

Delegated Report

Approval of Details Application

Planning Application No: 20250358

Location: Land At Market Square And Horn Yard Car Parks, New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of conditions 21 attached to planning permission reference number 20200343 relating to details for the vehicle parking areas shown on the approved plans shall be formed, surfaced, drained and marked out in accordance with a scheme.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing: Proposed MSCP E04 Level 00 GA Plan;
Drawing: Proposed MSCP E04 Level 01 GA Plan;
Drawing: Proposed MSCP E04 Level 02 GA Plan;
Drawing: Proposed MSCP E04 Level 03 GA Plan;
Drawing: Proposed MSCP E04 Level 04 GA Plan;
Drawing: Proposed MSCP E04 Level 05 GA Plan;
Drawing: Proposed MSCP E04 Level 06 GA Plan;
Drawing No. L-1344-HED-ZZ-EX_DR-L-100 Rev. C3 – General Arrangement Landscape Plan; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10	Permission	21.12.2020

	storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development affecting Conservation Areas
- P3 – Vehicle Parking Standards

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 12 – Achieving well-designed and beautiful places.

Officer's Analysis

Submitted Details

The following information has been submitted to discharge condition 21;

Planning Application Form;

Drawing: Proposed MSCP E04 Level 00 GA Plan;

Drawing: Proposed MSCP E04 Level 01 GA Plan;

Drawing: Proposed MSCP E04 Level 02 GA Plan;

Drawing: Proposed MSCP E04 Level 03 GA Plan;

Drawing: Proposed MSCP E04 Level 04 GA Plan;

Drawing: Proposed MSCP E04 Level 05 GA Plan;

Drawing: Proposed MSCP E04 Level 06 GA Plan;

Drawing No. L-1344-HED-ZZ-EX_DR-L-100 Rev. C3 – General Arrangement Landscape Plan; and
Covering Letter.

Condition 21 – Formation of Parking Spaces

21 *Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, the vehicle*

parking areas shown on the approved plans shall be formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas. For the avoidance of doubt this includes the multi-storey car park.

Reason To ensure sufficient off street car parking provision is available to serve the development, in accordance with Policy CS11 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

Submitted Details

The submissions show the number of spaces provided both within the multi-storey car park and external parking;

Excerpt from Covering Letter

External Parking:

- Bank Street - 5 Spaces
- New Swan Yard - 3 Spaces
- Crooked Lane - 9 Spaces

Multi Storey Car Park:

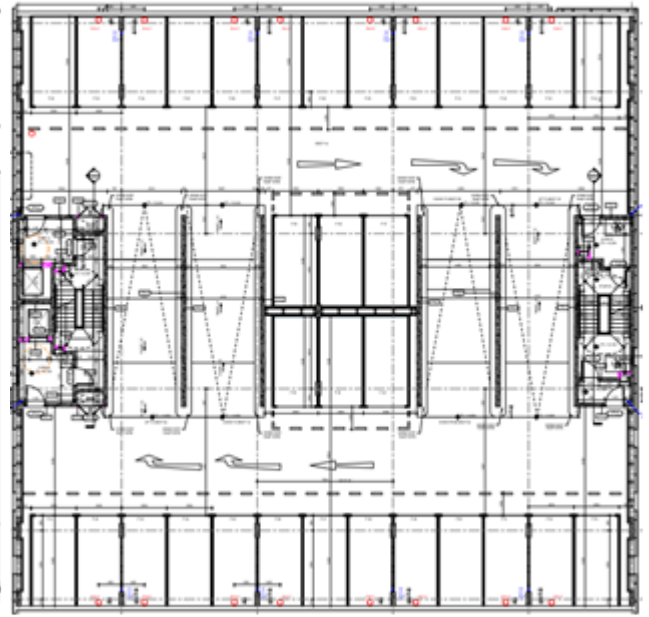
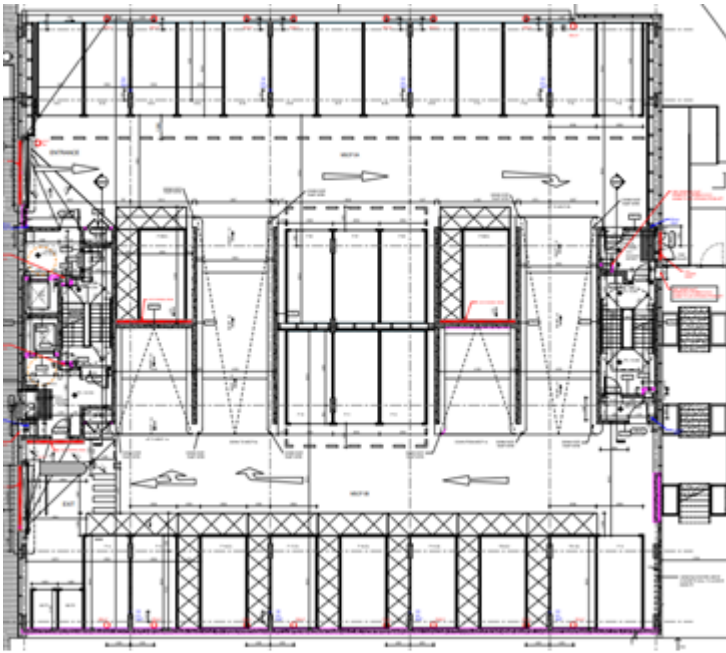
- Medical Centre Allocation - 9 Spaces
- Public Use Allocation - 101 Spaces (including 8 disabled) and 2 motorcycles spaces
- Residential Use Allocation - 76 Spaces (including 8 disabled) and 4 motorcycles spaces

The provision detailed is in line with the original scheme as approved, which was considered by KCC Highways and Transportation as suitable for the location and in line with the KCC Residential Parking Standards.

In terms of drainage, the multi-storey car park is internal, however gullies are shown on the submitted plans. The parking spaces have been clearly denoted, providing disabled, motorcycle and standard spaces for both public and residential use, together with space for the medical centre. These are shown in the following images;

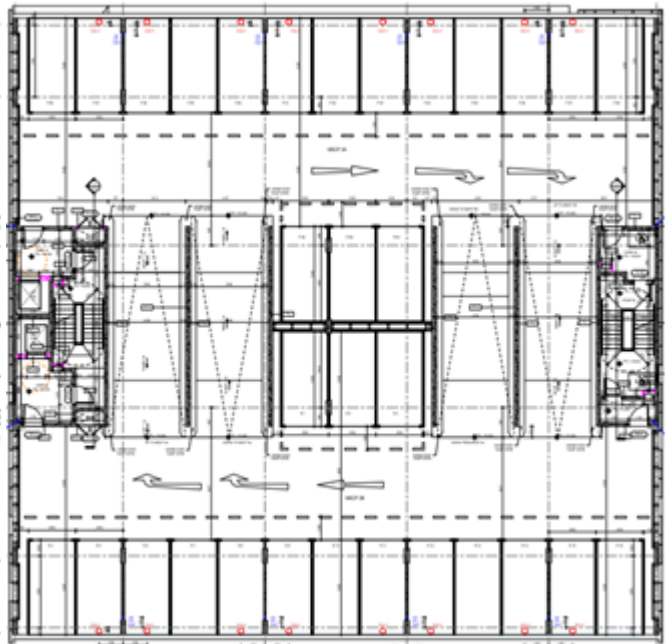
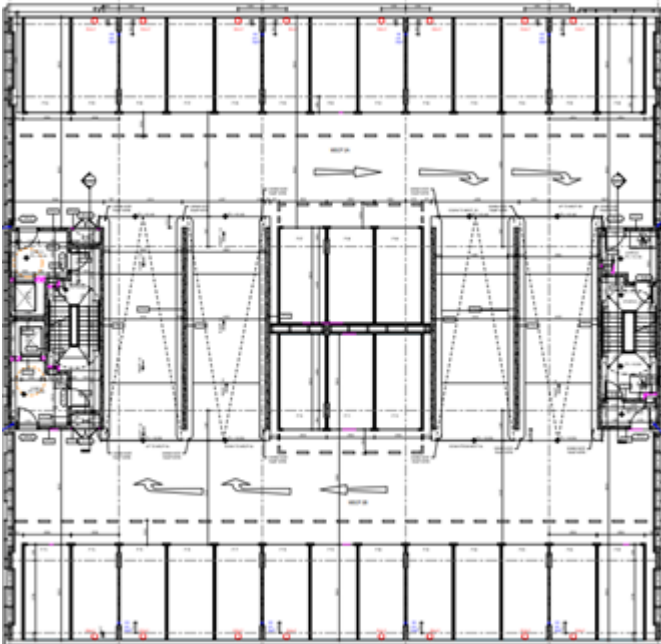
Level 00:

Level 01:



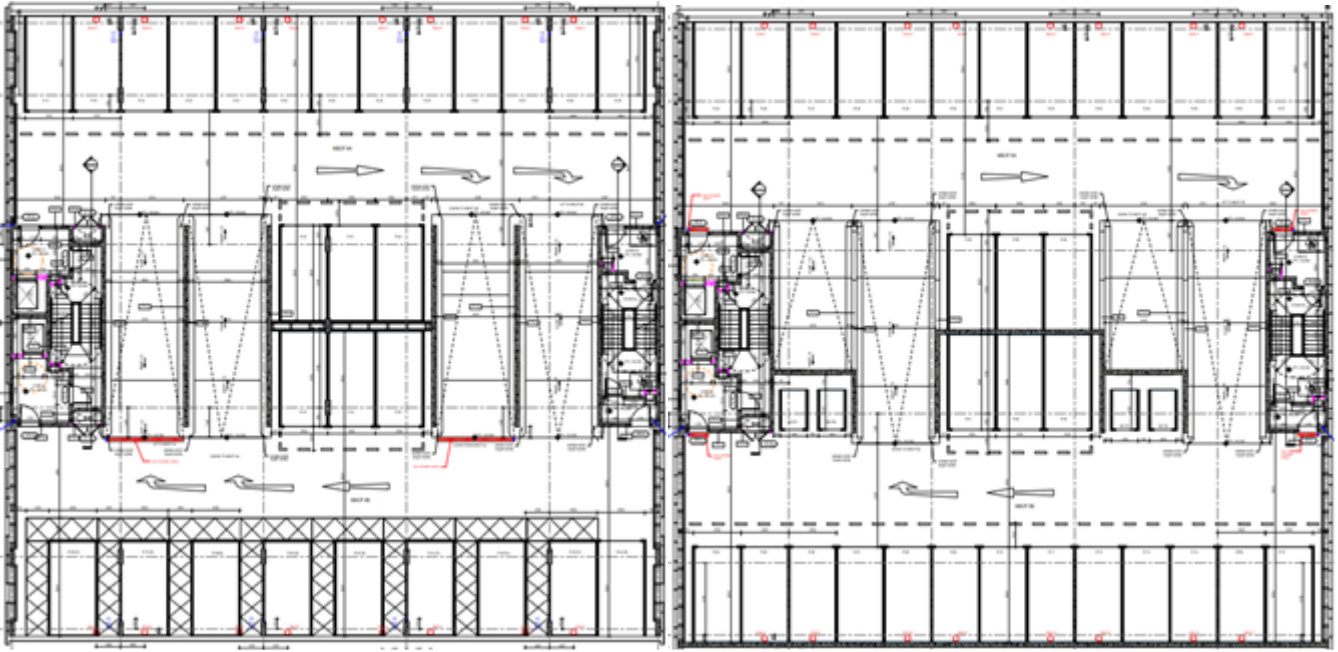
Level 02:

Level 03:



Level 04:

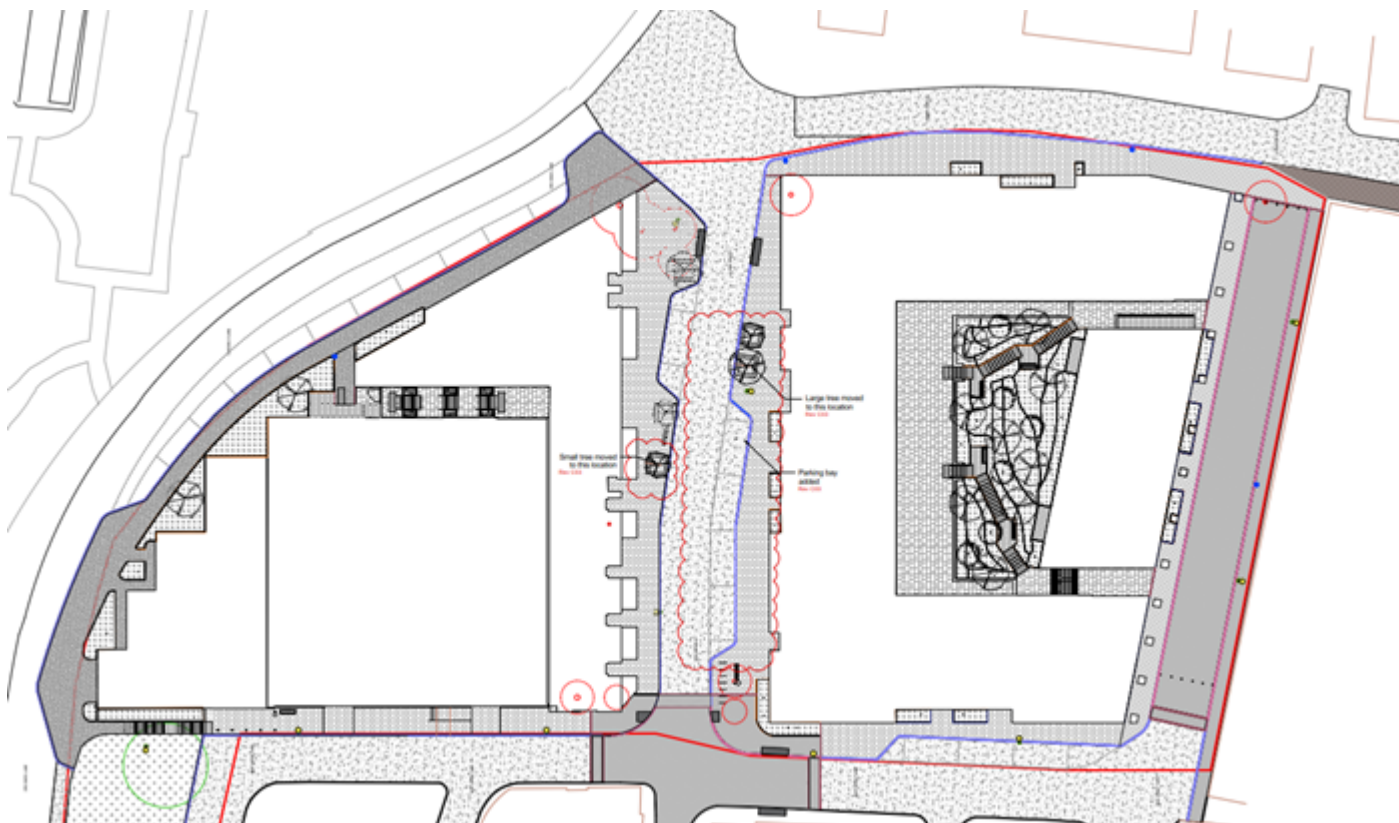
Level 05:



Level 06:



The hard landscaping of the external parking is shown on the submitted general layout plan which is shown to be a mixture of tarmac road surface and paving as shown in the following image;



In relation to the discharge of Condition 21, the submitted plans and covering letter detail the layout, provision, access and route direction of the multi-storey car park and the general layout of the external parking. The details also include materials, space markings, ramps and kerb and drainage. As such, the proposed vehicle parking scheme, areas and details are considered suitable and fit for purpose and therefore the submitted details are considered acceptable.

The parking provision is in line with the original proposals and therefore there is sufficient supply for residents, public and the medical centre.

To ensure full compliance with Condition 21, the parking areas must be formed, surfaced, drained and marked out in accordance with the scheme prior to occupation of the units. Subject to this, sufficient details have been submitted to satisfy Condition 21 of planning approval 20200231.

No further information is required and Condition 21 can be discharged.

Conclusion Recommendation

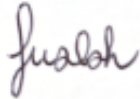
Sufficient information has been submitted to discharge condition 21 of planning approval 20200231.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
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Signed:	<i>A Cue</i>	Signed:	
Dated:	12 th June 2025	Dated:	13 June 2025