

Transport Statement Addendum

Port of London Authority Port Control Centre Redevelopment

April 2025

1.0: Introduction

1.1: This addendum should be read alongside the original Transport Statement published in November 2022 for the proposed development to refurbish the Port of London Authority's (PLA) Port Control Centre (PCC) and external landscaping across the London River House Complex which will result in a number of minor changes to the current parking arrangements and waste collection arrangements across the site.

2.0: Parking amendments 2025

2.1: Due to the proposed amendment to the external landscaping works, there will be a loss of two parking spaces which are currently located in front of the main entrance to London River House. These are directly accessible from Royal Pier Road and are currently used for staff and visitor car parking as well as for some deliveries.

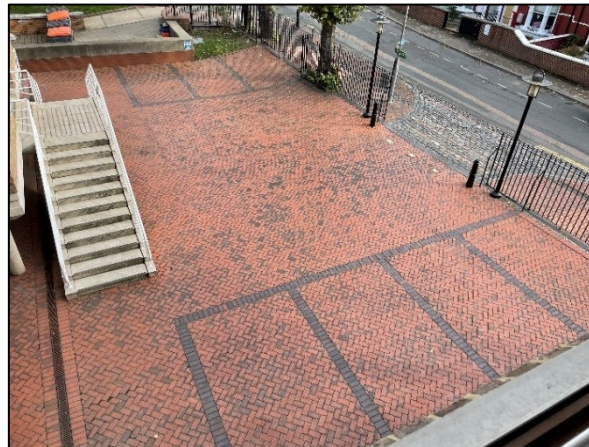


Figure 1: Existing Car park in front of main entrance

2.2: Five spaces will be retained in this area, principally for two reasons.

- Firstly, to ensure there is excellent, accessible disabled parking bays for disabled staff and visitors to the PLA complex. On review of the proposals the existing disabled access parking areas, located within the undercroft of London River House, is not considered appropriate, or welcoming for disabled users, who currently once parked would have had to take a separate, longer route to access PLA reception and the Port Control Centre. With the decision to not undertake works that may negatively impact on the existing trees root protection areas, it is considered an additional benefit to retain accessible parking for disabled visitors who can then fully access and make use of the amended landscaping area.

- Secondly to allow for appropriate accessible parking areas for deliveries to the PLA, to ensure that delivery vehicles do not park directly on Royal Pier Road, potentially causing issues for local residents. Retaining delivery spaces here will enable delivery vehicles to park on PLA premises without having to go through existing staff gates at the London River House and Alex House car parks, or for special arrangements to be made in advance for vehicles that may not be able to utilise a standard sized parking space in the existing car parks. Furthermore to note the current permitted development did not propose to amend the existing access point for vehicles from Royal Pier Road here and this continues to remain as part of this amendment.

2.3: The amended proposals, through the amended design will service as an improvement to the originally consented proposals and will continue to be in line with Local Plan (2014) policy CS19 (Development and Design Principles, to ensure that the development is designed in an inclusive way to be accessible to all members of the community.

2.3: In addition, with regard to parking, due to the proposed relocation of the waste bins area from the front of the PCC to the south west corner of the PLA's London River House Car park. One space currently utilised as a visitor space will be lost. Therefore in total there will be a loss of three spaces as a result of the proposed development.



Figure 2: Existing visitor car parking in London River House car park.

2.4: In terms of existing provision, currently across the PLA's London River House complex there are 77 spaces in the London River House car park to the west and 87 spaces in the Alexandra ('Alex') house to the east. With the 7 existing spaces in front of the main entrance there is a total of **171** spaces across the PLA's Gravesend site. The loss of 3 spaces will therefore result in a 2% decrease in spaces for total of **168** parking spaces. This is not considered a significant issue and will not result in a scenario where there would be insufficient vehicular parking for staff and visitors to the PLA.

2.5: Furthermore to offset the loss of spaces there is also the opportunity to create additional car parking spaces in the PLA's Alex house car park to the east. There is an area in the south east of the site where a total of 3 additional spaces can be created resulting in a no net loss of spaces.



Figure 3: Area of Alex house car park appropriate for additional parking bays

2.6: Specifically on visitor parking including for contractors, Currently there are 6 specifically designated visitor spaces located in the London River House car park to the west, accessible via an access gate. There will continue to be six spaces set aside for this use as a result of this development and it is considered that this is an appropriate amount of space for these activities.

2.7: To confirm there will be no amendments to existing cycle or motor cycle parking as a result of the amended development.

2.8: To confirm there are no amendments to following sections from the originally consented transport statement.

- Staffing
- Waste storage and collection
- Existing access onto forecourt in front of Royal Terrace Pier.
- Construction stage: Construction Management Plan.

2.9: Overall it is considered that the proposals would not cause any harm in respect of parking provision or highway safety in this area and is considered to be in compliance with Local Plan Core Strategy policy CS11 and saved policy P3 (LPFR).