

S73 APPLICATION AT FORMER GRAVESEND HOSPITAL

TRANSPORT NOTE AUGUST 2022

PLANNING REFERENCE - 11405168

1.0 INTRODUCTION

1.1 Background

- 1.1.1 This Transport Note has been prepared by Entran Ltd to support a s73 application at the Former Gravesend Hospital.
- 1.1.2 The following transportation related amendments relate only to the conversion block and this application does not propose any changes to the new build element of the scheme. The proposed amendments are as follows:
- Reduction of 2 units, from 63 to 61 units, with a mix of 40 x 1 beds, 21 x 2 beds
 - Reduction in parking within the ground floor of conversion block – from 20 spaces to 12 spaces
 - Amendments to bike stores to provide secure internal, dedicated cycle stores
 - Reduction in motorcycle parking from 6 spaces to 5
- 1.1.3 Associated planning references include:
- 20160670
 - 20190504
- 1.1.4 Architects' drawings attached as **Appendix A**.

2.0 CONSIDERATIONS

- 2.1.1 This section seeks to address the above issues to enable the highway authority to be satisfied that the proposals will not be detrimental to highway safety and capacity as well as not being contrary to national policy as set out in the NPPF and local policy as set out in Kent County Council Local Transport Plan, Gravesham Borough Council Local Plan Saved Policies, Site Allocations and Development Management Policies Document and Proposed Core Strategy.

Reduction in Units

- 2.1.2 The proposed reduction in units and associated traffic generation will be beneficial to both highway safety and network capacity.

Reduction in Car Parking

- 2.1.3 The original approved development schedule (ref: 20160670) was for up to 80 units with 53 car parking spaces. As part to this application, car parking provision below current standards at 1 space per 0.66 units was accepted.
- 2.1.4 This was amended to 63 units with 20 car parking spaces (ref: 20190504) at a ratio of 1 space per 0.32 units.



- 2.1.5 Proposed development schedule is for 61 units but now with 12 car parking spaces at 1 space per 0.2 units. However, it is noted that the previous scheme considered that the development is well located in relation to the station, town centre and railway station and as such only a small number of trips are likely to be by car, and therefore a maximum provision of 1 space per unit is not required. In addition, Residents Travel Packs were also proposed.
- 2.1.6 The proposed reduction in car parking spaces, aligns itself with both national and local planning guidance by seeking to drive down car ownership and usage with a positive move towards more sustainable travel. The latest round of census data is not yet available but local evidence, as advised by the applicant and their research, suggests that in locations such as this around Gravesend, car ownership levels for 1 and 2 bed flats is falling, hence demand for car parking spaces at new developments is also falling.
- 2.1.7 Accordingly, the proposed new provision is considered to be in line with national policy and one more directly associated with local conditions and residents' requirements.

Amendments to Cycle Storage

- 2.1.8 The proposal to provide bike storage internal to the building in secure storage areas is a benefit to users, will encourage cycle ownership and supports both national and local policy.

Reduction in Motorcycle Parking

- 2.1.9 This proposal is not considered to be detrimental to the acceptability of the development on highway grounds.

3.0 CONCLUSION

- 3.1.1 Based on the information provided within this Transport Note it has been demonstrated that the impact of the development proposals align with national and local planning policy and will have a negligible impact on the surrounding transportation network.
- 3.1.2 On this basis, it is recommended that the proposed development be recommended for approval on highway and transportation grounds.



Appendix A

Architects Plans

Gravesham Borough Council



- Notes:
- Do not scale from this drawing; work to figured dimensions only.
 - All information is to be checked on site for accuracy and fit.
 - Report any discrepancies and omissions to RMA Architects.

- Where RMA services on a project do not include for site inspections and works surveys, RMA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been constructed.
- Unless notified specifically by the responsible party, changes made on site to RMA design information has not been incorporated in this drawing.

Diagram Key

E	19.08.22	Design Freeze	KR	LM
D	10.08.22	Updated to Fire Consultant comments	KR	LM
C	29.07.22	Design Freeze	CCA	LM
B	15.07.22	Design Development	CCA	LM
A	20.05.22	Design Development	CCA	LM
-	05.04.22	First issued	LD	LM
Rev	Date	Description	By	Chkd

RM_A

320C Highgate Studios
53-79 Highgate Road, London, NW5 1TL
020 7284 1414, rmaarchitects.co.uk

Key Plan

Project
Former Gravesend & North Kent
Hospital (M Block),
Bath Street, Gravesend, DA11 0DG
RMA Job Reference: 2244

Client

STRAWBERRY STAR

Scale	Date	By	Checked
1:100 @ A1	APR 22	KR	LM

Drawing Title
FLOOR PLAN
00 GROUND
M BLOCK EXTRACT

Purpose of Issue
PLANNING
File Identifier
2244_0020

Status	Revision
D	E



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STRAWBERRY STAR

Scale	Date	By	Checked
1:100 @ A1	APR 22	KR	LM

Drawing Title
FLOOR PLAN
01 FIRST
M BLOCK EXTRACT

Purpose of Issue
PLANNING
File Identifier
2244_002I

Status	Revision
D	E



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Scale	Date	By	Checked
1:100 @ A1	APR 22	KR	LM

Drawing Title

**FLOOR PLAN
SECOND TO FIFTH
M BLOCK EXTRACT**

Purpose of Issue

PLANNING

File Identifier

2244_0022

Status

D

Revision

D



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STRAWBERRY STAR

Scale	Date	By	Checked
1:100 @ A1	APR 22	KR	LM

Drawing Title
FLOOR PLAN
06 SIXTH
M BLOCK EXTRACT

Purpose of Issue
PLANNING
File Identifier
2244_0026

Status	Revision
D	E



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Drawing Title
FLOOR PLAN
07 SEVENTH
M BLOCK EXTRACT

Purpose of Issue
PLANNING
File Identifier
2244_0027

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D	E



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FLOOR PLAN
ROOF PLAN
M BLOCK EXTRACT

Purpose of Issue

PLANNING

File Identifier

2244_0028

Status	Revision
D	C