

Delegated Report

Approval of Details Application

Planning Application No: 20250359

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

Description: Application for approval of conditions 30 attached to planning permission reference number 20200343 relating to details of a timetable for the opening of the pedestrian link from New Swan yard to Crooked Lane.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. C1131 Rev P8 – S278 Agreement 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 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works	Permission	21.12.2020

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.

Consultation

KCC – Highways and Transportation

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority to the discharge of this condition.

Officer's Analysis

Submitted Details

The following information has been submitted to discharge condition 30;

Planning Application Form;
Drawing No. C1131 Rev P8 – S278 Agreement Plan; and
Covering Letter.

Condition 30 – Crooked Lane Link

- 30 *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, details of a timetable for the opening of the pedestrian link from New Swan yard to Crooked Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved timetable shall then be implemented.*

Reason *In order to facilitate safe and commodious pedestrian movements between the development site and the adjacent St. Andrews Gardens and in accordance with adopted Local Plan Core Strategy Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).*

In relation to Condition 30, the submitted application form, covering letter and S278 Works plan show the overall layout of the proposal which includes the new pedestrian link from New Swan Yard to Crooked Lane. This form part of the original proposal as approve and Condition 30 of that decision notice stipulated that a timetable for the opening of the pedestrian link shall be submitted to the local authority for approval.

The covering letter provides the following timetable for the opening of the link;

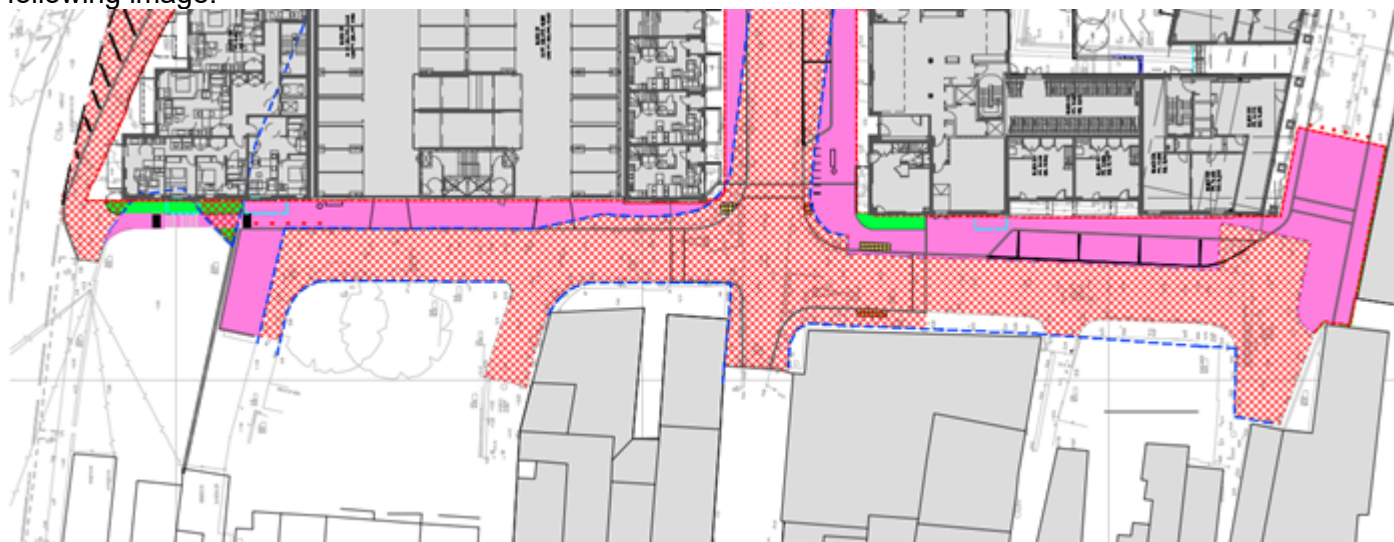
Excerpt from Covering Letter

Details of a timetable for the opening of the link from New Swan Yard to Crooked Lane is provided below.

	Date
Commencement of S278 Works	19 th of June 2025
Completion of S278 Works	8 th of October 2025
Opening of Pedestrian Link	12 th of February 2026

The S278 works will commence on the 19th of June 2025 and the anticipated completion date is the 8th of October 2025 (14 week period). The pedestrian link will open on the 12th of February 2026 (the contractual handover date for the scheme).

The submitted S278 Agreement Plan shows the location and the new pedestrian link as show in the following image:



This is in line with the original scheme for the new pedestrian link, that showed that Node 3 of the following approved plan:



The timetable for the opening of the pedestrian link coincides with the contractual handover date of the scheme and thus prior to occupation of the development. As such, this is considered appropriate.

Overall it is considered that sufficient details have been submitted to satisfy Condition 30 of planning approval 20200231 and no further information is required and Condition 30 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge Condition 30 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
Signed:	<i>A Cue</i>	Signed:	<i>F Walsh</i>
Dated:	13th June 2025	Dated:	13 June 2025