



Gravesham Borough Council

Civic Centre
Windmill Street
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Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 16 January 2025

Our Ref: AC

Application - GB/20241109

**Location - Dene Holm House , Dene Holm Road, Northfleet, Gravesend
Ken**

**Proposal - Converting former residential care home into 23 x self
contained flats, changes to fenestration, external
landscaping, levels and boudary treatments.**

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

I am pleased to note that a Transport Statement and Travel Plan have been submitted, both prepared by Cottee Transport Planning and dated November 2024, which include details of the transport and highways impacts of the development.

Access

The site would mainly utilise the existing accesses from Dene Holm Road and the required visibility has been demonstrated. This should be conditioned, should planning approval be granted. There is also additional parking which would be accessed from the existing access on Tensing Close, which is acceptable. 2m x 2m pedestrian visibility splays should be provided for each of these accesses.

It is also proposed that 5 additional parking spaces will be accessed from Everest Close. The maximum achievable visibility splays should be shown on a revised plan. It is unclear if the access is already in use or if it will be widened and additional details should be provided. If this is a new or altered access, the applicant should be advised that this would require separate permission from KCC Vehicle Crossing Team.

Trip generation

The TRICS assessment provided has been interrogated and the impact is acknowledged as not significant. I am satisfied that the proposal will not generate a material increase in vehicle numbers above those already associated with the extant use of the site.

Parking

The parking provision is in accordance with the requirements of Kent Residential Parking Standards (IGN3) and I am pleased to note that this includes the provision of accessible parking spaces, located near to the entrance. The Transport Statement suggests that parking spaces will be allocated, which will ensure that vehicles only enter the parking area with their designated space. A revised plan should be submitted which clearly numbers the parking spaces associated with each dwelling and the visitor parking spaces.

Vehicle tracking has been provided for some of the parking spaces, however, there does not appear to be the necessary 6m turning room behind spaces 12 to 16 or spaces 27 to 31. I would also like to see vehicle tracking for space 11, as this could be difficult to access with a large car parked in space 12.

I am pleased to note that one active electric vehicle charging point will be provided for each dwelling and these should.

Adequate cycle storage is to be provided, which should be covered and secure. It is likely the storage would be underutilised if bikes cannot be safely locked away. I would also recommend that the cycle storage is more evenly distributed within the site, to make it easily accessible to all residents and visitors. The applicant may wish to review the location of the Sheffield bike stands, to avoid any conflict when a vehicle exits from parking space 24.

I look forward to additional information being submitted to assist me in determining this application from a highway perspective.

Yours faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.