



Delegated Report

Full Planning Application

Planning Application No: 20251142

Location: Cyclopark The Tollgate Watling Street Gravesend

Description: Construction of a new fitness studio and nine containers to create a bike hire facility next to the existing building hub at Cyclopark.

Applicant: J Hamp, Cyclopark Charity

Site Visit Date: 19th May 2025

Submitted Documents/Plans

Planning Application Form;
Drawing No. 2070/099 – Operators Agreement Map;
Drawing No. 2070/101 – Existing Ground Floor Plan Workshop;
Drawing No. 2070/102 – Existing Ground Floor Plan Fitness Studio;
Drawing No. 2070/104 – Existing Pavilion Roof Plan;
Drawing No. 2070/105 – Existing South & North Elevation Workshop;
Drawing No. 2070/106 – Existing SE & SW Elevation Workshop;
Drawing No. 2070/107 – Existing NE & NW Elevation Workshop;
Drawing No. 2070/108 – Existing East Elevation Pavilion Entrance;
Drawing No. 2070/109 – Existing Pavilion South Elevation;
Drawing No. 2070/110 – Existing Pavilion West Elevation;
Drawing No. 2070/111 – Existing Pavilion North Elevation Through Reception;
Drawing No. 2070/120 Rev B – Proposed Site Plan;
Drawing No. 2070/121 Rev C – Proposed Ground Floor Plan Bike Hire Containers;
Drawing No. 2070/122 – Proposed Ground Floor Plan Fitness Studio;
Drawing No. 2070/123 – Proposed Roof Plan Workshop;
Drawing No. 2070/124 – Proposed Pavilion Roof Plan Fitness Studio;
Drawing No. 2070/125 Rev A – Proposed South and North Elevation Bike Hire Containers;
Drawing No. 2070/126 Rev A – Proposed SE & SW Elevation Bike Hire Containers;
Drawing No. 2070/127 Rev A – Proposed NE & NW Elevation Bike Hire Containers;
Drawing No. 2070/128 – Proposed East Elevation Pavillion Entrance & Fitness Studio;
Drawing No. 2070/129 – Proposed Pavilion South Elevation Fitness Studio;
Drawing No. 2070/130 – Existing Pavilion North Elevation Fitness Studio (through reception);
Drawing No. 2070/130 – Proposed Pavilion West Elevation Fitness Studio;
Drawing No. 2070/180 Rev B – Habitat Location Plan;
Drawing No. 2070/181 Rev B – Retained Habitat Plan;
BNG Metric;
Design and Access Statement;
Cyclopark SSM Habitat Management Monitoring Plan; and
Cyclopark Existing Habitat and Proposed Habitat Enhancement supporting information.

Relevant Planning History

Reference	Description	Decision	Decision Date
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20151054	Application to make permanent the temporary permission granted under application reference 20140199 for the use of up to 50 car parking spaces within the Cyclopark car park for commuter car parking.	Permitted	14.01.2016
20151038	Erection of a single storey cycle start gate building.	Permitted	01.12.2015
20150743	Erection of a single storey detached outbuilding for storage and viewing use.	Permitted	21.10.2015
20140714	Application for the approval of condition 6 attached to planning permission reference number 20140199 relating to the proposed improvements, including path clearance, surface repairs and any necessary lighting, to the footpath link that connects the proposed area of commuter car parking.	Approval of details	16.09.2014
20140713	Application for the approval of condition 5 attached to planning permission reference number 20140199 relating to a parking management plan.	Approval of details	16.09.2014
20140199	Use of existing car park for commuter car parking. Upgrading of footpath to the existing bus stop.	Granted Temporary Permission	25.06.2014
20100464	Application under Regulation 3 for the clarification of the usage of the Activity Park with particular reference to major events. KCC GRANTED PERMISSION 10.9.10 (CONDITIONS)	Observations Sent	24.06.2010
20100463	Application under Regulation 3 for the proposed external lighting of the core activity park, including the tarmac cycle track, BMX race track, multi use games area (MUGA) and skate park. KCC GRANTED PERMISSION 10.9.10 (CONDITIONS)	Observations Sent	24.06.2010
20090440	Application under Regulation 3 for the A2 Activity Park scheme consisting of an outdoor Activity Park including car parking, pavilion and associated buildings, cycle tracks, footpaths, boundary treatments and landscaping on the A2 corridor and adjacent agricultural land. KCC GRANTED PERMISSION 16.9.10 (CONDITIONS)	Observations Sent	21.07.2010

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
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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 6 – Building a Strong, Competitive Economy
- Section 8 – Promoting Healthy and Safe Communities
- Section 11 – Making Effective Use of Land
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

External

KCC Biodiversity

We have reviewed the information submitted by the applicant and advise that sufficient ecological and biodiversity net gain information has been provided for determination. Recommended condition/informative wording is provided below.

BIODIVERSITY NET GAIN

Under the Environment Act 2021 and the Town and Country Planning Act 1990 (as amended), all planning applications¹ for development (unless exempt^{2,3}) must deliver at least a 10% biodiversity net gain (BNG), shown via use of the Statutory Biodiversity Metric prior to commencement of any development.

The BNG metric (September 2025) describes a 1169m² site, comprising developed sealed land and modified grassland. The current proposal will result in an on-site net gain of 10.07% in habitat units (a unit change of 0.3156 to 0.3474) as a result of proposed habitat enhancement and creation. The submitted information details the enhancement of modified grassland to other neutral grassland, to offset the loss of amenity grassland due to the proposed bike hire facility and associated works. We are satisfied that these proposals will allow a BNG of over 10% for habitats to be achieved.

We advise that we are satisfied that sufficient information has been provided to meet the requirements of mandatory Biodiversity Net Gain.

Biodiversity Gain Plan (BGP)

If planning permission is granted, the statutory biodiversity gain condition (and its reason for imposition) should not be included on decision notices as a condition. The condition cannot be varied or removed. An application must be made to discharge it as any other condition.

We recommend an informative in line with the Planning Practice Guidance (Paragraph: 026 Reference ID: 74-026-20240214)¹² should be included on the decision notice to set out the legislative requirements in

relation to biodiversity net gain.

The development, if permitted, will be subject to the deemed condition of planning permission relating to biodiversity gain as per Schedule 7A 13(1) of the Town and Country Planning Act 1990. The condition is that the development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.

The condition cannot be varied or removed. An application must be made to discharge it as any other condition. We recommend it is referred to in decision notices in the form of an informative. The government's published Biodiversity Gain Plan (BGP) template can be used to discharge it: [Biodiversity gain plan - GOV.UK](#). Please note that the submission of the finalised Statutory Biodiversity Metric/BGP is required by law prior to the commencement of any development.

Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the biodiversity net gain information which needs to be included on non-exempted decision notices. The Planning Practice Guidance (Paragraph: 026 Reference ID: 74-026-20240214)⁴ provides a link to a document with [suggested paragraphs for Biodiversity Gain Information](#) to fulfil these requirements.

Please note that certain information is required to discharge the biodiversity gain condition. The government's published Biodiversity Gain Plan (BGP) template⁵ should be submitted with the application to discharge the biodiversity gain condition. This template also indicates which other documents and plans should support the application for discharge.

The following condition is not a statutory requirement but unless imposed there would be no requirement that the Biodiversity Gain Plan submitted for approval to be in accordance with any biodiversity or ecological information submitted with the planning application. This condition may not be appropriate for some outline planning permissions where the post- development biodiversity value will not be known until reserved matters have been approved.

Suggested Condition Wording:

The Biodiversity Gain Plan shall be prepared in accordance with the baseline information within the [insert report title and reference number], for [insert address], dated [insert day, month and year] and prepared by [insert company].

Reason: To ensure the proposals are in accordance with details submitted and considered as part of the planning application, in accordance with [insert relevant policy].

Habitat Management and Monitoring Plan

A Habitat Management and Monitoring Plan (HMMP) has been provided. While the submission of an HMMP is not mandatory at this stage, it demonstrates how the proposed habitat enhancements will be delivered and maintained.

If planning permission is granted, we recommend that the decision notice include a **condition** requiring the implementation and maintenance of the submitted HMMP for 30 years from the "completion of development"⁶ (Paragraph 9(3) of Schedule 7A of the Town and Country Planning Act 1990). This will secure the delivery of the proposed habitat enhancements and monitoring in accordance with the statutory Biodiversity Net Gain requirements.

We have not provided suggested condition wording as we will defer to the LPA

ENHANCEMENTS

The proposed development provides opportunities to incorporate features into the design which are beneficial to wildlife, such as native species planting and the installation of integrated bat/bird nest boxes. This is in accordance with Paragraph 193 of the NPPF that "opportunities to improve biodiversity in and

around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”.

It is therefore recommended that a Biodiversity Enhancement Plan (BEP) be prepared, identifying suitable measures proportionate to the development and site context. A range of potential enhancement options is outlined in Appendix 1 to inform the BEP.

Therefore, we recommend that measures to enhance biodiversity are secured as a condition of planning permission, if granted.

Biodiversity Enhancement Plan

Suggested condition wording:

Prior to the commencement of works, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the local planning authority. The plan shall include full details of biodiversity enhancements. Details shall also include (as appropriate) provision of durable and suitably placed bat/bird boxes, the provision of bee bricks and/or the provision of log piles/artificial refugia for reptiles and amphibians.

KCC Heritage

Thank you for your letter consulting us on the above planning application. In this instance I suggest that no archaeological measures are required

National Highways

Offer no objection.

HSE

Thank you for your email regarding planning application 20251142.

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines, and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice.

I would be grateful if you would ensure that the HSE Planning Advice Web App is used to consult HSE on this application and any future developments including any which meet the following criteria, and which lie within the consultation distance (CD) of a major hazard site or major hazard pipeline.

- * residential accommodation;
- * more than 250m² of retail floor space;
- * more than 500m² of office floor space;
- * more than 750m² of floor space to be used for an industrial process;
- * transport links;
- * or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

There are additional areas where HSE is a statutory consultee. For full details, please refer to annex 2 of HSE's Land Use Planning Methodology: www.hse.gov.uk/landuseplanning/methodology.htm

Designing Out Crime Officer

We have reviewed this application in regard to Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF).

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.

There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and academic research would be evidence of the applicants' efforts to design out the opportunity for crime.

We recommend SBD guidance is utilised to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998. The points below identify my recommendations for the layout and design of this scheme.

1. CCTV is advised for all areas, especially at entry points, reception area, any proposed till areas, and other areas with limited natural surveillance or storage areas containing high-value equipment. Please ensure the CCTV supports the lighting plan.
2. We strongly recommend alarms, with an auto-dial function, be installed on all external doors, including emergency exits.
3. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation, and locks) including folding or sliding to meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please Note, PAS 24: 2012 tested for ADQ (Building Regs) has been superseded and is not suitable for this development.
4. Windows on the ground floor to meet PAS 24: 2022 UKAS certified standard, STS 204 Issue 6:2016, LPS 1175 Issue 8:2018 Security Rating 1/A1, STS 202 Issue 7:2016 Burglary Rating 1 or LPS 2081 Issue 1.1:2016 Security Rating A. Glazing to be laminated. Toughened glass alone is not suitable for security purposes. Any curtain walling and fixings should be tested and meet BS EN 1627:2011 and/or be certified to LPS 1175: Issue 7, SR1 or STS 202: Issue 3, BR1.
5. Regarding renting out facilities or community use, the layout of the building must allow visitors access to be restricted to those areas only preventing any further access such as the reception/lobby area. Door access control may be required.
6. Access control. Adequate access control is required for entrances used by staff only such as storage rooms and other restricted areas.
7. Parking if proposed - Where unavoidable, the car parking area must be covered by natural surveillance from an "active" window e.g. reception and sufficient lighting. In addition, we recommend CCTV and appropriate signage to avoid conflict and misuse. In addition and if appropriate, we recommend the associated car parking area to be gated when the facility is closed.
8. Bike hire facility. We advise on the use of ground/ wall SBD or sold secure anchors within the cycle storage area to deter bicycle theft.
9. Waste bins associated with the proposal should be kept in a secure enclosure, ideally away from the building as bins can become a climbing aid or even an arson hazard.
10. Any Shutters should be as close to the building line as possible and must avoid the creation of a recess. Shutters must be certificated to LPS 1175: Issue 7, SR2; STS 202: Issue 3, BR2; Sold Secure Gold or PAS 68:2013

If approved, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction site" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

We welcome a discussion with the applicant/agent about site specific designing out crime. If the points above are not addressed, they can affect the development and local policing.

This information is provided by Kent Police DOCO's and refers to situational crime prevention. This advice focuses on CPTED and Community Safety with regard to this specific planning application.

Internal

GBC Environmental Protection

There is no objection to this application or adverse comments to make. The site is not close to any residential

premises so there are unlikely to be any detrimental impacts.

GBC Commercial Health Team

No objection in principle.

The following comments are made for the information of the applicant.

Health and Safety

In these premises Gravesham Borough Council (GBC) Environmental Health will be the enforcing authority. The applicant must ensure that these premises comply fully with the Health and Safety at Work (etc) Act 1974 and all relevant regulations made there under. For information and advice on health and safety matters check out the HSE website www.hse.gov.uk or contact the Environmental Health team on commercialhealth.admin@gravesham.gov.uk

This workplace will be immediately subject to the requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. Particular attention should be made to the following requirements.

- Regulation 6 requires that effective and suitable provision shall be made to ensure that every enclosed workplace is ventilated by a sufficient quantity of fresh or purified air.
- Regulation 14 requires that every window or other transparent or translucent surface in a door or gate shall where necessary for reasons of safety be constructed of a safety material or be protected against breakage and also be appropriately marked.
- Regulation 20 requires that suitable and sufficient sanitary conveniences shall be provided at readily accessible places. Where between 6 and 25 persons are employed a minimum of 2 water closets must be provided.

Neighbouring properties

The application was advertised by the displaying of a site notice and two letters sent to individual properties, with an overall expiry date of 19th December 2025. No comments have been received.

Officer's Analysis

Proposal

This application forms two parts with the erection of a new fitness studio and nine containers to create a bike hire facility.

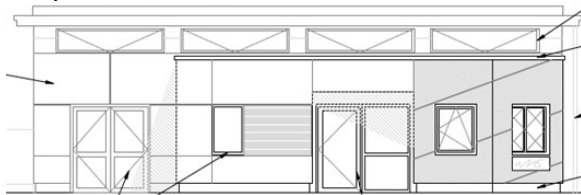
Proposed Site Plan



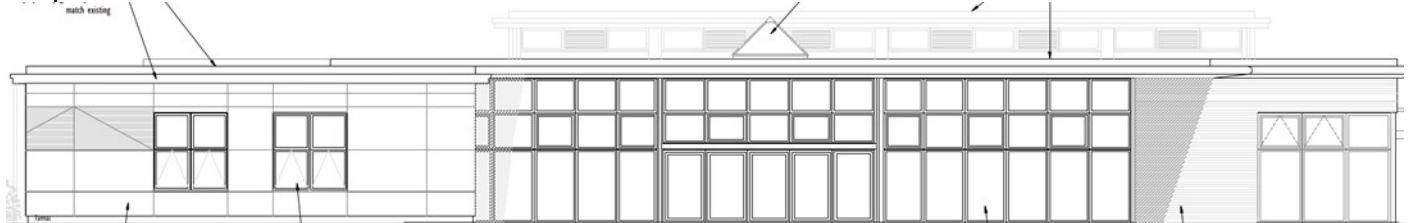
Fitness Studio

The new fitness studio would be located to the south of the existing Pavilion and would measure 12.7m wide, 11.32m deep (maximum) and 4.2m high. The new studio is to facilitate the continued growth of the Cyclopark by replacing the existing studio, which was previously the café, which is currently being used as a studio, due to the demand. The café was relocated to another part of the building but is unsuitable long term. The purpose of the proposal is to create a new fitness studio and return the café to its proper use, which allows patrons to access the outdoor seating areas.

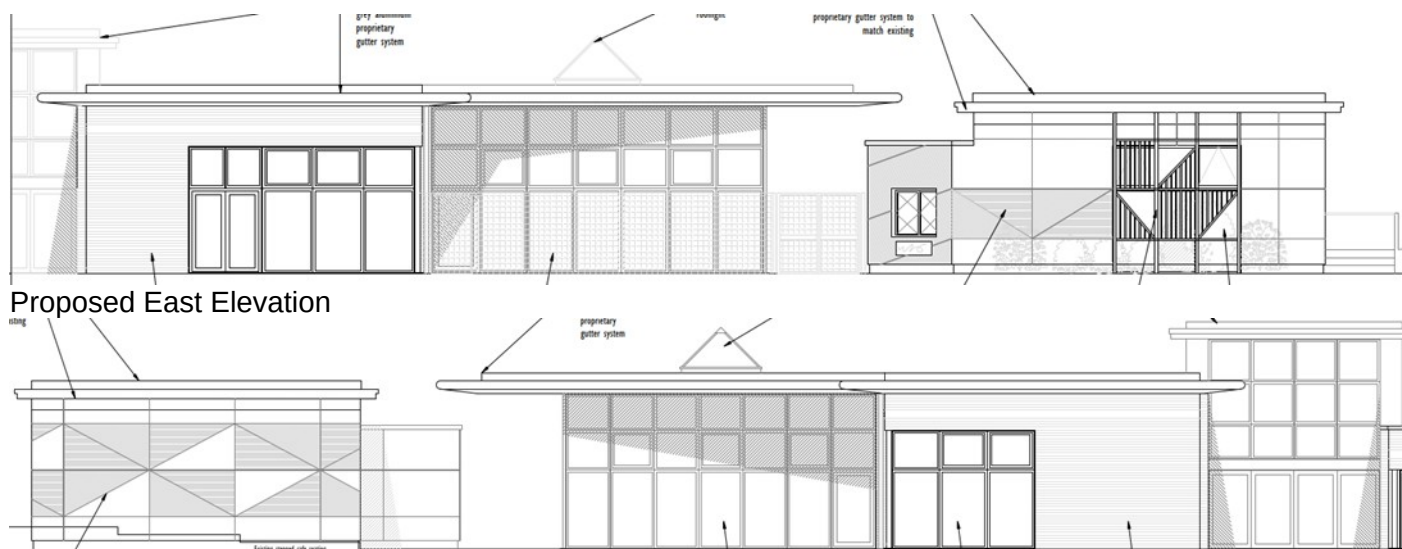
Proposed North Elevation



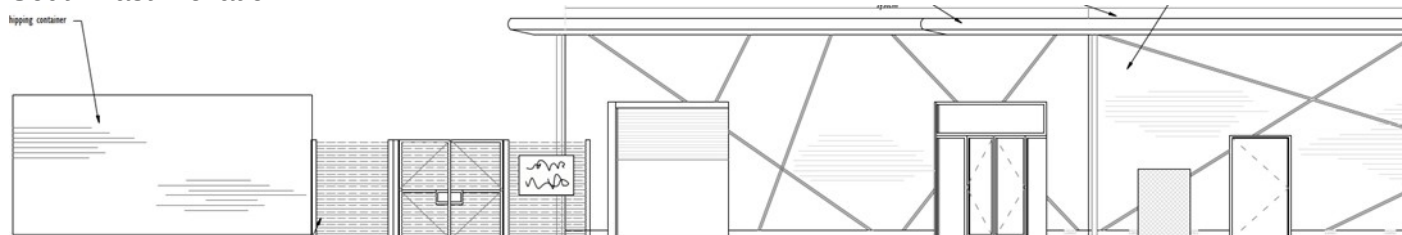
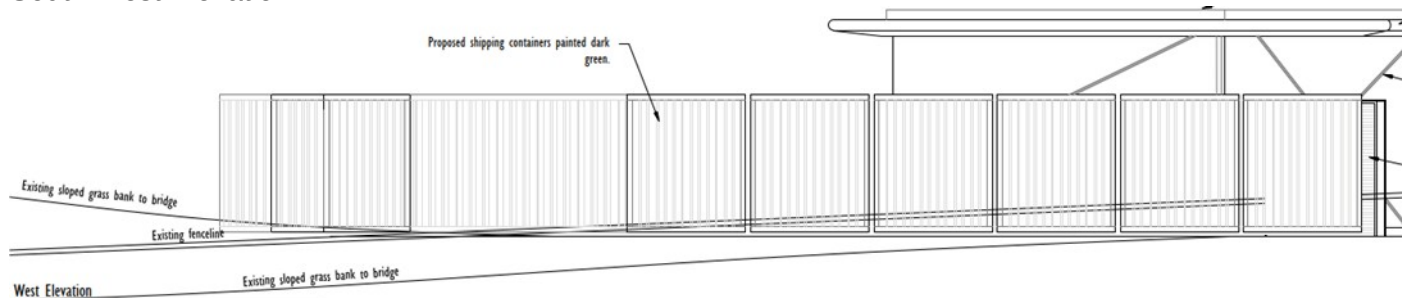
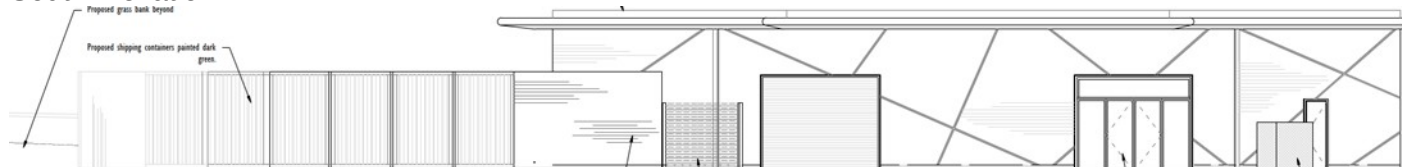
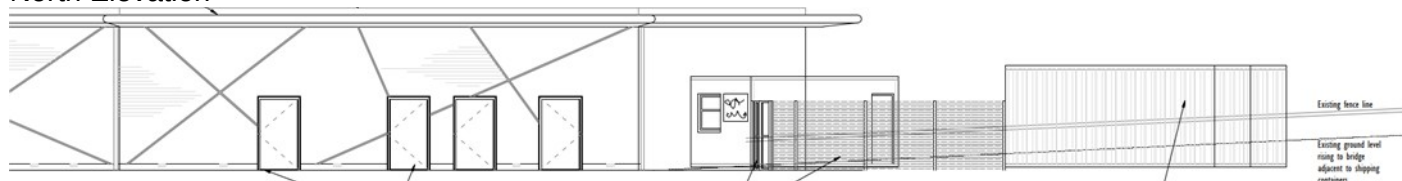
Proposed South Elevation



Proposed West Elevation



Nine containers would be placed next to the existing building hub and would each measure 2.4m wide, 8.1m in length and 2.9m in height. They would be for the storage of the hire bikes and associated equipment for the running of the Cyclopark.

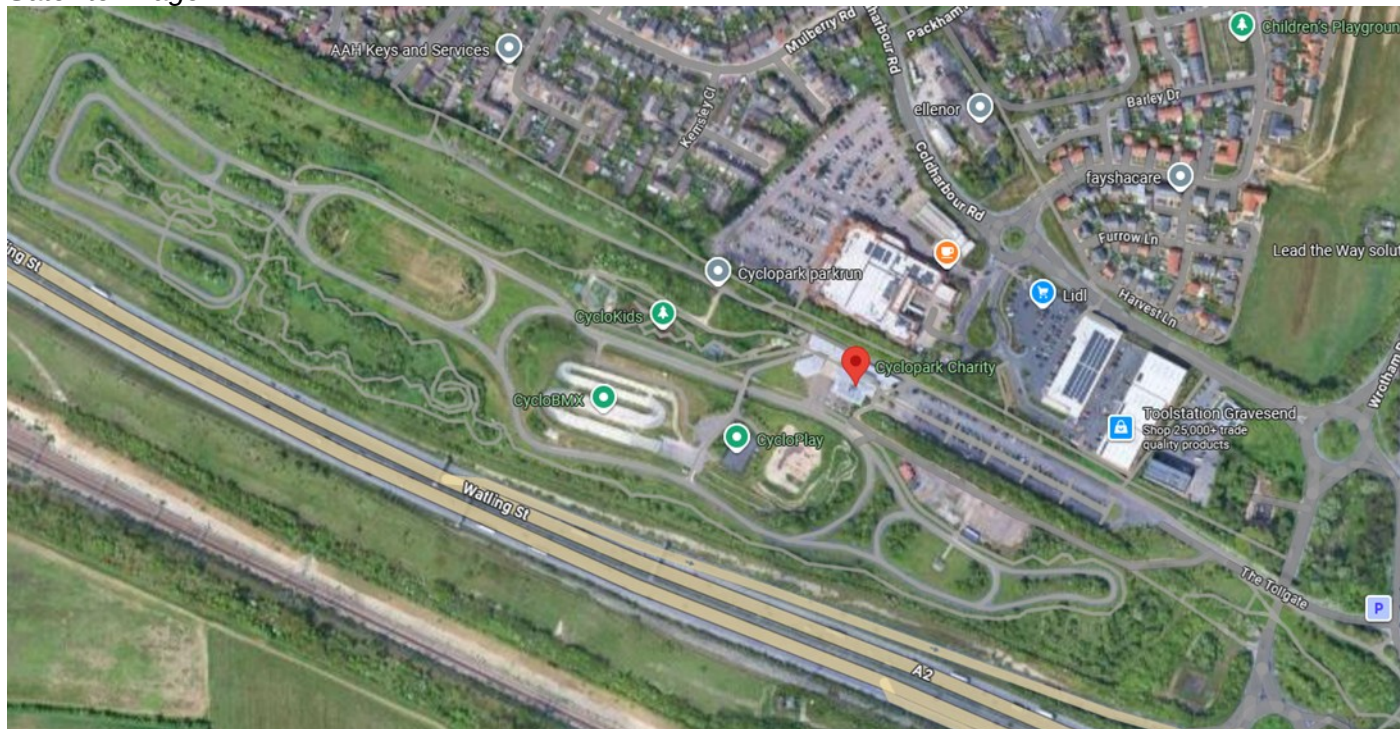


Site and Surrounding Area



The application site is the Cyclopark which is located adjacent to the A2, within the Green Belt, an Area of Archaeological Potential and the Gravesend Southern Fringe Landscape Character Area.

Satellite Image



Principle of Development

The proposal is to facilitate the expansion of an existing sport recreation facility located on previously developed land within the Green Belt. Cyclopark is a purpose built multi-activity centre located to the north of the A2 and has been operating since 2012 and has seen its growth in its popularity and is addressing the need for further expansion to meet the needs of its customers.

Paragraph 85 of the NPPF (2024) states that “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

Paragraph 98 states that local authorities should “provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;”

Taking above into consideration, the proposal would support the operation of the existing Cyclopark and therefore is considered acceptable in principle.

Impact on the Green Belt

As stated above, the site is located within the Green Belt, whereby Paragraph 154 of the NPPF (2024) states that development is considered; *inappropriate unless any of the following exceptions apply:*

a) *buildings for agriculture and forestry;*

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

In this case, the application site is previously developed land and is for the further provision of outdoor sport/recreation and as such, the proposal would accord with Paragraph 154(b) of the NPPF (2024).

Design, Character and Appearance

Policy CS13 (Green Space, Sport and Recreation) of the Local Plan states that “The Council will seek to make adequate provision for and to protect and enhance the quantity, quality and accessibility of green space, playing pitches and other sports facilities, in accordance with an adequate, up to date and relevant evidence base”.

Policy CS19 (Development and Design Principles) states that “New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards.”

Paragraph 85 of the NPPF (2024) states that “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

Paragraph 87(c) of the NPPF (2024) also goes on to say that “Planning policies and decision should recognise and address the specific locational requirements of different sectors. This includes making provision for: c) the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.”

Paragraph 96 of the NPPF (2024) states that “Planning policies and decisions should aim to achieve healthy, inclusive and safe places which c) enable and support healthy lives, through both promoting good health and preventing ill-health – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Paragraph 135 states that developments will function well and add to the overall quality of the area, will be visually attractive, sympathetic to the local character, optimise the potential of site to support local facilities and create places that are safe, inclusive and accessible and which promote health and well-being.

Fitness Studio

The proposed studio is located within an existing tarmacked area, adjacent to the outdoor seating to the south of the existing Pavilion. As such there would be no loss of greenspace. The studio has taken on design features of the existing buildings and Pavilion with the front canopy and window design, together with a materials palette that matches the existing buildings.

Overall, it is considered that the new studio would be fit for purpose, would enhance the existing use of the Cyclopark and facilitate its growth and future use, with little detrimental impact on the existing facilities or the wider area.

As such, the proposed fitness studio is in accordance with Policies CS13 and CS19 of the Core Strategy and Paragraphs 85, 87(c), 96 and 135 of the National Planning Policy Framework (2024).

Containers

The proposed containers would be located on a grassed area of land, adjacent to the existing building hub. They are temporary in nature and therefore could be reversed and land returned to its former state. The containers would store the hire bikes and associated equipment. In terms of design, these are standard storage containers and would be finished in a dark green colour. The end container (south east elevation), that is the most visible would be painted with a suitable mural to improve the visual impact.

The containers are a suitable addition to the Cyclopark as they are an ancillary use and necessary to the running of the facility. A suitably worded condition will be added to ensure that the use is kept for the Cyclopark only.

Subject to conditions, the proposed containers are considered accept and in accordance with Policies CS13 and CS19 of the Core Strategy and Paragraphs 85, 87, 96 and 135 of the National Planning Policy Framework (2024).

The proposal for the fitness studio and storage containers support the continual growth of the Cyclopark and are considered acceptable for the reasons laid out above.

Amenity

The proposal is to support the existing use and running of the Cyclopark and is limited to within the confines of the development. The nearest residential properties are located sufficiently away that there would be no impact on the amenities of neighbouring properties. As such, the proposal is in accordance with Policy CS19 of the Core Strategy and Paragraph 135 of the National Planning Policy Framework (2024).

Parking and Highways

The proposal would not result in any changes to the parking provision for the site. The new fitness studio replaces an existing to return the café to where it originally was.

As such the proposal would accord with Policy CS11 of the Core Strategy and Policy T1 of the Local Plan First Review.

Any Other Material Planning Considerations

Biodiversity Net Gain

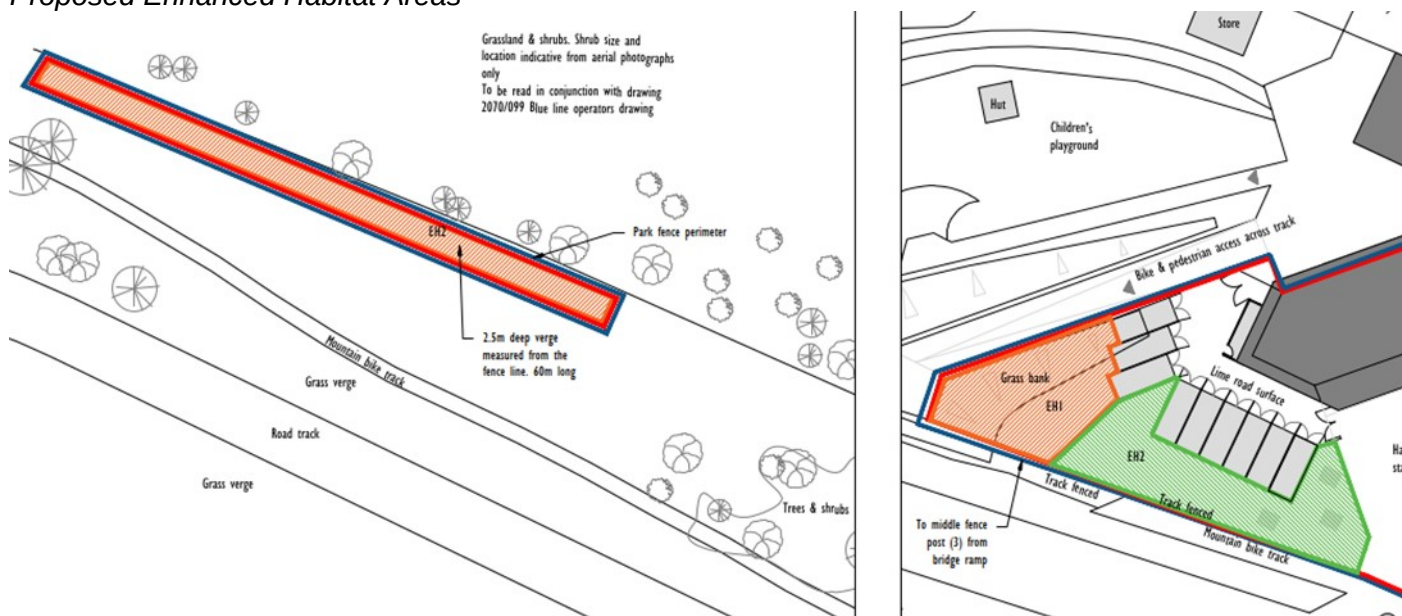
Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The proposed containers would be located on an area of maintained grass, therefore this would result in a loss of biodiversity. However, two areas of grassland and shrubs are to be located elsewhere on site.

Proposed Enhanced Habitat Areas



The BNG metric (September 2025) describes a 1169m² site, comprising developed sealed land and modified grassland. The current proposal will result in an on-site net gain of 10.07% in habitat units (a unit change of 0.3156 to 0.3474) as a result of proposed habitat enhancement and creation. The submitted information details the enhancement of modified grassland to other neutral grassland, to offset the loss of amenity grassland due to the proposed bike hire facility and associated works. As such, the local authority are satisfied that the proposed development will allow a BNG of over 10% for habitats to be achieved.

Subject to the imposition of conditions securing the biodiversity net gain and enhancements are

implemented, the proposal accords with Policy CS12 of the Core Strategy and Paragraph 193 of the National Planning Policy Framework (2024).

Landscape Character Area

The site is located within the Gravesend Southern Fringe Landscape Character Area which is a linear character area that runs along the southern edge of Gravesend. Its characteristics are dominant settlement of urban edge of Gravesend with very gently undulating topography rising from north to south. The man made golf course landscape acts as visual detractor and the landscape is dominated by large road, Channel Tunnel Rail Link and associated infrastructure. The condition is poor and the guidance is to restore and create.

The proposals are within the confines of the existing Cyclopark and are modest in their setting. As such, the proposals would not have an impact on the landscape character area and would accord with Policy CS12 of the Core Strategy and Section 15 of the National Planning Policy Framework (2024).

Archaeology

Whilst the site is located in an area of archaeological potential, the proposals are within the existing site located on the tarmacked area and grassed area, adjacent to the workshop and as such there is little impact in this regard.

Conclusion

The proposal has been considered against both local and national planning policy and is considered to accord for the reasons laid out above.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	22 nd January 2026	Dated:	27 th January 2026