

Dartford Town Centre Parking Study - Sub Zone 4: Princes Ward area (Phoenix Place & part of Highfield Road)

Formal Public Consultation Date – 26 May to 27 July 2025

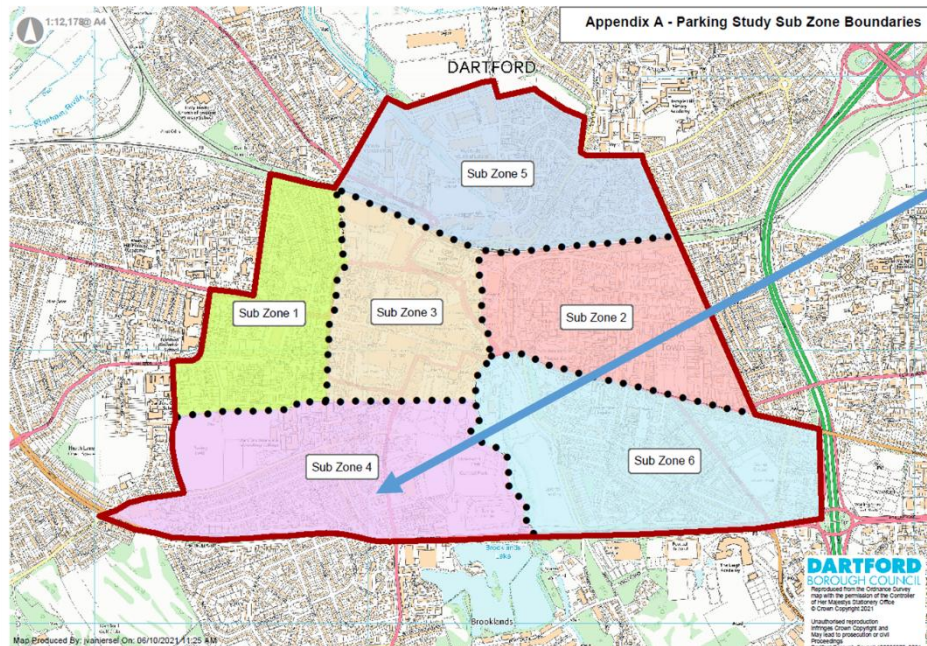
Study area, consultation documents and summary of analysis of consultation responses

Study / consultation area

Based on 10 minute walking distance from the High Street.

Objectives

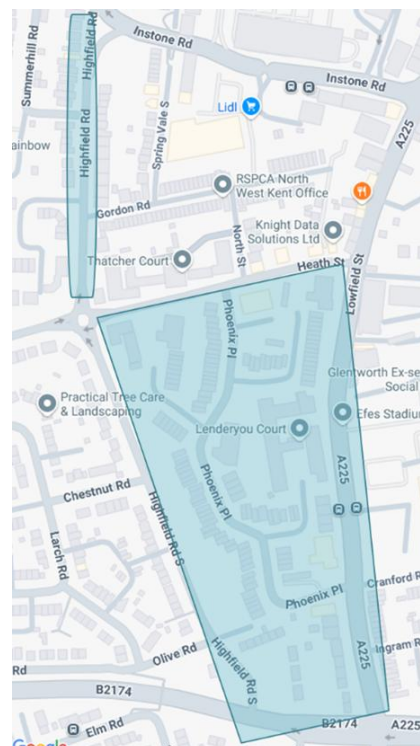
- Prioritise parking for local residents.
- Address identified commuter parking issue.
- Future proof re new developments.
- Ensure consistent and co-ordinated parking controls in the town centre.
- Ensure effective parking enforcement strategy.



Consultation

Study / consultation area

Focus - Phoenix Place and Highfield Road between Heath Street and Summerhill Road



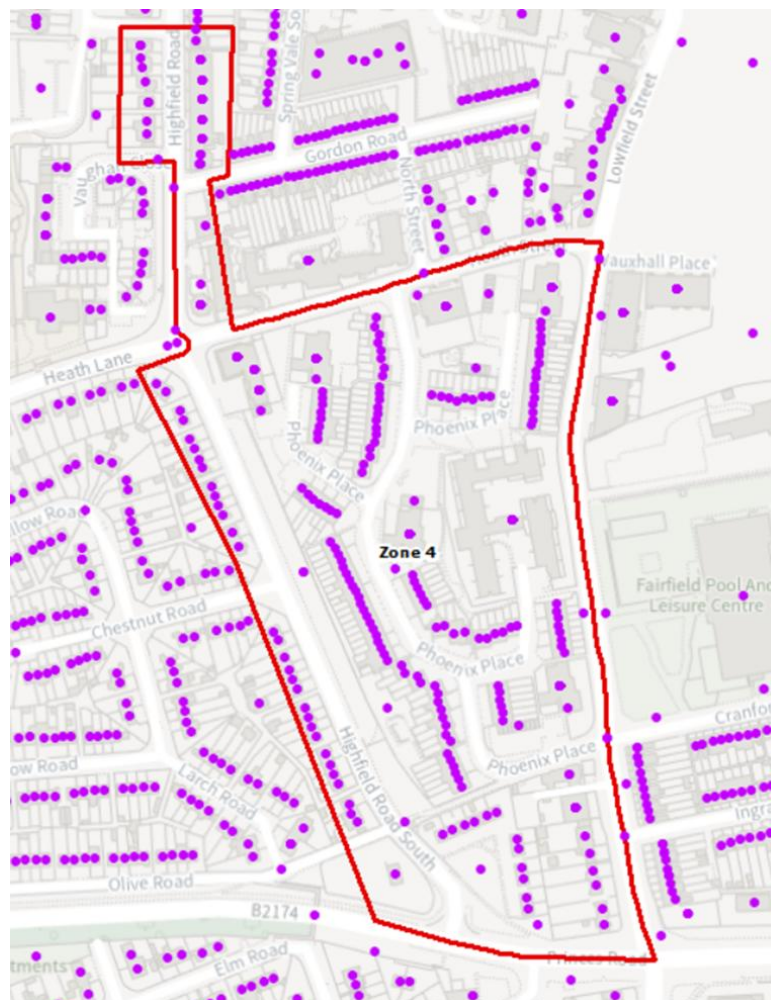
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Streets consulted

Totals	Pheonix Place =	303
	Meadow Court and Lowfield Street =	16
Total		319
Total	Highfield Road b/w Heath Street and Summerhill Road =	127
Grand Total		446

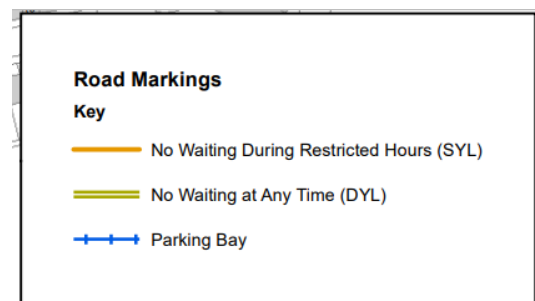
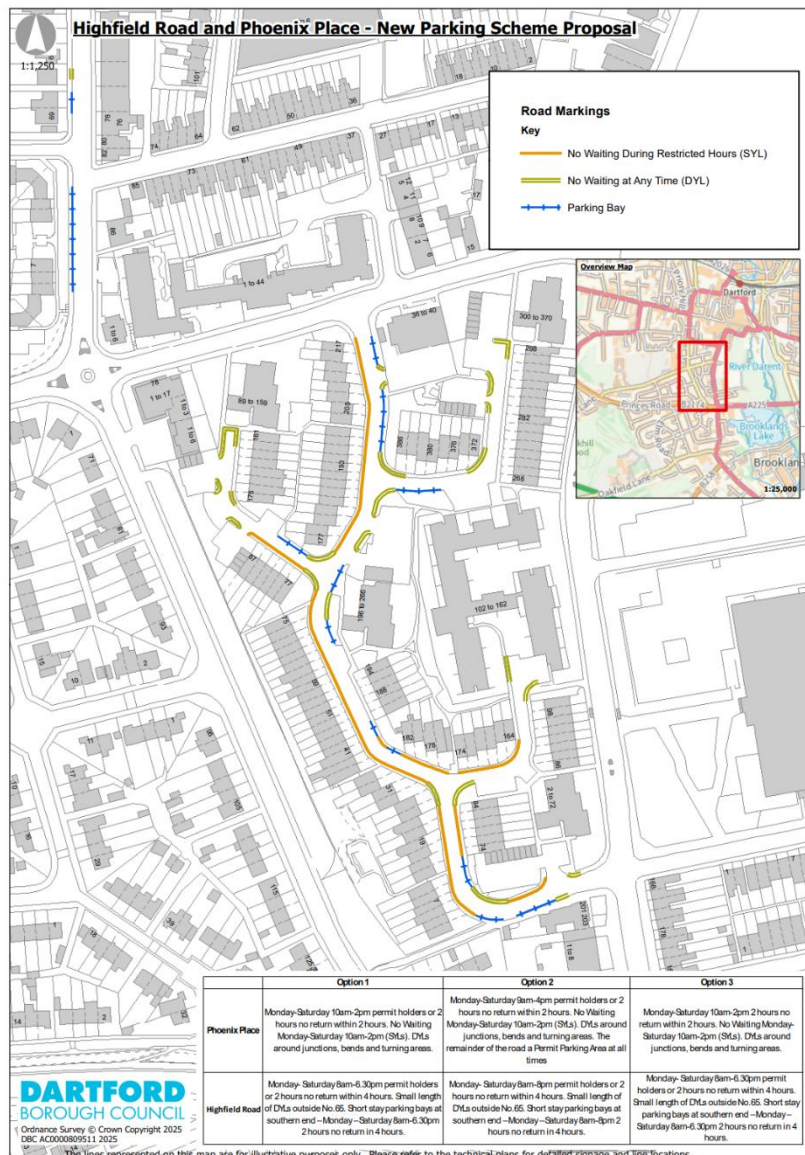


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Consultation - Concept Design Proposal Options



	Option 1	Option 2	Option 3
Phoenix Place	Monday-Saturday 10am-2pm permit holders or 2 hours no return within 2 hours. No Waiting Monday-Saturday 10am-2pm (SYLs). DYLs around junctions, bends and turning areas.	Monday-Saturday 9am-4pm permit holders or 2 hours no return within 2 hours. No Waiting Monday-Saturday 10am-2pm (SYLs). DYLs around junctions, bends and turning areas. The remainder of the road a Permit Parking Area at all times	Monday-Saturday 10am-2pm 2 hours no return within 2 hours. No Waiting Monday-Saturday 10am-2pm (SYLs). DYLs around junctions, bends and turning areas.
Highfield Road	Monday- Saturday 8am-6.30pm permit holders or 2 hours no return within 4 hours. Small length of DYLs outside No.65. Short stay parking bays at southern end – Monday – Saturday 8am-6.30pm 2 hours no return in 4 hours.	Monday- Saturday 8am-8pm permit holders or 2 hours no return within 4 hours. Small length of DYLs outside No.65. Short stay parking bays at southern end – Monday – Saturday 8am-8pm 2 hours no return in 4 hours.	Monday- Saturday 8am-6.30pm permit holders or 2 hours no return within 4 hours. Small length of DYLs outside No.65. Short stay parking bays at southern end – Monday – Saturday 8am-6.30pm 2 hours no return in 4 hours.

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Analysis of Consultation Responses

Total no of properties consulted	446	Response rate = 12.6%
Total no of responses	56	

Phoenix Place (includes Lenderyou Court, Lowfield Street and Meadow Court)		
Total no of properties consulted	319	Response rate = 14.1%
Total no of responses	45	
Repeat responses*	2	

Highfield Road (b/w Summerhill Road and Princes Road**)		
Total no of properties consulted	127	Response rate = 4.7%
Total no of responses	6	
Repeat responses*	0	

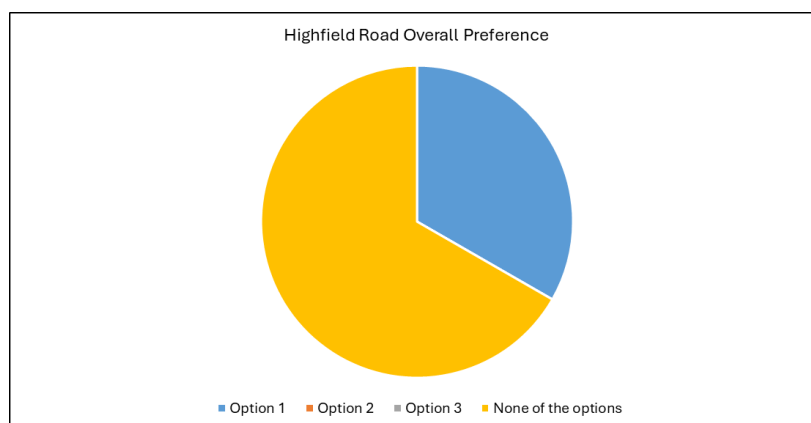
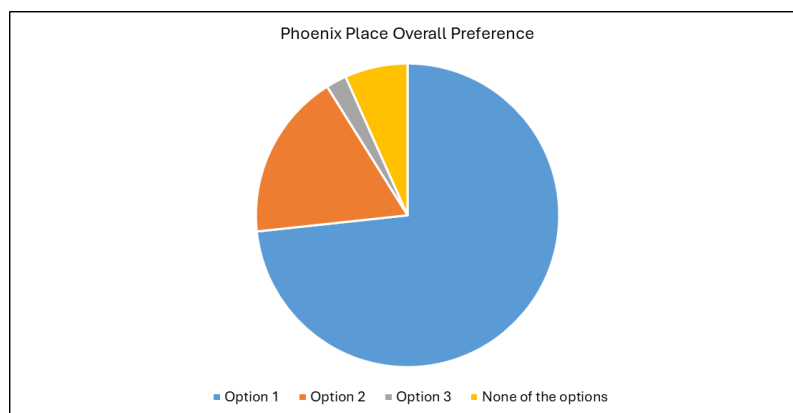
*One response per property was accepted as part of the consultation.

**Proposals for Highfield Road only affect the stretch b/w Heath Street and Summerhill Road).

Anonymous respondents	1
Addresses outside SZ4	2
Without an address/invalid	0

Phoenix Place Responses	
Option 1	73.3%
Option 2	17.8%
Option 3	2.2%
None of the options	6.7%

Highfield Road Responses	
Option 1	33.3%
Option 2	0.0%
Option 3	0.0%
None of the options	66.7%



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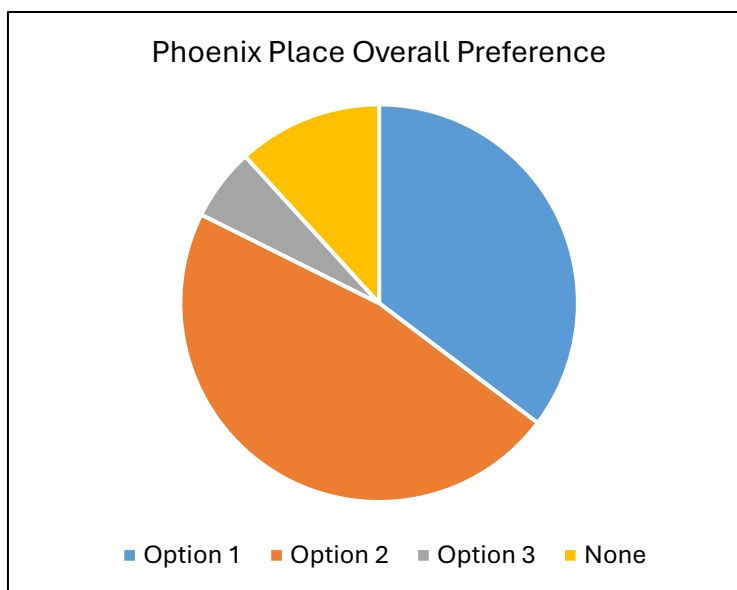
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Study area, consultation documents and summary of analysis of consultation responses

Analysis of Consultation Responses continued

PHOENIX PLACE		Options			No of properties (Permit Eligibility)	No of Responses received	Preference			
Streets (Highway Status)	Option 1	Option 2	Option 3				Option 1	Option 2	Option 3	None
Phoenix Place (Public)	Mon to Sat 10am to 2pm permit holders or 2 hours no return within 2 hours. No Waiting Mon to Sat 10am to 2pm (SYLs). DYs around junctions, bends and turning areas.	Mon to Sat 9am to 4pm permit holders or 2 hours no return within 2 hours. No Waiting Mon to Sat 10am to 2pm (SYLs). DYs around junctions, bends and turning areas. The remainder of the road a Permit Parking Area at all times.	Mon to Sat 10am to 2pm 2 hours no return within 2 hours. No Waiting Mon to Sat 10am to 2pm (SYLs). DYs around junctions, bends and turning areas.		272	17	6	8	1	2
							35.3%	47.0%	5.9%	11.8%

Note – Data above includes residents of Lenderyou court which is private. Without the votes of residents of Lenderyou Court, the favoured option from majority of respondents in Pheonix Place is Option 2.



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Analysis of Consultation Responses continued - Ranking using the Traffic Light System

		Options			
#	Streets (Highway Status)	Option 1	Option 2	Option 3	RAGS
PHOENIX PLACE (public)					
1	Lowfield Street	No proposals.	No proposals.	No proposals.	No proposals
2	Meadow Court	No proposals.	No proposals.	No proposals.	No proposals
3	Phoenix Place	Mon to Sat 10am to 2pm permit holders or 2 hours no return within 2 hours. No Waiting Mon to Sat 10am to 2pm (SYLs). DYLS around junctions, bends and turning areas.	Mon to Sat 9am to 4pm permit holders or 2 hours no return within 2 hours. No Waiting Mon to Sat 10am to 2pm (SYLs). DYLS around junctions, bends and turning areas. The remainder of the road a Permit Parking Area at all times.	Mon to Sat 10am to 2pm 2 hours no return within 2 hours. No Waiting Mon to Sat 10am to 2pm (SYLs). DYLS around junctions, bends and turning areas.	Majority support for Option 2
HIGHFIELD ROAD (Proposals b/w Heath Street and Summerhill Road only)					
1	Highfield Road	Mon to Sat 8am to 6.30pm permit holders or 2 hours no return within 4 hours. Small length of DYLS o/s No.65. Short stay parking bays at southern end - Mon to Sat 8am to 6.30pm 2 hours no return in 4 hours.	Mon to Sat 8am to 8pm permit holders or 2 hours no return within 4 hours. Small length of DYLS o/s No.65. Short stay parking bays at southern end - Mon to Sat 8am to 8pm 2 hours no return in 4 hours.	Mon to Sat 8am to 6.30pm permit holders or 2 hours no return within 4 hours. Small length of DYLS o/s No.65. Short stay parking bays at southern end - Mon to Sat 8am to 6.30pm 2 hours no return in 4 hours.	No clear preference

			Options			Preference			
		Response rate							
#	Streets (Highway Status)		Option 1	Option 2	Option 3	Option 1	Option 2	Option 3	None
PHOENIX PLACE (Proposals for Phoenix Place only)									
1	Lenderyou Court (Private)	90.3%	No proposals.	No proposals.	No proposals.	27	0	0	1
2	Lowfield Street (Public)	0.0%	No proposals.	No proposals.	No proposals.	0	0	0	0
3	Meadow Court (Public)	0.0%	No proposals.	No proposals.	No proposals.	0	0	0	0
4	Phoenix Place (Public)	6.3%	Mon to Sat 10am to 2pm permit holders or 2 hours no return within 2 hours. No Waiting Mon to Sat 10am to 2pm (SYLs). DYLs around junctions, bends and turning areas.	Mon to Sat 9am to 4pm permit holders or 2 hours no return within 2 hours. No Waiting Mon to Sat 10am to 2pm (SYLs). DYLs around junctions, bends and turning areas. The remainder of the road a Permit Parking Area at all times.	Mon to Sat 10am to 2pm 2 hours no return within 2 hours. No Waiting Mon to Sat 10am to 2pm (SYLs). DYLs around junctions, bends and turning areas.	6	8	1	2
TOTAL						33	8	1	3
PERCENT						73.3%	17.8%	2.2%	6.7%

Significant concerns raised – Options require review

Feedback indicating review of proposals

Majority support for a preferred option or no proposals identified

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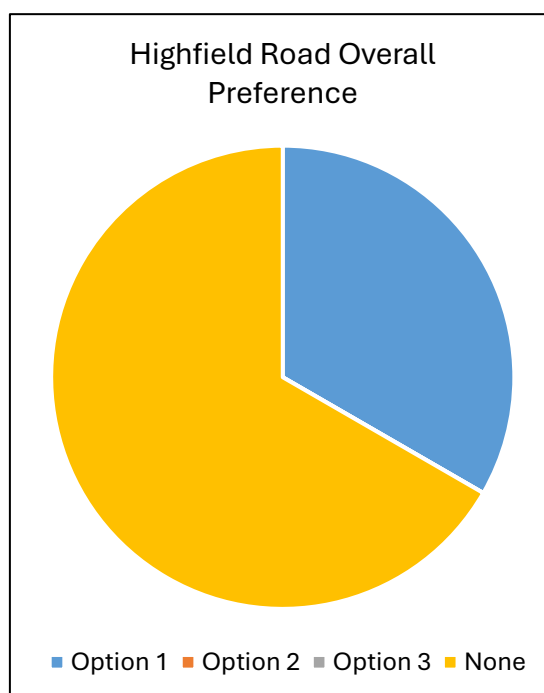
HIGHFIELD ROAD	Options					Preference				
Streets (Highway Status)	Option 1	Option 2	Option 3	No of properties (Permit Eligibility)	No of Responses received	Option 1	Option 2	Option 3	None	RAGS
Highfield Road (Public)	Mon to Sat 8am to 6.30pm permit holders or 2 hours no return within 4 hours. Small	Mon to Sat 8am to 8pm permit holders or 2 hours no return within 4 hours. Small length of	Mon to Sat 8am to 6.30pm permit holders or 2 hours no return within 4 hours. Small length of DYLs o/s	127	6	2	0	0	4	Majority - None of the above
Permit Eligibility relates to properties with an off street and/or driveway						33.3%	0.0%	0.0%	66.7%	

Permit Eligibility relates to properties with no off street and/or crossovers.

Significant concerns raised – Options require review

Feedback indicating review of proposals

Majority support for a preferred option or no proposals identified



Analysis of Consultation Responses continued

Phoenix Place - Comments Ranking Table			
Support - Top Comments			
Parking difficulties/access or visibility issues			
Requests DYLS at junctions/outside driveways			
Happy to pay permit/see implementation			
Requests robust enforcement			
Against/None of the options - Top Comments			
Parking pressure from nearby streets			
Requests consideration for emergency services/residents			
Disagrees with any parking restrictions			
Parking difficulties/access or visibility issues			

Highfield Rd b/w Heath St & Summerhill Rd - Comments Ranking Table			
Support - Top Comments			
Parking difficulties/access or visibility issues			
Requests DYLS at junctions/outside driveways			
Against/None of the options - Top Comments			
Disagrees with any parking restrictions			
Impact on local businesses/visitors			