



Gravesham Borough Council

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Highways and Transportation

Kroner House

Eurogate Business Park
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TN24 8XU

Tel: 03000 418181

Date: 17 March 2023

Our Ref: AC

Application - GB/20230136

Location - Land At, Worcester Close, Istead Rise, Gravesend Kent

Proposal - Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.

Thank you for your consultation in relation to the above planning application and for submitting a detailed Highways Technical Report. I have the following comments to make with respect to highway matters :-

Access

This proposal for eight residential flats would result in the formation of a new access on Worcester Close, which is subject to a 30mph speed limit. As such, the visibility splays provided, of 2.4m x 43m in both directions are acceptable. There should be no obstruction over 0.9m above carriageway level within the splays.

The new access will require a bound surface for the first 5m from the edge of the highway and the provision of measures to prevent the discharge of surface water onto the highway.

Trip generation

With regards to the submitted Highways Technical Report, I am satisfied that the trip generation data provided is robust. It is unlikely that these proposals will result in a significant number of additional vehicle trips on the highway network and are therefore acceptable.

Parking

The parking provision of 1 space per flat and 2 visitor parking spaces, is in accordance with the requirements of Kent Residential Parking Standards (IGN3). However, I would raise the following points regarding the parking layout;

- Whilst vehicle tracking has been demonstrated for some of the parking spaces, no tracking has been provided for parking space 4. As this space is at the end of the parking aisle, it would be difficult to access properly, as there is no 1m extension to the aisle.
- I would recommend that the parking layout is revised and that the visitor parking spaces are moved further within the site, away from the access.
- The applicant may wish to consider increasing the size of one of the visitor parking spaces, to provide a disabled/accessible parking space. If this is detailed on any revised plans, the space should measure 5.5m long x 3.6m wide.

I am pleased to note that the applicant is providing active electric vehicle charging facilities for the eight residential parking spaces and passive charging provision for the visitor spaces.

Secure, covered cycle storage is to be provided for 8 cycles, which meets the requirements of Kent Residential Parking Standards (IGN3). The site layout plan shows 6 spaces evenly distributed throughout the site. I note that the additional spaces are provided internally, which also allows for electric cycles to be safely stored and is therefore welcomed.

Due to the close proximity of the public bridleway (NU27) to the site, the West Kent PROW team here at KCC should be separately consulted on these proposals

I look forward to further 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.