravesham Borough Council Certificate Ref: 20240339. (Appendix A)

2. PARKING AND HIGHWAY IMPACT (GRAVESHAM PRECEDENTS)

2.1 **Staff Travel Patterns:** As highlighted in the Gravesham Borough Council Officer Report for 3 Struttons Avenue (Ref: 20250529)(Appendix C), care staff for these small-scale homes frequently use public transport or private taxis rather than personal vehicles.

2.2 Parking Provision: The property at 12 Old Road West maintains its existing residential parking layout. In Ref: 20250472 (5 Lower Range Road)(Appendix B), Gravesham Council accepted that the operational movements of such a home would not be greater than that of a large family, meaning the existing parking capacity is sufficient.

2.3 Visitor Management: Any visiting healthcare professionals or social workers will visit by appointment only. This mirrors the ad hoc visits of a standard family home (e.g., plumbers, health visitors, or tutors) and does not represent a material increase in highway pressure.

3. OPERATIONAL MOVEMENTS

3.1 Shift Handovers: To maintain the quiet residential character of Old Road West, staff shift changes are planned for 8:00 am and 8:00 pm. These times coincide with typical residential commute times and avoid late-night or unsociable hour disturbances.

3.2 Daily Routines: School runs, grocery deliveries, and recreational trips are conducted in a manner identical to a standard family home. No heavy goods vehicles (HGVs) or commercial-scale deliveries are required.

4. SITE MANAGEMENT & CHARACTER

4.1 Residential Appearance: 12 Old Road West will maintain a strictly domestic appearance. As per the submitted drawings, there will be no external signage, commercial lighting, or institutional markings that would distinguish it from neighboring dwellings.

4.2 Waste Management: Waste collection remains via the standard Gravesham Borough Council municipal residential service. No commercial waste contracts or industrial-sized bins are required.

4.3 Administrative Function: All administrative tasks are conducted within the communal living areas. No part of the dwelling is dedicated solely to commercial office use, ensuring the "way of life" remains residential.

APPENDICES

Appendix A: Decision Notice for 20240339 **Appendix B:** Gravesham Officer Report (Ref: 20250472) **Appendix C:** Gravesham Officer Report (Ref: 20250529) **Appendix D:** Summary of LB Lambeth v SSLUHC [2024] EWHC 1391 **Appendix E:** North Devon DC v FSS [2003]