



Delegated Report

Discharge of Conditions Application

Planning Application No: 20260035

Location: Milton Place Car Park Gravesend Kent DA12 2BT

Description: Application for the approval of condition 10 (Managing car parks during construction) attached to planning reference number 20250167.

Applicant: Hill Partnerships

Submitted Documents/Plans

Application Form;
Car Park Plan - SE2490-ISS-XX-XX-DR-C-3202.P01; and
25/02/2026 Email from response to KCC Highways comments from The Hill Group.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250167	Construction of 76 dwellings and associated infrastructure.	Application Permitted	15.12.2025

Consultee Comments

KCC Highways

10th February 2026

Thank you for your consultation in relation to the above planning application. Kent County Council (KCC) have the following comments to make with respect to highway matters:

The Delegated Report for the parent application (20250167) refers to concerns over loss of parking during the construction period and states “... *The existing use of the carpark was considered and controls recommended to ensure that the facility remains open during the construction period... a condition is attached to the decision notice to ensure that a programme of managing the carpark is provided to, and approved in writing by the Local Planning Authority. This will ensure that there is minimal impact on the availability of parking spaces and limited impact on businesses.*”

Condition 10 (the subject of this Application) states “10. *No development approved by this permission shall be commenced until a programme for managing the existing public car parking during the construction phase (to include details of the access, signage and circulation), has been submitted to and approved in writing by the Local Planning Authority. The works affecting car parking shall be carried out in accordance with the approved programme. Reason: In order to minimise the impact of the construction phase upon the availability of town centre car parking; to minimise the impacts upon existing town centre businesses and retailers and in accordance with adopted Policy CS11 Gravesham Local Plan: Core Strategy (September 2014).*”

The Application form states the car park will be closed for three weeks, which is contrary to the officer’s report, and no further information has been provided regarding:

- When the car park will be closed in terms of the construction timescale;
- Which alternative parking locations drivers will be diverted to;
- Where the diversion signs will be positioned;
- When the connection to the Ordnance Road car park will be available for pedestrians;
- Why only 83 of the 84 spaces are being provided; and
- Whether the eight bays on the eastern side of the car park with the cross, will be available for use during this time.

Conclusion

KCC Highways wish to place a holding objection on the application until the above information has been submitted and reviewed.

1st March 2026

Thank you for your re-consultation. Referring to the above planning application and having considered the development proposals and the effect on the highway network, raise no further objection on behalf of the local highway authority.

Officer's Analysis

Condition 10 (Managing car parks during construction)

10.

No development approved by this permission shall be commenced until a programme for managing the existing public car parking during the construction phase (to include details of the access, signage and circulation), has been submitted to and approved in writing by the Local Planning Authority. The works affecting car parking shall be carried out in accordance with the approved programme.

Reason In order to minimise the impact of the construction phase upon the availability of town centre car parking; to minimise the impacts upon existing town centre businesses and retailers and in accordance with adopted Policy CS11 Gravesham Local Plan: Core Strategy (September 2014).

The above condition requires the applicant to provide details of how the existing public car park at Milton Place will be managed during the construction of the development. The applicant initially submitted a works plan detailing the works proposed to the car park, however following a review by Kent County Council Highways officers, it was concluded that insufficient information had been provided regarding the management of the car park, and a number of queries regarding its management were raised, the questions are set out above.

The applicant has in response to KCC Highway's comments provided clarification on the management of the carpark. The enabling works to the carpark would begin on 02 March and would last up to 5 weeks and drivers will be diverted to the nearby carpark at Ordnance Road during this time. There will be signs within the car park notifying drivers of the diversion. Permit holders have also been notified by letter. The applicant has explained that the total number of parking spaces would be reduced from 84 to 83 parking spaces, to accommodate a parking ticket machine. The applicant has confirmed the parking spaces marked with crosses on the submitted plan are marked as these spaces may be used by arctic lorries or similar as a route to the field behind, for events etc. As requested by Gravesham Borough Council, the spaces will be accessible at all other times.

KCC Highway Officers have reviewed the additional supporting information and confirm they raise no further objections. It is considered that the proposed management of the carpark would be acceptable, it is therefore considered that the submitted details are acceptable and the condition can be discharged.

Recommendation

Approval of details

See draft Decision

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:	<i>Ade Lawal</i>	Signed:	<i>F Walsh</i>
Dated:	9 th March 2026	Dated:	10 March 2026