



Delegated Report

Approval of Condition Application

Planning Application No: 20260032

Location: Land At St Albans Close Gravesend Kent

Description: Application for the approval of condition 4 (Construction Management Report) attached to planning reference number 20250479.

Applicant: Miss Esme Foley

Submitted Documents/Plans

Application Form
St Albans Construction Phase Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20250479	Erection of 8x Solohaus self contained modular homes for temporary homeless accommodation, with associated plant, bin and bike stores and landscaping.	Permitted	16.10.25

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS13 – Green Space, Sport and Recreation
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS16 – Affordable Housing
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- 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 8 – Promoting Health and Safe Communities (para 104)
- Section 11 – Making Effective Use of Land
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC Highways

Updated comments received on 28/01/26:

Having reviewed the further details requested as part of the Construction Management Report, raise no objection on behalf of the local highway authority for the Discharge of Condition 4.

Original Comments received on 21/01/26:

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

The Construction Management Plan document should make reference to the following matters:

- *Liaison with the highway authority (streetworkswestcentral@kent.gov.uk) for any temporary access arrangements, traffic management arrangements and signage on the highway etc. Also, any necessary licences and consents for hoardings fencing cranes etc. The routing of large vehicles to and from the site and any arrangements for waiting vehicles is to be agreed with the highway authority prior to commencement of any works on site. (Early consultation is therefore recommended, if not done so already)
- What will be the access route(s) for deliveries, size of vehicle, frequency, numbers and times that these will be active as this will impact peak hour traffic flows. Details of the proposed routing of vehicles to and from the site on the highway network need to be included in the CEMP.
- It mentions that there will be a Site Set Up Plan which will denote contractor parking, along with a Traffic Management Plan that will denote access routes to and from the development. This should be included in the CMP.

The inclusion of adequate drainage arrangements within the site to avoid any drainage including surface water over the public highway.

KCC Streetworks offer the following general information:

- Permits will need to be submitted for any restrictions or traffic management implanted on the public

highway and these need to be submitted within the appropriate timescales. A link to KCC's website is below with the information that will assist <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/kent-permit-scheme>

- Traffic management plans will need to be supplied with any permit submission as well as operatives Streetworks accreditations.
- Any hoarding, scaffolding, skips or cranes licences (impacting or for cranes, oversailing the highway) will require a licence to be submitted. The link to complete this is shown below; <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-highways-permit-or-licence>
- Any works in the highway will need to comply with the Safety at Street Works and Road Works A Code of Practise.
- Any works on or impacting the highway will require traffic management plans due to the impacts this would have on road users and pedestrians. Should normal traffic flows be impacted by traffic management, including give/take, priority working, temporary signals or road closures, this will incur Kent Lane Rental fees and further details can be found on the link below; <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/kent-lane-rental-schemef>

Officer's Analysis

Condition 4 of 20250479 states:

Prior to the commencement of the development on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following;

- The routing of the construction and delivery vehicles to/ from the site;*
- The parking and turning areas for the construction and delivery vehicles and site personnel including vehicle tracking/ swept paths;*
- The timing of deliveries, avoiding network and school peaks where possible;*
- The provision of wheel washing facilities;*
- Measures to prevent the discharge of surface water onto the highway; and*
- Temporary traffic management/ signage.*

Reason: To protect the amenity of adjoining residents and in the interests of highway safety, in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

The Construction Phase Plan submitted with this application details, the parking and turning areas on the site, the routes to the local hospital and fire station, water spillage mitigation and contamination mitigation. It addresses traffic management protocols including intention to avoid deliveries at school hours, and peak times, with residents informed of key delivery times and liaison with the Highway authority on temporary access arrangements if necessary. Wheel washing facilities will be provided throughout the duration of the development, the runoff would be bunded. The information submitted and amended following initial comments from KCC Highways in relation to this condition has been reviewed by KCC Highways and considered acceptable. This condition can be discharged.

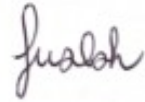
Conclusion & Recommendation

The details provided address the relevant conditions, meeting the purposes of the inclusion of the conditions. As such the recommendation is to discharge Condition 4 of 20250479.

(see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
----------------------	-----------------	---------------------	----------------



Signed:		Signed:	
Dated:	16th February 2026	Dated:	16 February 2026