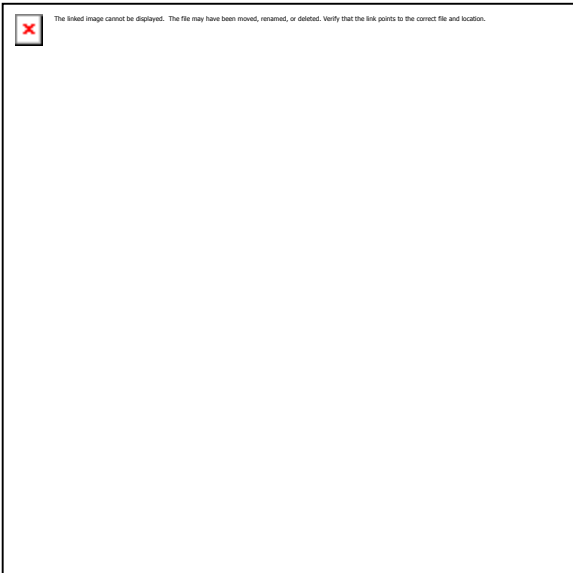




Delegated Report

Planning Application

Planning Application No: 20220303

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 13 attached to planning permission reference number 20190155 relating to details of cycle storage.

Applicant: Mr Jason Wild

Submitted Documents/Plans

Application form;
Covering letter – 17th March 2022;
Cycling Storage Strategy;
Drawing No. 17-313 / L(00) 001 Rev A – Site Location Plan;
Drawing No. VDR-BPTW-04-00-DR-A-6201 – Rev C01 – Cycling Strategy Block A; and
Drawing No. VDR-BPTW-04-00-DR-A-6202 – Rev C01 - Cycling Strategy Block B.

Relevant Planning History

20190155 - Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats. - **Permitted 6.2.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

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

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
- 9 - Promoting Sustainable Transport
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

No consultations required.

Officer's Analysis

Condition 13

Prior to the first occupation of the development hereby approved details of the cycle storage facilities indicated on Drawing No.17-313/L(00)010 Rev C shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle store shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

The following information has been submitted to discharge condition 13.

Application form;

Covering letter – 17th March 2022;

Cycling Storage Strategy.

Drawing No. 17-313 / L(00) 001 Rev A – Site Location Plan;

Drawing No. VDR-BPTW-04-00-DR-A-6201 – Rev C01 – Cycling Strategy Block A;

Drawing No. VDR-BPTW-04-00-DR-A-6202 – Rev C01 - Cycling Strategy Block B;

The purpose of condition 13 is to ensure that the safe and secure cycle storage facilities are provided for the development.

Block A (32 Dwellings)

Gravesham Borough Council provisional requirements:

Long Stay - 1 per unit

Short Stay - n/a

Valley Drive Block A communal cycle store:

Long Stay - 10 long stay cycle spaces total:

10 no Bellsure Verti45 Semi-Vertical Cycle Rack
(located within secure cycle parking at ground)

Mobility Scooter - 12 long stay mobility scooter spaces

(located within secure parking ground)

Door Security - key access by residents (request basis)

Block B (16 dwellings)

Gravesham borough council provisional requirements:

Long Stay - 1 per unit

Short Stay - n/a

Valley Drive Block B communal cycle store:

Long Stay - 22 long stay cycle spaces total:

20 no Bellsure Verti45 Semi-Vertical Cycle Rack
(located within secure cycle parking at ground)

2 no Bellsure LokBox Verti Cycle locker
(located within secure cycle parking at ground)

Short Stay - 7 short stay visitor cycle spaces

(located externally at ground level)

Door Security - key access by residents (request basis)

The proposed cycle storage provides an acceptable mix of secure cycle storage (which can only be accessed by residents) with a number of external cycle spaces throughout the development using Sheffield stands (see below example of stands).



The internal bike stores have sufficient secure bike racking providing (as set out in the Cycling Storage Strategy document).

No further information is required. Sufficient information has been submitted to discharge 13 and there is no conflict with local and national planning policy.

Conclusion & Recommendation

Approval of condition 13.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	20th April 2022	Dated:	20 April 2022