

Delegated Report

Approval of Details Application

Planning Application No: 20250231

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of conditions 24 attached to planning permission reference number 20200343 relating to details of the proposed cycle storage facilities.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing Number: L-1344-HED-ZZ-EX-DR-L-100 – General Arrangement Landscape Plan;
Drawing No. L-1344-HED-ZZ-EX-DR-L-507 C1 – Cycle Parking – In Grounds Stands;
Drawing: Proposed E03 Basement B2 GA Plan;
Drawing: Proposed E01 Level 00 GA Plan;
Cycle Parking Specification Sheet; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works	Permission	21.12.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development affecting Conservation Areas
- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places.

Officer's Analysis

Submitted Details

The following information has been submitted to discharge condition 24;

Planning Application Form;
Drawing Number: L-1344-HED-ZZ-EX-DR-L-100 – General Arrangement Landscape Plan;
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Drawing: Proposed E03 Basement B2 GA Plan;
Drawing: Proposed E01 Level 00 GA Plan; and
Covering Letter.

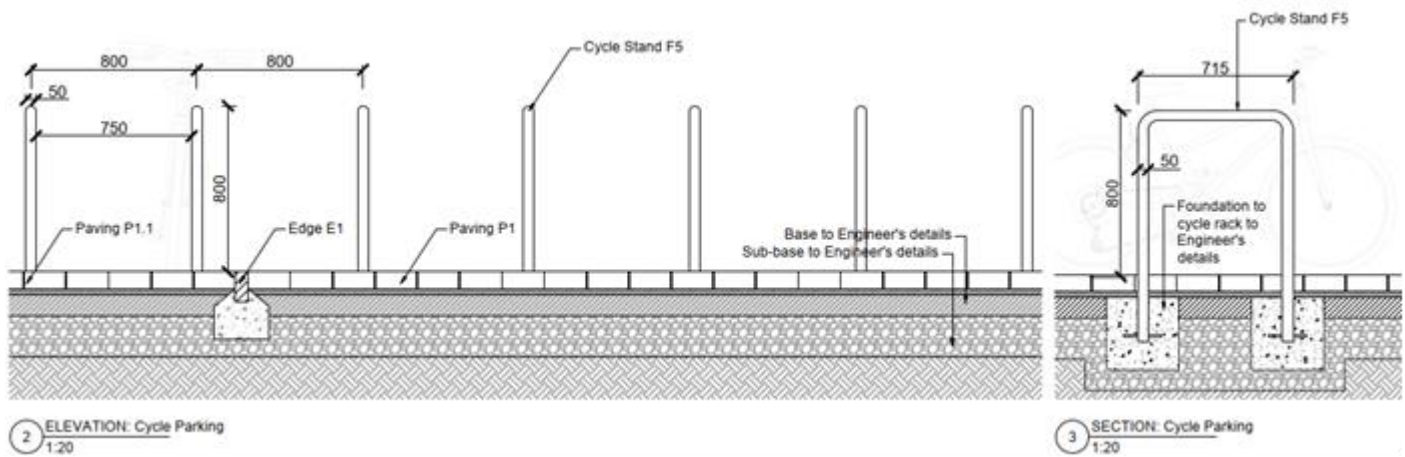
Condition 24 – Cycle Storage

24 *Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the proposed cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.*

Reason *In order to encourage options for sustainable travel in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).*

Cycle Details





The original proposal is for the *Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access,*

pedestrian, landscaping, highway and other associated works and with regard to cycle storage, all occupiers will have access to secure bicycle storage which will help move the reliance away from car dependency. The original approved drawings showed 362 cycles spaces and the GBC Highways Officer stated in their comments that the proposal was well served for cycle provision.

The submitted details show a similar arrangement to the original proposal, providing 352 cycle spaces. Whilst there is a small reduction in overall spaces, the location and layout is similar to the previously approved plans and provides overall 1.45 cycles spaces per residential unit.

In relation to Condition 24, the proposed secure cycle storage is considered suitable and fit for purpose and therefore the submitted details are considered acceptable and therefore sufficient details have been submitted to satisfy Condition 24 of planning approval 20200231.

No further information is required and condition 24 can be discharged.

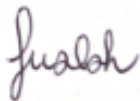
Conclusion Recommendation

Sufficient information has been submitted to discharge condition 24 of planning approval 20200231.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	
Dated:	7 th May 2025	Dated:	08 May 2025