



Delegated Report

Submission of Details Application

Planning Application No: 20240695

Location: Ellenor Coldharbour Road Northfleet Gravesend

Description: Application for approval of conditions 8 attached to planning permission reference number 20230645 relating to a full Travel Plan for staff and visitors.

Applicant: Mr Ian Vince, Barnes Construction

Submitted Documents/Plans

Application Form
Cover Letter
Travel Plan dated September 2024

Relevant Planning History

Reference	Description	Decision	Decision Date
20230645	Application for variation of conditions 2 of planning permission reference 20220633 to allow rear service yard and Service Store Outbuilding layout changes (including adjustments to room positions, room names, road position, kerbs, hardstanding, bollards and hard surfacing layout), Service Store Outbuilding roof eaves and rainwater goods material changes, Marks Sq gates and boundary treatment alterations and rear entrance canopy amendments in terms of shape and position, alterations to path, relocated plant and changes to design of first floor dormer.	Permitted	26.09.23
20220633	Minor material amendment application for variation of conditions 8 and 9 attached to planning permission reference no. 20190756, as subsequently amended by planning permission reference no. 20211398, for expansion and refurbishment of the existing Ellenor Hospice; to allow a phased development of the site in respect of the submission of details of materials, surface treatments and boundary treatments and in respect of details of external lighting.	Permitted	08.08.2022
20190756	Expansion and refurbishment of the existing Ellenor Hospice to provide 12 en-suite rooms consisting of a single storey extension at the eastern end to provide 5 single en-suite rooms with amenity space and nurses space together with 7 refurbished rooms within the existing hospice layout; construction of two storey addition on south side for offices, meeting rooms for well-being centre and improved outpatient facilities; provision of ambulance	Permitted	23.10.2019

	access from Marks Square; alterations and extension to existing car parking layout and provision of external storage and sub-station.		
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- Policy T1: Impact of Development on the Highway Network
- Policy T5: New Accesses onto Highway Network
- Policy P3: Policy for Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 9 – Promoting Sustainable Transport
- Section 12 – Achieving Well-Designed and Beautiful Places
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Consultations, Publicity and Representations

Consultees

KCC Highways

Updated comments received on 14/10/24

I refer to the revised Travel Plan submitted on 27th September 2024 which is now considered acceptable. I therefore raise no objection on highway grounds to the discharge of this Condition.

Initial Comments received on 02/09/24

The Travel Plan has been assessed by our TP Officer and is considered to be very generic and does not give us any information regarding the development or the surrounding area therefore I would request much more information that is listed below. While it mentions some of this information I believe it actually needs to

be included in the document.

- Site description and location plan
- Details of site operations, including deliveries
- Number of employees/ customers/ visitors at the site
- Details of parking spaces provided for cars, cycles and motorcycles
- Details of Accessibility for disabled persons
- Public Transport Options including the distance to bus stop or train station including frequencies and destinations including links to websites.
- I would like to see a clearer details into targets and I believe for these to be realistic it will take more than 2 years of monitoring to reach .

I therefore recommend that this condition is not discharged until the Travel Plan has been revised to include the above information.

Officer's Analysis

Condition 8 of 20230645 is:

Travel Plan

Notwithstanding the details as set out in the Travel Plan Framework by GTA Civils Ltd accompanying the application and prior to the first occupation of any part of the development hereby permitted, the applicants shall prepare and submit for the approval of the Local Planning Authority a full Travel Plan for staff and visitors. The Travel Plan shall include, amongst other things, the appointment of a Travel Plan Co-ordinator and the plan shall be monitored at yearly intervals; the measures approved in the Travel Plan shall be implemented in accordance with the approved details or any changes subsequently made under its monitoring review process. The Travel Plan shall include details of measures and with targets designed to help and thereafter maintain a modal shift in favour of reduced reliance on private car usage for travel to and from the development.

Reason: In order to contribute towards the Borough Council's objective in reducing traffic generation by new development and the use of modes of transport other than the private car and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport.

A Travel Plan has been submitted with this application. It provides, a Site description and background, Site Travel Opportunities, Objectives and Targets, Travel Plan Measures, Details of the Travel Plan Coordinator and Monitoring.

The plan details the following:

- The hospice has 83 full time staff members, 89 part time staff members and 17 flexible hour staff members.
- General opening times are between 8am and 6PM Monday to Friday, but can vary.
- Some evening counselling sessions are held until 8pm on some weekdays and there are occasional weekend events.
- The facility has 11 beds, the average number occupied at one time is 6.
- The wellbeing centre can accommodate 50 staff members.
- The café can offer seating for 35 people.
- There are a total of 37 car parking spaces on site (3 active EV, 2 disables and 2 spaces for minibuses.)
- There is a bike store available for use.
- Morrisons car park is directly opposite the site and offers 3 hours, free parking.

The travel plan details that there are opportunities to improve public and active transport methods in place of travelling by private car. The objectives are:

1. To raise awareness of sustainable transport options and utilise existing public transport facilities available.
2. To reduce wherever possible single-occupancy car use.
3. To promote the health and fitness benefits of active travel to all users and encourage individuals to make more sustainable and environmentally friendly travel decisions.

To do this, they will employ a Travel Co-ordinator, in this case this would be the Direction of Operations at 'ellenor' Hospice. The travel co-ordinator will encourage active travel methods and discourage private car use. The following are some of the methods to be applied:

- Provision of information on local walking routes
- Maintenance of cycle parking
- Encourage and promote cycle to work schemes
- Provision of information on cycle routes
- Provision of bus/rail timetables and public transport maps
- Promoting railcard discount schemes
- Details of local taxi cabs available
- Promotion of list sharing schemes
- Promotion of car sharing schemes

Monitoring will occur bi-annually with the initial monitoring report on 6 months after opening then followed by monitoring reports in Years 3 & 5 of opening, occurring every 2 years. The effectiveness of the Travel Plan will be reviewed over a five-year period in order to evaluate the progress of the Travel Plan against the targets. Initially the Travel Plan Co-ordinator will be responsible for the successful implementation of the travel plan. This role will be funded by the developer for a five-year period.

KCC Highways have found the submitted details as acceptable to discharge the condition.

Conclusion & Recommendation

The details provided to discharge this conditions is considered to be acceptable and therefore the recommendation is that condition 8 of 20230645 is discharged.

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	16th October 2024	Dated:	16th October 2024