

Delegated Report

Adjoining Authorities Application

Application no:	20230949
Location:	Phase 2C Ebbsfleet Green Southfleet Road Swanscombe
Description:	EDC Consultation EDC/22/0105 - Discharge condition 12 (car parking management plan) pursuant to reserved matters approval EDC/18/0170.
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	N/A

EDC have had an approval of details application submitted to them (EDC's reference EDC/22/0105) for approval of condition 12 of application reference EDC/18/0170 which was for 'Submission of Reserved Matters of siting, design, external appearance and landscaping pursuant to Conditions 2, 19, 20, 26, 36 and 43 of the outline planning permission EDC/16/0045 for Phase 2C development of 126 residential units (C3) and including details of streets, buildings, structures, materials, open space, landscaping, car parking, noise and drainage which was permitted on 10 August 2021.

This current application reference 20230949 is a consultation by EDC to Gravesham Borough Council on the details submitted to them on condition 12.

The information submitted to GBC is:

- EDC Consultation Letter.

Condition 12 of EDC's application reference EDC/18/0170 is:

No dwelling hereby approved shall be occupied until a Car Parking Management Plan for the site has been submitted to, and approved in writing by, the Local Planning Authority. The Parking Management Plan shall include:

- Details of how parking spaces would be allocated and managed;*
- Arrangements for the management and maintenance of electric vehicle charging points; and*
- A programme of implementation and monitoring of the car parking provision to be reviewed as necessary for the lifetime of the development.*

The parking areas shall thereafter be managed in accordance with the Parking Management Plan at all times. Reason: To protect the amenity of the area in accordance with Policy DP3 of the Dartford Development Policies Plan.

The information submitted to EDC in pursuance of this condition is:

- Revised Cover Letter;
- Revised Application Form;
- Drawing no. 3777/2c/p09k –parking plan;

- Drawing no. 3777/2cp03j – phase 2c masterplan at ground level;
- Drawing no. 3777/2c/p19g – electric charging points; and
- Car Parking Management Plan – Central Plaza Phase 2C.

Relevant Planning History

Reference	Description	Decision	Decision Date
EDC/18/0170 (EDC decision)	'Submission of Reserved Matters of siting, design, external appearance and landscaping pursuant to Conditions 2, 19, 20, 26, 36 and 43 of the outline planning permission EDC/16/0045 for Phase 2C development of 126 residential units (C3) and including details of streets, buildings, structures, materials, open space, landscaping, car parking, noise and drainage'.	Permitted	10 August 2021

Consultations

GBC Highways Officer

The proposal is somewhat disappointing, although it is unclear what is being considered as the condition relates to a Car Parking Management Plan, which is virtually non-existent as the only control is the car parks will be gated and controlled by remotes of some description issued to residents with car parking spaces.

In terms of the layout, which maybe outside the scope of the application,

1. Only Blocks B & C have disabled parking spaces, there should be more spaces pepper potted throughout the car parking provided. As the car parking is provided in three distinct car parks, each car park should be considered in isolation, and each have the appropriate number of spaces for the mobility impaired.
2. Blocks A, B and C have active provision for electric vehicle charging, but no such provision is made for Block D. Again each car park should be considered in isolation and appropriate provision made.

Analysis

The submitted information provides a parking plan of the phase 2 site and how there will be 126 units with a total of 142 parking spaces including how they will be allocated between the four different residential blocks along with car club spaces and visitor spaces. It also shows the location of electric charging stacks and pods. There appears to be discrepancies between these drawings and the Car Parking Management Plan which states that there will be a total of 56 parking bays set across two adjoining car parks. There does not appear to be any information on the management and maintenance of the electric vehicle charging points in the submitted information and no details have been provided for the implementation and monitoring of the car parking provision including review process as it is stated that this is not needed as key changes will arise through feedback from key stakeholders and residents.

The Council's Highways Officer also advises that insufficient information has been submitted in respect of the Car Parking Management Plan.

It is therefore considered that insufficient information has been submitted to discharge 12 of EDC's application reference EDC/18/0170.

Recommendation:

Observations sent.

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	26th September 2023	Dated:	27 September 2023