



Phase 2

Planning, Design & Access Statement

Proposed conversion of existing house to 10 no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2 no, dwellinghouses including proposed new dormers. Construction of new apartment building to form 11 no. new apartments. Construction of 8 no. Semi-detached and 1 no. detached houses.

Cobham Lodge, Valley Drive, Gravesend, Kent, DA12 5UE

July 2022

Phase 2 PLANNING & DEVELOPMENT LIMITED

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Quality Assurance

Site Name: Cobham Lodge, Valley Drive, Gravesend, Kent, DA12 5UE

Client Name: Breley Design Ltd

Type of Report: Planning, Design & Access Statement

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1. Introduction

- 1.1 This Planning, Design & Access Statement has been prepared by Phase 2 Planning and Development Ltd in support of a full planning application to seeking permission for proposed new residential redevelopment consisting of the construction 32 no. new dwellings (apartments and houses) including the conversion of an existing building and associated development.
- 1.2 The description of development is as follows:

'Proposed conversion of existing house to 10 no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2 no, dwellinghouses including proposed new dormers. Construction of new apartment building to form 11 no. new apartments. Construction of 8 no. Semi-detached and 1 no. detached houses.'

Purpose and Structure of this Report

- 1.3 The purpose of this report is to draw together the main planning issues in the consideration of this proposal.

Planning Application Documents

- 1.4 In brief, the application documentation comprises:
- A suite of detailed application plans, including the site layout and plans for each building type; and
 - Relevant technical and environmental reports, which relate to a variety of relevant topics, and which explains the impacts of the development (and if necessary, how the impacts can be mitigated through appropriate planning conditions or obligations).

2. Site and Surroundings

- 2.1 The area of land subject to this planning application relates to Cobham Lodge, Valley Drive, Gravesend, Kent, DA12 5UE.
- 2.2 The extent of the application site is as shown by the land edged red on the Site Location Plan submitted in support of this application.
- 2.3 The application site is situated on the edge of the existing urban area of Gravesend and within defined development limits. The site is currently accessed via Valley Drive to the west which itself links to the wider urban/residential locality.
- 2.4 The land directly to the east of the site is outside of development limits and is designated as Metropolitan Green Belt land and which also includes the ancient woodland of Clay Lane.
- 2.5 The application site itself includes Cobham Lodge to its frontage with Valley Drive and an outbuilding to the rear. The northern portion of the site is the former rear garden of the property known as 'Alva' which has been incorporated into the garden of the application site. Alva is a mixed-use premises of various business uses and including one self-contained flat.
- 2.6 To the south of the site is mixture of detached houses many of which are recent infill/redevelopments of sites such as Sheldon Heights and the rear garden of the property known as The Ridges.

3. Planning History

- 3.1 The application site and nearby area have some recent planning history of relevance to these proposals as is outlined below.

Planning application ref: 20190169

Site address: Cobham Lodge, Valley Drive, Gravesend, Kent, DA12 5UE

Description: Demolition of existing house and outbuildings and erection of a part four storey and part three storey building for Build to Rent residential units (Use Class C3), comprising of 20no. one bedroom, 41no. two bedroom and 3no. three bedroom apartments with associated car parking.

Decision: Refused (9th January 2020).

- 3.2 This planning application relating directly to the application site was refused for three reasons as outlined below:

1. *The proposal by virtue of its siting, size, bulk, massing and design would create an overly dominant development that would not relate well to the character of the street scene and would not integrate well with the surrounding local area. As such the proposed development would, if permitted, fail to maintain the prevailing character of the area contrary to the objectives of Policies CS15 and CS19 of the Gravesham Local Plan Core Strategy (2014) and section 11 and 12 of the NPPF of the National Planning Policy Framework (2019).*
2. *The proposed development, if permitted, would result in inadequate and unsatisfactory communal amenity space for future occupiers and would provide a poor layout which is car dominated putting pedestrians into conflict with vehicles. The proposal would therefore be contrary to Section 12 of The National Planning Policy Framework (2019) and Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and saved policy LT6 of Gravesham Local plan First Review (1994) which seek to ensure that proposed developments provide a good standard of amenity for all existing and future occupants of land and buildings, as well as maintaining the amenity of surrounding properties.*
3. *The proposed development by virtue of its siting, size, bulk, massing and design would create an overly dominant addition and unneighbourly form of development that would adversely affect the outlook and the private amenity space of numerous surrounding dwellings. As such, it would be contrary to Policy CS19 (Development and Design principles) of the Gravesham Local Plan Core Strategy (September 2014), which amongst other criteria requires new development safeguard the amenity of neighbouring properties and to integrate well with the surrounding area.*

- 3.3 This detailed planning application submission represents a re-submission of this refused application.

Planning application ref: 20080644

Site address: Sheldon House, Valley Drive, Gravesend, Kent, DA12 5UE

Description: Outline application for the demolition of the existing dwelling and outbuildings and erection of seven, four bedroom dwellings with garages and ancillary works.

Decision: Granted (17th December 2008).

Reserved Matters planning application ref: 20110397

Site address: Sheldon House, Valley Drive, Gravesend, Kent, DA12 5UE

Description: Application for approval of the reserved matters following outline planning permission reference number 20080644 for erection of 7 detached, four bedroom dwellings with garages and ancillary works.

Decision: Granted (5th December 2011).

- 3.3 These two Sheldon House applications (outline & reserved matters) relate to the Sheldon Heights development to the south of the application site. A similar nature of outline planning permissions has also been granted at Marling Manor further to the south, however, these permissions do not appear to have been progressed or implemented.

4. The Proposed Development

4.1 This planning application seeks approval for the demolition of all existing buildings and the comprehensive residential redevelopment of the application site to provide 32 no. dwellings and associated development.

4.2 The description of development reads as follows:

'Proposed conversion of existing house to 10 no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2 no. dwellinghouses including proposed new dormers. Construction of new apartment building to form 11 no. new apartments. Construction of 8 no. Semi-detached and 1 no. detached houses.'

4.3 The proposed development seeks to make effective re-use of the site by making the most of its length and width whilst balancing this with neighbouring amenity considerations. The proposed layout includes a new apartment block to the frontage of the site surrounded by soft landscaping and resident with private garden space and an amenity area located to the rear of this building.

4.4 A further apartment building based on a similar philosophy is proposed to the north-east with new build housing with a north/south orientation located along the southern portion of the site. These dwellings would have dedicated car parking and rear private garden amenity space.

4.5 The existing outbuilding to the rear of the site would be converted into a further additional units.

4.6 As depicted by the submitted drawings the proposed development would mainly be of a 2-storey nature in line with prevailing local character with the exception of a 3-and-a-half storey apartment building.

5. Pre-Application Engagement

- 5.1 Following the recent refusal of planning application ref: 20190169 on the site in January 2020 (for the demolition of the existing house and outbuildings and the erection of a part four storey and part three storey building for Build to Rent residential units (Use Class C3), comprising of 20no. one bedroom, 41no. two bedroom and 3no. three bedroom apartments with associated car parking) the applicant has positively and proactively engaged with officers through pre-application discussions prior to the submission of this planning application.
- 5.2 This has resulted in a revised redevelopment approach for the site which now includes a lower overall density of redevelopment proposed.
- 5.3 In terms of the pre-app dialogue itself this continued under Council pre-app ref: PRE20210285 primarily in relation to technical matters such as highways and ecology.
- 5.4 The applicant has sought to respond to these matters through the evolution of this detailed proposal as presented through this full planning application submission .

6. Planning Policy

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise, such a Government Policy or emerging Local Policy.
- 6.2 The statutory development plan for this area includes Gravesham Borough Council's adopted Local Plan Core Strategy (2014) and accompanying Proposals Map as well as the Saved Policies of the Gravesham Local Plan First Review (November 1994).
- 6.3 Government planning policy is currently set out in the National Planning Policy Framework (NPPF) (July 2021) which is an important and significant material consideration in the determination of planning applications. NPPF3 also stresses the importance of up-to-date Local Plans in decision making. The presumption in favour of sustainable development and 'tilted balance' principle contained within NPPF3 makes clear that where there are no relevant development plan policies or the policies which are most important for determining a planning application are out-of-date, granting permission unless the application of policies in NPPF3 that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in NPPF3 taken as a whole.
- 6.4 Therefore, in terms of assessing the relevant planning policies applicable to the application site, this chapter covers the following:
- **Gravesham Borough Council's Adopted Local Plan Core Strategy (2014)** – Sets out the Council's long-term spatial vision for the Borough;
 - **Saved Policies of the Gravesham Local Plan First Review (November 1994)** –
 - **National Planning Policy Framework (NPPF)** – Relevant as it sets out the Government's overall approach to decision-taking.

Adopted Local Plan Core Strategy

- 6.5 The Council's Adopted Local Plan Core Strategy outlines the strategic objectives for the Borough based on the characteristics of the area and the key issues to be addressed. It sets out a delivery strategy for achieving the objectives, identifies the areas where major change is likely to take place and allocates key sites for development which are considered key to the achievement of this strategy. It also defines areas where policies of restraint will apply and those places or characteristics that will be preserved and/or enhanced to ensure that the Borough's unique sense of place and local distinctiveness remains the permanent foundation upon which Gravesham's local community can grow and prosper.

6.6 The most important Adopted Local Plan Core Strategy Policies in the determination of this planning application are considered to include the following:

- Policy CS01 – Sustainable Development;
- Policy CS02 – Scale & Distribution of Development;
- Policy CS10 – Physical and Social Infrastructure;
- Policy CS11 – Transport;
- Policy CS12 – Green Infrastructure;
- Policy CS13 – Green Space, Sport and Recreation;
- Policy CS14 – Housing Type and Size;
- Policy CS15 – Housing Density;
- Policy CS16 – Affordable Housing;
- Policy CS18 – Climate Change; and
- Policy CS19 – Design & Development Principles.

Saved Policies of the Gravesham Local Plan First Review (November 1994)

6.7 The Gravesham Local Plan First Review was adopted in 1994 and contains a number of policies to aid decisions on planning applications. In 2007, the government allowed the Council to save some of the adopted policies where they were relevant and up-to-date.

6.8 Many of the saved Local Plan First Review policies have since been deleted because they were no longer relevant or they have been replaced with more up-to-date policies in the Local Plan Core Strategy. The remaining saved policies are still used when the Council determine planning applications.

6.9 The most important Saved Gravesham Local Plan First Review Policies in the determination of this planning application are considered to include the following:

- Policy P3 – Vehicle Parking Standards;
- Policy T1 – Impact of Development on the Highway Network;
- Policy T5 – New Access onto Highway Network; and
- Policy LT6 – Additional Open Space in New Housing Development.

6.10 The proposed development's compliance with these policies will be considered in greater detail in section 7 below.

Supplementary Planning Documents (SPDs)

6.11 Gravesham Borough Council has also adopted the following SPDs which are of some relevance to this matter:

- SPG2 – Residential Layout Guidelines (1996);
- SPG4 – KCC Parking Standards (2006);
- Housing Standards Policy Statement, 1st October, 2015;
- Technical Housing Standards: Nationally Described Space Standards; and
- KCC Guide to Development Contributions and the Provision of Community Infrastructure.

National Planning Policy Framework (NPPF) (July 2021)

6.12 The revised National Planning Policy Framework (NPPF3) was published in July 2021 which sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is of direct relevance to the proposal for residential redevelopment. At the heart of the NPPF is "a presumption in favour of sustainable development". The revised Framework replaces the previous National Planning Policy Frameworks that was published in March 2012 and July 2018.

Achieving sustainable development

6.13 Paragraphs 7 and 8 of the NPPF set out that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF details that there are three dimensions to sustainable development which give rise to the need for the planning system to perform a number of roles:

- **Economic** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **Social** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **Environmental** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

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- 6.14 The NPPF is clear that these roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. The NPPF adds that the planning system should play an active role in guiding development to sustainable solutions.

The presumption in favour of sustainable development

- 6.15 Paragraph 11 explains that plans and decisions should apply “a presumption in favour of sustainable development”.
- 6.16 For decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.”*
- 6.17 Foot Note 8 to para 11 confirms that the presumption in favour of sustainable development is triggered and the most important policies for determining the application are considered out-of-date where, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).

Decision-making

- 6.18 Section 4 of the NPPF sets out that local planning authorities should approach decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 6.19 It adds that decision-makers at every level should seek to approve applications for sustainable development where possible and that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.
- 6.20 Section 4 also sets out that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

Delivering a sufficient supply of homes

- 6.21 Section 5 of the NPPF sets out that, to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- 6.22 Para 69 of the NPPF sets out that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.
- 6.23 Para 74 of the NPPF also confirms that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

Promoting healthy and safe communities

- 6.24 Section 8 of the NPPF makes clear that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.

Promoting sustainable transport

- 6.25 Section 9 of the NPPF sets out that the planning system should actively manage patterns of growth in support of these objectives. It adds that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes which in turn can help to reduce congestion and emissions, and improve air quality and public health.

Making effective use of land

- 6.26 Section 11 of the NPPF set out that "*Planning policies and decisions should promote effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.*" Section 11 also highlights that planning policies and decisions should encourage multiple benefits from both urban and rural land, including through taking opportunities to achieve net environmental gains.
- 6.27 This section of the NPPF also sets out that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

Achieving well-designed places

- 6.28 Section 12 of the NPPF highlights that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve with a good design being a key aspect of sustainable development, creating better places in which to live and work and help make the development acceptable to communities. It adds that being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 6.29 Section 12 of the NPPF also makes clear that, where the design of a development accords with clear expectations in plan policies, the design should not be used by the decision-maker as a valid reason to object to development. Section 12 adds that, in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Meeting the challenge of climate change, flooding and coastal change

- 6.30 Section 14 of the NPPF makes clear that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.
- 6.31 It also sets out that it should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings, and support renewable and low carbon energy and associated infrastructure.

Conserving and enhancing the natural environment

- 6.32 Section 15 of the NPPF sets out that planning policies and decisions should contribute to and enhance the natural and local environment including by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, and recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

Gravesham Borough Council's Latest Five-Year Housing Land Supply Position

- 6.33 Gravesham Borough Council's Five Year Housing Land Supply Statement (2020-25) (January 2021) confirms (page 9) that the Council cannot demonstrate a 5-year housing land supply putting this figure at 3.27 years' worth of supply.

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- 6.34 Consequently, this triggers para 11 (tilted balance) of the NPPF meaning that planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Gravesham Borough Council

7. Main Planning Considerations

7.1 This section considers the following key planning issues in the determination of this full planning application submission:

- (a) Principle of Development/Land Use;
- (b) Design, Character & Appearance;
- (c) Amenity of Future Occupiers;
- (d) Neighbouring Amenity;
- (e) Highways & Parking; and
- (f) Others Matters.

(a) Principle of Development/Land Use

7.2 In line with officers conclusions on previous planning application ref: 20190169 the principle of such development within the defined town boundary of Gravesend is considered to remain acceptable subject to more detailed considerations in respect of density, good design and character as explored below.

7.3 Therefore, given the nature and location of these proposals the principle of development is considered to remain acceptable in line with adopted Local Plan Core Strategy Policy CS02 (Scale & Distribution of Development) and the relevant provisions of the NPPF.

(b) Design, Character & Appearance

7.4 Firstly, the proposals are now considered to meet the requirements of Local Plan Core Strategy Policy CS14 (Housing Type & Size), where the Council expects new housing development to provide a range of dwelling types and sizes, taking into account the existing character of the area. The proposals again provide for a mix of housing arguably more diverse than the previous application with the inclusion of both houses and apartments.

7.5 Unlike the previous scheme which comprised of a single monolithic block, these revised proposals can be read more akin to a series of individual buildings, interspersed by open space and forming a closer relationship to the surrounding built context.

7.6 In terms of density this proposal represents a significant reduction from that proposed previously and for two main reasons, to accommodate a more diverse mix of development as previously required by officers and in order to provide a design, layout and character of development more appropriate to its surroundings.

7.7 The Council's previous refusal in relation to planning application ref: 20190169 on the site related partly to the proposal's siting, size, bulk, massing and design creating an overly

dominant development that would not relate well to the character of the street scene and would not integrate well with the surrounding local area (reason for refusal no. 1).

- 7.8 The Council's refusal also related to the proposal resulting in an inadequate and unsatisfactory communal amenity space for future occupiers and a poor layout which was car dominated putting pedestrians into conflict with vehicles (reason for refusal no. 2).
- 7.9 As a result the applicant has positively and proactively engaged in pre-application discussions with officers in order to address such concerns as part of this planning application re-submission.
- 7.10 This has resulted in a significantly lower density and overall quantum of redevelopment than previously proposed as illustrated by the submitted drawings.
- 7.11 Firstly, although the existing dwelling fronting Valley Drive would be demolished this would be replaced with a 2-and-a-half storey apartment block which is considered to be of an acceptable character and mass in relation to the wider street scene. This block itself would sit comfortably on the site ensuring that it would not lead to overdevelopment concerns.
- 7.12 These revised proposals have also been conscious to ensure that they relate better to the character of the surrounding area, with a series of individual buildings, interspersed by open space in the form of gardens. The proposal has clearly evolved in this direction with the inclusion of such single housing units along with some good quality apartment development to the north and the conversion of the existing building to the site's rear ensuring an effective re-use of the site all round.
- 7.13 Given this attention to the detail the applicant considers that such revised proposals following pre-application advice would provide a more appropriate siting, size, bulk, mass and ultimately design of development that would not be as dominant within the street scene and would integrate better with its surroundings whilst still seeking to make effective re-use of the site more generally.
- 7.14 The applicant has also sought to address previous officer poor layout concerns by reducing car dominance and improving the relationship between pedestrian and vehicle circulation within the site. This is demonstrated by the submitted drawings which show better consideration of these matters throughout the site including key linkages within them.
- 7.15 This layout detail also highlights refuse arrangements for the site which are also considered acceptable to serve a development of this size and nature.
- 7.16 As such, the applicant considers that such a scheme is now more befitting to the location and as such would be supported by Policies CS15 (Housing Density) and CS19 (Design &

Development Principles) of the Local Plan Core Strategy and the relevant provisions of the NPPF.

(c) Amenity of Future Occupiers

- 7.17 The proposed development again seeks to provide a good standard of amenity for future occupiers of the development including by way of compliance with Nationally Described Space Standards (NDSS), good levels of external amenity space by way of private gardens for the houses and a mix of balcony and communal space for the proposed apartments, and good levels of accessible open space on site.
- 7.18 Therefore, the proposals are considered to provide a good level of amenity for future occupiers and as such would be compliant with Policy CS19 of the Local Plan Core Strategy and the relevant provisions of the NPPF.

(d) Neighbouring Amenity

- 7.19 Another important consideration in response to the Council's previous refusal is in relation to the impact of the proposed new development on neighbouring residential amenity considerations.
- 7.20 This proposal is of a fundamentally different nature to that refused previously, including in respect of density and overall quantum of development.
- 7.21 In terms of the proposal's impact on The Ridges to the south the proposed frontage apartment block sits in a similar position to the existing dwelling and includes some separation to its southern boundary. This together with the fenestration arrangement of the proposed building will ensure that the amenity of this plot would unlikely be unduly impacted as a result of such development.
- 7.22 In terms of Shorne View this view would sit back-to-back with the proposed 2-storey dwelling units and is considered to be a compatible relationship safeguarding such neighbouring amenity interests.
- 7.23 It is acknowledged that the proposed apartment block to the north of the site is within close proximity to both the existing dwellings of Ambleside and Alva. However, mitigation has been built into the design of this block including by way of obscure glass screening to seek to minimise its impact on such neighbouring amenity interests.

(e) Highways & Parking

- 7.24 The proposal seeks to provide suitable access for the development onto Valley Drive as well as provide adequate off-street parking across the site to serve the proposed dwellings.

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- 7.25 In terms of parking the proposed houses are provided with 2 parking spaces each with a minimum of 1 space per apartment across the site. The submitted plans also show secure covered cycle parking infrastructure to ensure that overall, the development will provide suitable parking provision.
- 7.26 It is also noted that pre-application discussions have also taken place with the Highway Authority prior to the submission of this planning application to seek to ensure the acceptability of these proposals in highway terms.

(f) Others Matters

- 7.27 This planning application submission is also supported by a number of technical reports seeking to confirm the acceptability of the proposed development in all other planning-related respects including in relation to land contamination, drainage, ecology and development viability/planning obligations.

(g) Planning Balance

- 7.28 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise, such a Government Policy or emerging Local Policy.
- 7.29 This Planning Statement along with the submitted plans have sought to demonstrate that these revised proposals now comply with all relevant provisions of the adopted local development plan as well as the relevant provisions of the NPPF.
- 7.30 Notwithstanding this, Gravesham Borough Council's acknowledged lack of a 5-year housing land supply fully engages the NPPF's presumption in favour of sustainable development and means that the most important local development plan policies in this instance are technically out-of-date.
- 7.31 In such circumstances the NPPF dictates that planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 7.32 The application of policies in the Framework that protect areas or assets of particular importance would not provide a clear reason for refusing the development proposed in this instance.

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- 7.33 Given the revised proposal's likely compliance with the adopted local development plan and the significant weight to be given to major new residential development including a diverse mix in a sustainable location to assist in the Council attempting to meet its chronic 5-year housing land supply shortfall, it is further considered that any adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole in this instance.
- 7.34 As such full planning permission should be granted accordingly.

Gravesham Borough Council

8. Conclusion

- 8.1 This Planning, Design & Access Statement has been prepared by Phase 2 Planning and Development Ltd in support of a full planning application to seeking permission for proposed new residential redevelopment consisting of the construction 32 no. new dwellings (apartments and houses) including the conversion of an existing building and associated development.
- 8.2 This statement has sought to confirm that these revised proposals would comply with the relevant provisions of the adopted local development plan as well as the relevant provisions of the NPPF.
- 8.3 Notwithstanding this, this Statement also confirms that the NPPF's presumption in favour of sustainable development is fully engaged in this matter. It has also been concluded that any adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole in this instance.
- 8.4 Therefore, the proposed development constitutes sustainable development within the meaning of the local development plan and the NPPF and full planning permission should be granted accordingly.



Phase 2

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