

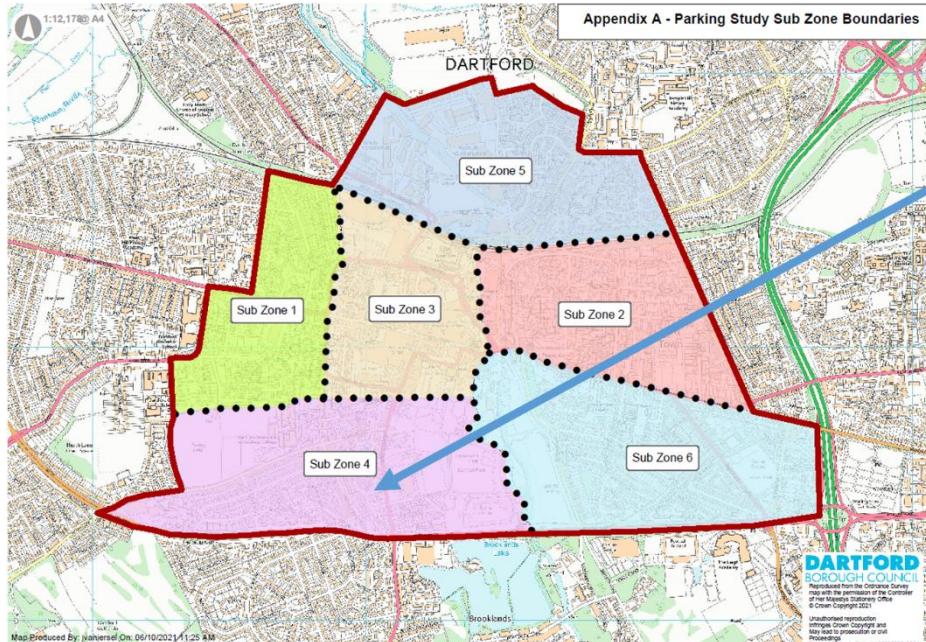
**Dartford Town Centre Parking Study - Sub Zone 4: Princes Ward area (Phoenix Place & part of Highfield Road)**  
**Formal Public Consultation Date – 26 May to 27 July 2025**  
**Study area, consultation documents and summary of analysis of consultation responses**

## 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.



## Study / consultation area

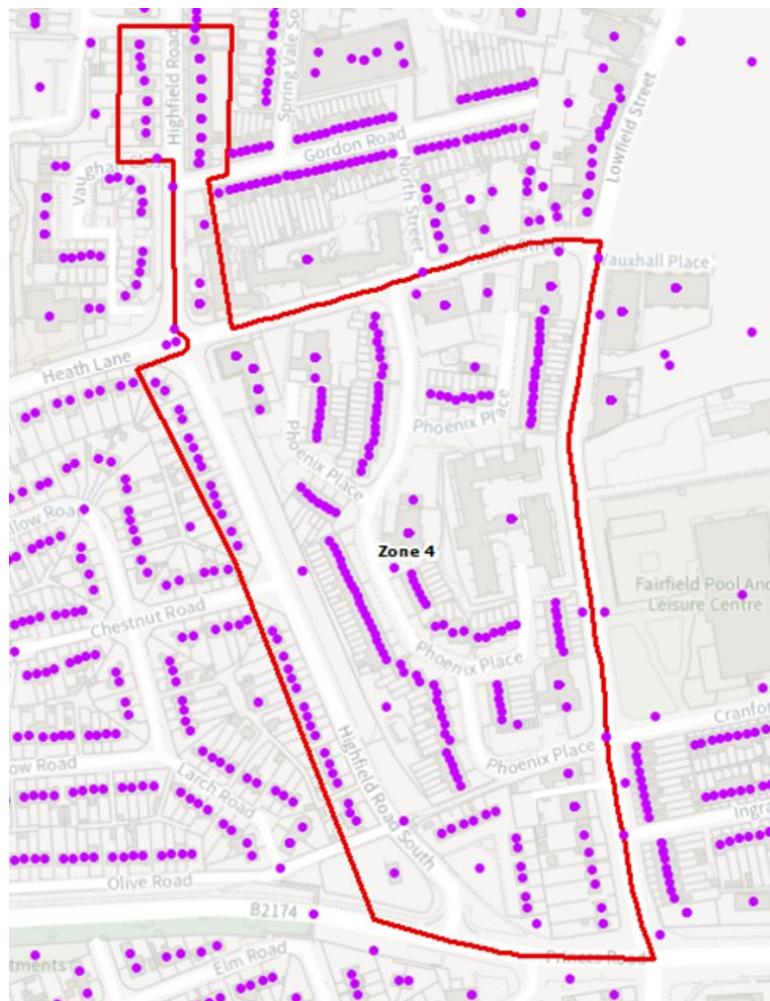
### Focus - Phoenix Place and Highfield Road between Heath Street and Summerhill Road



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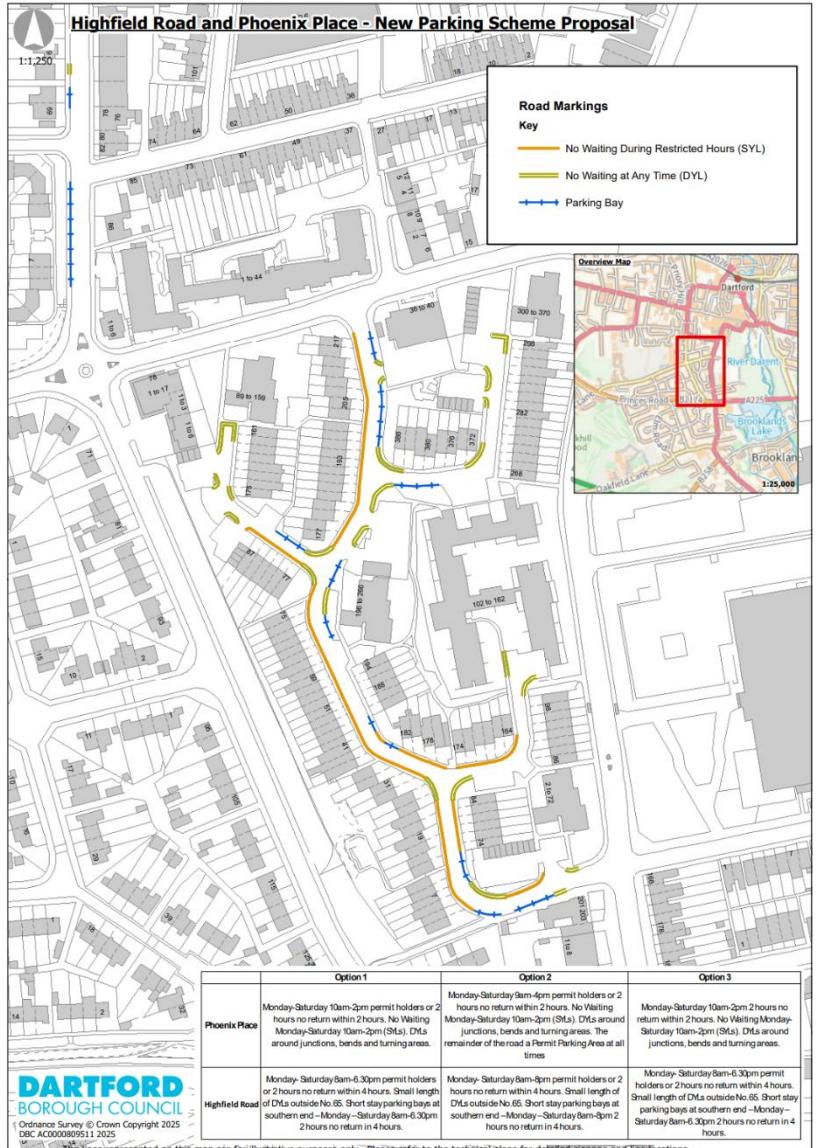
**Streets consulted**

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



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## Consultation - Concept Design Proposal Options



	Option 1	Option 2	Option 3
<b>Phoenix Place</b>	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.
<b>Highfield Road</b>	Monday- Saturday 8am-6.30pm permit holders or 2 hours no return within 4 hours. 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.

## **Consultation – Questionnaire page 1**

Online version accessible via our webpage



### **Parking Study Questionnaire**

Questionnaire survey for the study zone - Formal Public Consultation: Concept design proposal Options

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**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**  
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## **Consultation – Questionnaire page 2**



### **Highfield Road between Heath Street and Summerhill Road.**

### Question 3

If you consider that parking control measures should be extended to your street, which option from the three options proposed in the study area would you favour?

Option 1       Option 2       Option 3

None of the above

### Any other comments

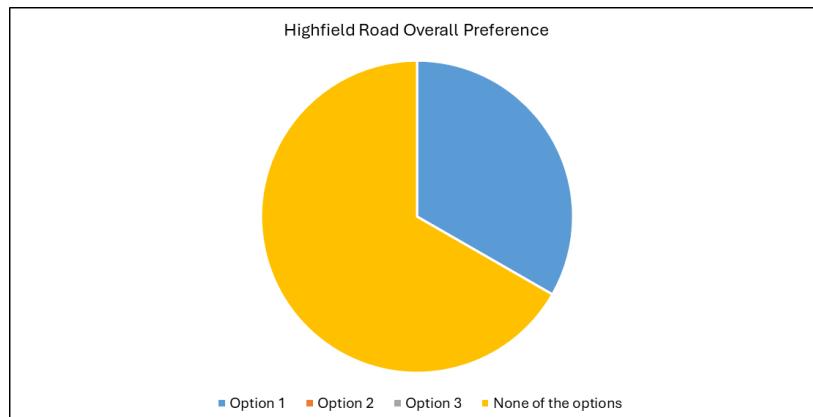
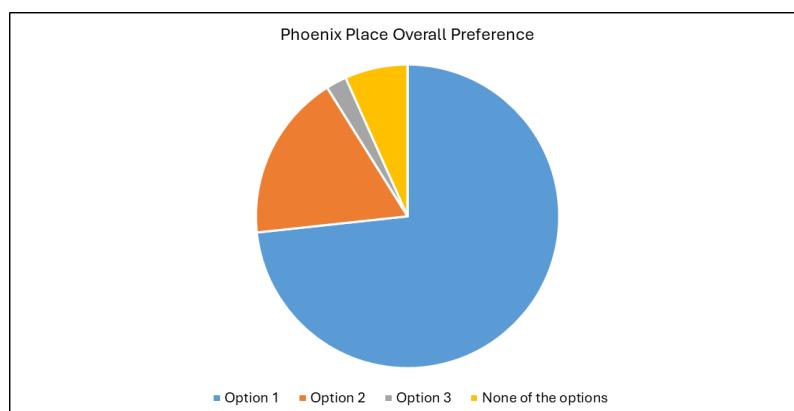
Thank you for taking the time to complete this questionnaire. Please return it to Dartford Borough Council, Floor C, Civic Centre, Home Gardens, Dartford DA 1 1 DR or send via email [Transportplanning@dartford.gov.uk](mailto:Transportplanning@dartford.gov.uk)

## Analysis of Consultation Responses

<b>Total no of properties consulted</b>	446	Response rate = 12.6%
<b>Total no of responses</b>	56	
<b>Phoenix Place</b> (includes Lenderyou Court, Lowfield Street and Meadow Court)		
<b>Total no of properties consulted</b>	319	Response rate = 14.1%
<b>Total no of responses</b>	45	
<b>Repeat responses*</b>	2	
<b>Highfield Road</b> (b/w Summerhill Road and Princes Road**)		
<b>Total no of properties consulted</b>	127	Response rate = 4.7%
<b>Total no of responses</b>	6	
<b>Repeat responses*</b>	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).		
<b>Anonymous respondents</b>	1	
<b>Addresses outside SZ4</b>	2	
<b>Without an address/invalid</b>	0	

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

<b>Highfield Road Responses</b>	
Option 1	33.3%
Option 2	0.0%
Option 3	0.0%
None of the options	66.7%

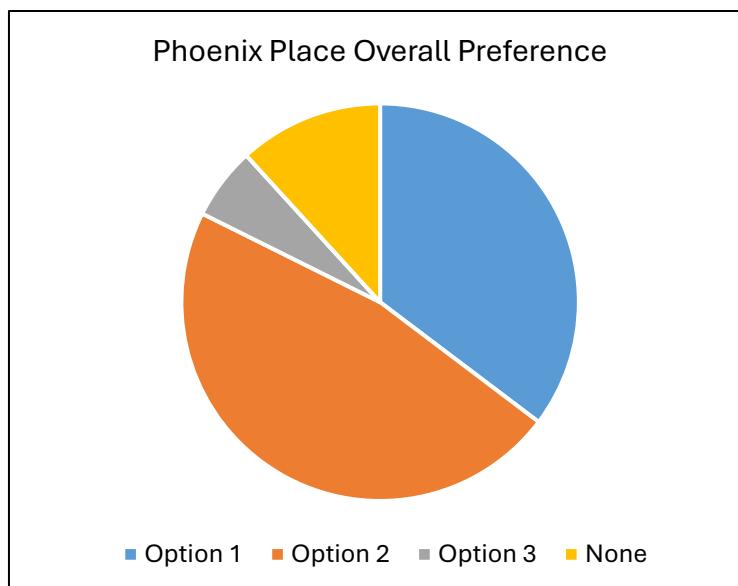


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## Analysis of Consultation Responses continued

PHOENIX PLACE	Options			No of properties (Permit Eligibility)	No of Responses received	Preference			
	Option 1	Option 2	Option 3			Option 1	Option 2	Option 3	None
Streets (Highway Status)									
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). 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.	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 Phoenix Place is Option 2.



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

#	Streets (Highway Status)	Options			RAGS
		Option 1	Option 2	Option 3	
<b>PHOENIX PLACE (public)</b>					
1	Lowfield Street	No proposals.	No proposals.	No proposals.	<b>No proposals</b>
2	Meadow Court	No proposals.	No proposals.	No proposals.	<b>No proposals</b>
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. The remainder of the road a Permit Parking Area at all times.	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.	<b>Majority support for Option 2</b>
<b>HIGHFIELD ROAD (Proposals b/w Heath Street and Summerhill Road only)</b>					
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.	<b>No clear preference</b>

#	Streets (Highway Status)	Response rate	Options			Preference				
			Option 1	Option 2	Option 3	Option 1	Option 2	Option 3	None	
<b>PHOENIX PLACE (Proposals for Phoenix Place only)</b>										
1	Tenderyou 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. The remainder of the road a Permit Parking Area at all times.	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	
						<b>TOTAL</b>	<b>33</b>	<b>8</b>	<b>1</b>	<b>3</b>
						<b>PERCENT</b>	<b>73.3%</b>	<b>17.8%</b>	<b>2.2%</b>	<b>6.7%</b>

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 - Ranking using the Traffic Light System

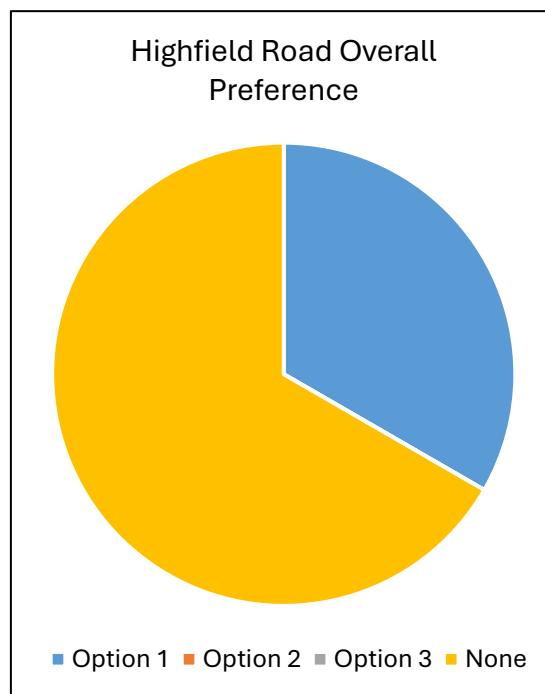
HIGHFIELD ROAD	Options			No of properties (Permit Eligibility)	No of Responses received	Preference				RAGS
	Option 1	Option 2	Option 3			Option 1	Option 2	Option 3	None	
Streets (Highway Status)										
Highfield Road (Public)	Mon to Sat 8am to 6.30pm permit holders or 2 hours no return within 4 hours. Small length of DYLs o/s	Mon to Sat 8am to 8pm permit holders or 2 hours no return within 4 hours. Small length of DYLs o/s	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 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