

Delegated Report

Planning Application

Planning Application No: 20230734

Location: Elizabeth Huggins Cottages Cross Lane West Gravesend Kent

Description: Application for the approval of condition 2 attached to planning permission 20220135 relating to details of the phasing plan.

Applicant: Mr Richard Monaghan, Stonechart Developments Ltd

Submitted Documents/Plans

Application form;
Drawing No.Sk20 Rev P2 – Phasing Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220135	Application for variation of condition 2 attached to planning permission reference no. 20210672 to provide social housing to ex service personnel to provide a mix of 3 bedroom 2 storey houses, single bedroom flats, 2 bedroom flats, 2 bedroom cottages and a 3 bedroom maisonette for warden, car parking and cycle storage; to allow a reconfiguration of the Blocks A, B, F and G, car parking layout and refuse and cycle store locations.	Permitted	18.11.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Officer's Analysis

Condition 2

Notwithstanding the details shown on the approved plans and application form before first occupation of Phase 1 (Block D) or within 6 months of practical completion of Phase 1 (Block D) (whichever is sooner) a phasing plan for the wider development shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall then be constructed in accordance with the approved phasing plan.

Reason: The Local Planning Authority needs to be satisfied that the development of the site is undertaken in a coherent and comprehensive manner and to ensure compliance with Policy CS19 of Gravesham Local Plan: Core Strategy (September 2014).

The following information has been submitted to discharge condition 2.

Application form;
Drawing No.Sk20 Rev P2 – Phasing Plan.

The submitted phasing plan shows the development being constructed in two phases. The first phase is Block D which is near completion as of August 2023 and consisted of the following:

Block D = 14no. x 2 Bed Flats

Roadways from site access to Block D
vehicle parking area.
16no. Car Parking Spaces
1no. Refuse Store
External Landscaping and pathways
around Block D

The phasing plan shows the remainder of the site being constructed under 'phase 2' which consists of the following units:

Block A/B = 7no. x 3 Bed Houses
Block C = 4no. x 2 Bed Flats
Block E = 3no. x 2 Bed Houses
2no. x 2 Bed Bungalows
Block F = 6no. x 2 Bed Houses
Block G = 5no. x 2 Bed Apartments

Total = 27no. Units

In addition phase 2 will ensure the following is completed

All remaining roads
43no. Car Parking Spaces
1no. Cycle Store
1no. Refuse Store
External Landscaping and pathways
around blocks A/B, C, E, F & G



The proposed phasing plan which has been submitted adequately addresses the requirements of condition 2 and no further information is required and condition 2 can be discharged.

Conclusion & Recommendation

Discharge condition 2

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

Case Officer:	Mr Richard Hart	Team Leader:	Wendy Lane
Signed:	<i>R Hart</i>	Signed:	<i>Wendy Lane</i>
Dated:	11th August 2023	Dated:	11th August 2023