

Delegated Report

Approval of Details Application

Planning Application No: 20250491

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

Description: Application for approval of conditions 22 attached to planning permission reference number 20200343 relating to a strategy for the allocation and safeguarding of parking spaces for the occupiers of the development.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 3732-LJA-E04-00-DR-A-04051 – Proposed MSCP E04 Level 00 GA Plan received 30.06.25;
Drawing No. 3732-LJA-E04-03-DR-A-04054 – Proposed MSCP E04 Level 03 GA Plan received 30.06.25;
Drawing No. L-1344-HED-ZZ-EX-DR-L-100 Rev. C3 – General Landscape Plan received 30.06.25;
Drawing No. 3732-LJA-E04-01-DR-A-04052 – Proposed MSCP E04 Level 01 GA Plan received 16.05.2025;
Drawing No. 3732-LJA-E04-02-DR-A-04053 – Proposed MSCP E02 Level 02 GA Plan received 16.05.2025;
Drawing No. 3732-LJA-E04-03-DR-A-04054 – Proposed MSCP E04 Level 03 GA Plan received 16.05.2025;
Drawing No. 3732-LJA-E04-04-DR-A-04055 – Proposed MSCP E04 Level 04 GA Plan received 16.05.2025;
Drawing No. 3732-LJA-E04-05-DR-A-04056 – Proposed MSCP E04 Level 05 GA Plan received 16.05.2025;
Drawing No. 3732-LJA-E04-06-DR-A-04057 – Proposed MSCP E04 Level 06 GA Plan received 16.05.2025; and

Allocation and Safeguarding of Parking Spaces Covering Letter.

Drawing No. ~~3732-LJA-E04-00-DR-A-04051~~—~~Proposed MSCP E04 Level 00 GA Plan~~ received 16.05.2025;

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 (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- 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 4 – Decision-making
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

KCC Highways and Transportation

17.06.25 - following comments to make with respect to highway matters :-

The information contained within the submitted documents is unclear and further information is requested as follows:

- The condition wording relates to "parking spaces". It is unclear whether this relates solely to vehicle parking or whether it should include cycle parking also. Cycle parking is not currently referenced in the submission documents.
- The 'Supplementary Information' document refers to barrier controlled areas, but no barriers are shown on the plans. The plans should be updated to show these.
- Plan 04051 (Level 00 GA Plan) shows a roller shutter located at the car park entrance. Please confirm if this is controlled by ANPR to allow residents access when the public car park is closed.
- Based on the Kent Highways response to the original application (dated 5th June 2020) it is understood that a small number of parking bays are to be provided on New Swan Yard and Bank Street for short term parking. However, these are not referred to in the submission.
- The allocated spaces for the medical centre do not contain any disabled spaces, which is unusual. Are these spaces for staff or patients?
- Whilst the overall quantum remains the same, the allocation of residential vs public spaces has changed by one space. Whilst this is unlikely to affect the adopted highway, no explanation has been given.

I would like to place a holding objection on the application until the above information has been submitted and approved.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Following the initial comments, additional plans and details were submitted to address the concerns raised:

17.07.25 - Thank you for your consultation in relation to the above planning application. KCC Highways has reviewed the additional information and has no further objection to the discharge of the Condition.

Officer's Analysis

Allocation and safeguarding of parking spaces

22. 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, a strategy for the allocation and safeguarding of parking spaces for the occupiers of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy and measures to safeguard the use of the spaces shall be implemented and maintained thereafter.

Reason In order to ensure an acceptable standard of development upon completion, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The following information has been submitted to discharge condition 22.

Planning Application Form;

Drawing No. 3732-LJA-E04-00-DR-A-04051 – Proposed MSCP E04 Level 00 GA Plan received 30.06.25;

Drawing No. 3732-LJA-E04-03-DR-A-04054 – Proposed MSCP E04 Level 03 GA Plan received 30.06.25;

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Drawing No. 3732-LJA-E04-01-DR-A-04052 – Proposed MSCP E04 Level 01 GA Plan received 16.05.2025;

Drawing No. 3732-LJA-E04-02-DR-A-04053 – Proposed MSCP E02 Level 02 GA Plan received 16.05.2025;

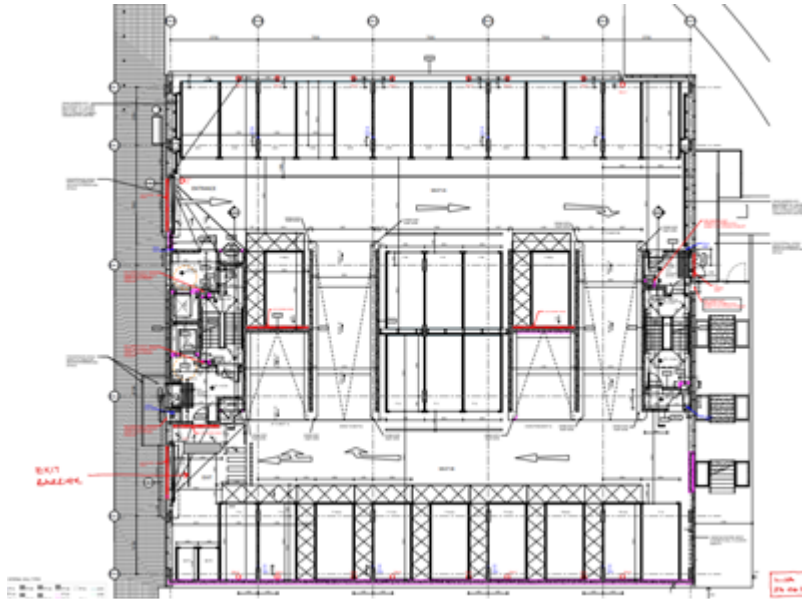
Drawing No. 3732-LJA-E04-03-DR-A-04054 – Proposed MSCP E04 Level 03 GA Plan received 16.05.2025;

Drawing No. 3732-LJA-E04-04-DR-A-04055 – Proposed MSCP E04 Level 04 GA Plan received 16.05.2025;

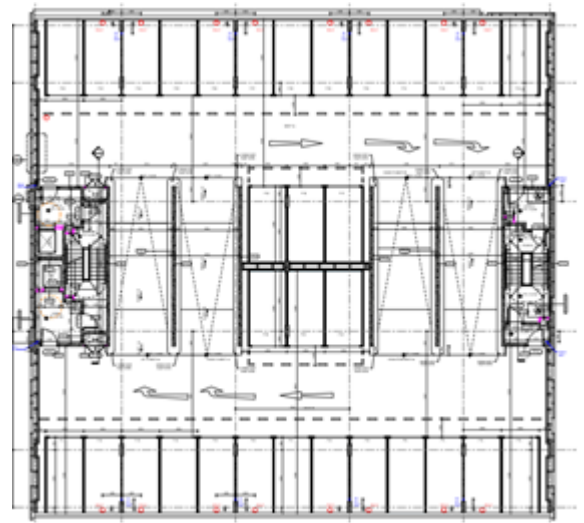
Drawing No. 3732-LJA-E04-05-DR-A-04056 – Proposed MSCP E04 Level 05 GA Plan received 16.05.2025;
Drawing No. 3732-LJA-E04-06-DR-A-04057 – Proposed MSCP E04 Level 06 GA Plan received 16.05.2025; and
Allocation and Safeguarding of Parking Spaces Covering Letter.

The submitted drawings show the provision of allocated parking and the management of the safeguarding of the spaces, as shown in the following snips of the plans and details:

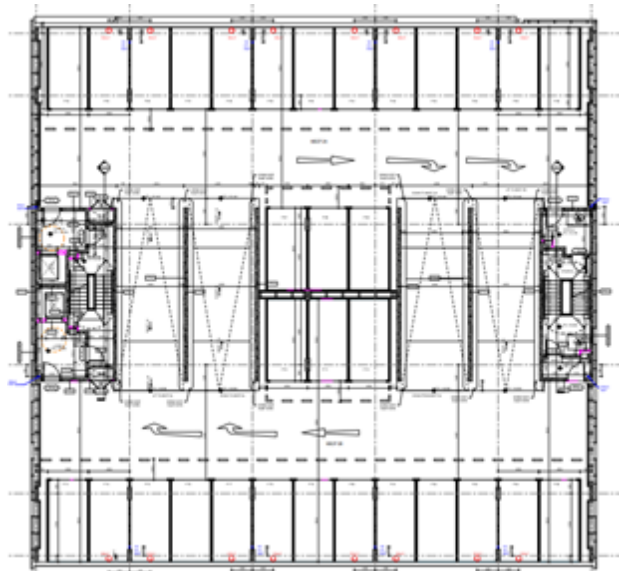
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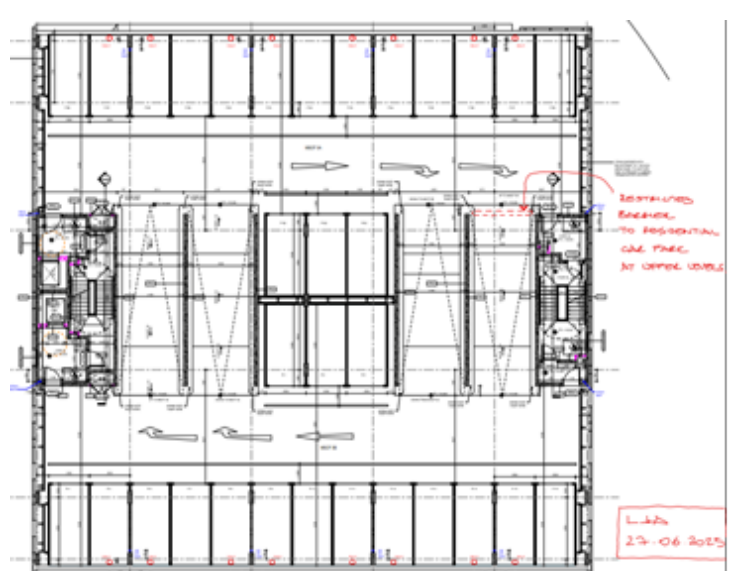
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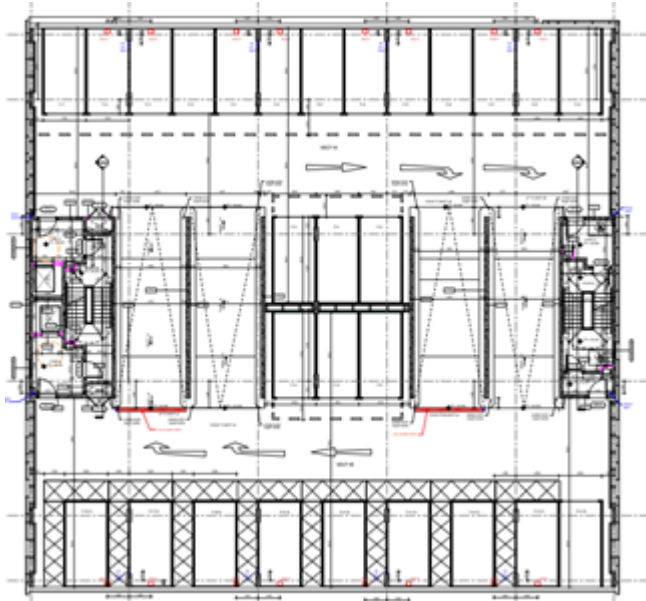
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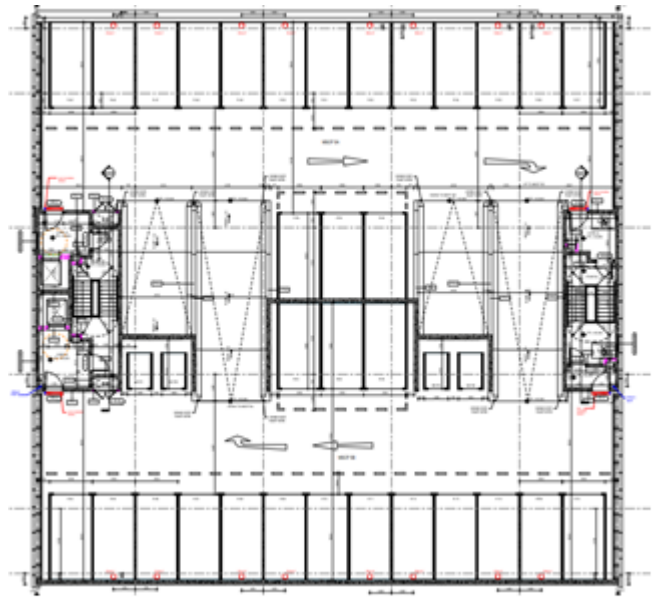
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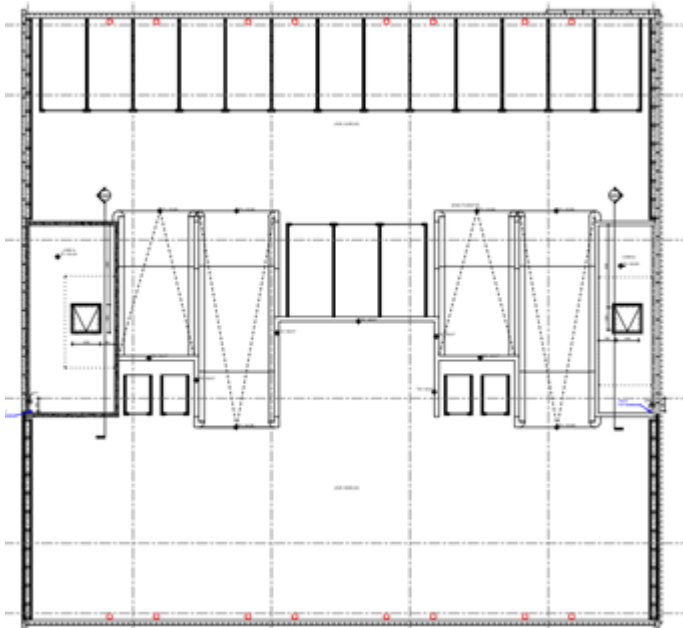
Level 04:



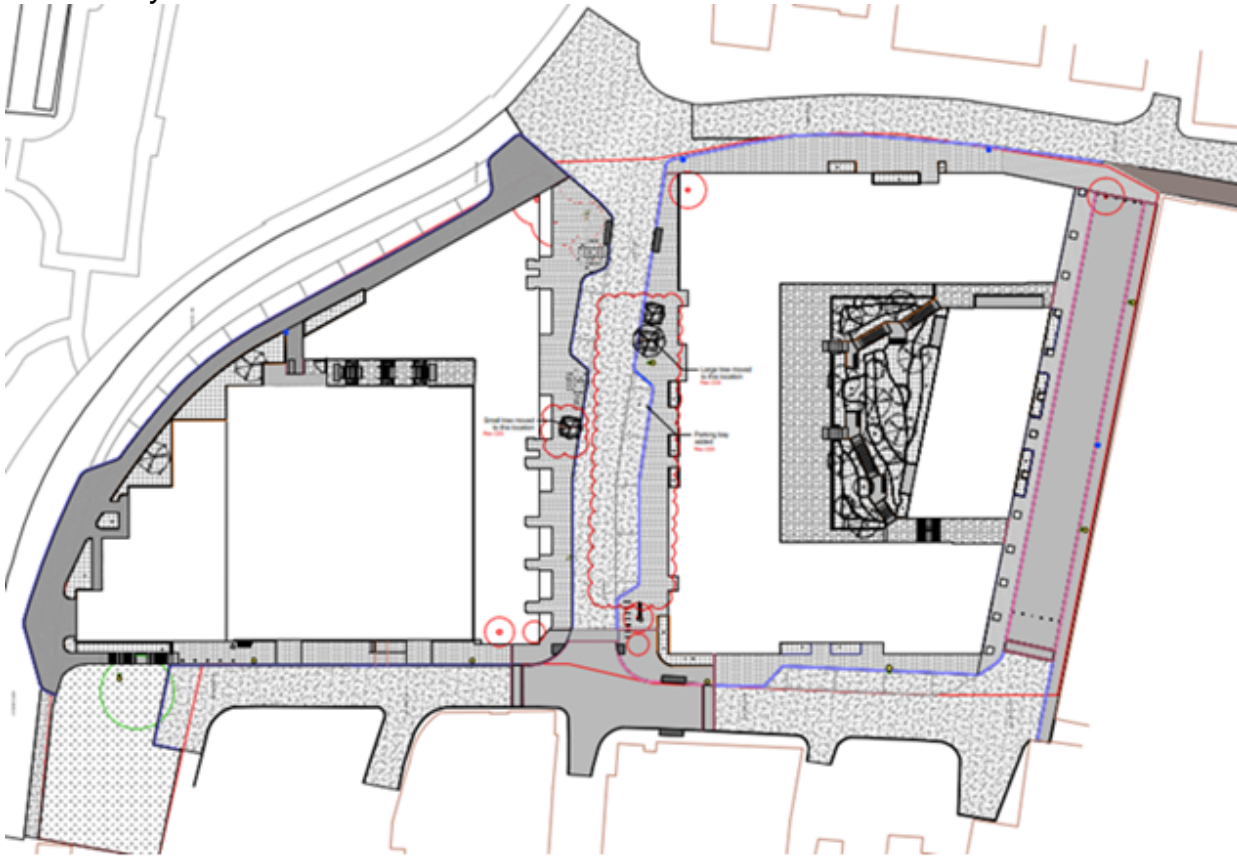
Level 05:



Level 06:



General Layout



The details include provision and confirmation of barriers, ANPR system and also clearly shows the allocation of parking Bank Street, New Swan Yard (for medical use only), disabled spaces and EV charging points.

Excerpt From Covering Letter

The car park will accommodate four different users:

- 76 residential only parking bays (8 accessible) and 4 motorcycle spaces;
- 9 medical centre parking bays; and
- and 101 public parking spaces (8 accessible) and 2 motorcycle spaces.

Management of Spaces (Excerpt from Covering Letter)

Residential Parking Bays

The residential bays which are located on the upper floors are separated from the public bays via controlled barriers which will only permit relevant resident access to the floors. An ANPR system will be in place, so registered residential vehicles are granted automatic entry. The ANPR system will enable the barrier to open and allow registered vehicles (including permitted visitors) access outside of hours.

Medical Parking Bays

There will be 9 designated parking bays for use by medical centre workers on lower ground floor level. This is fully separated from the residential and public parking bays in the car park to prevent parking near the medical centre. Registered medical vehicles will gain automatic entry to the car park. The ANPR system will enable the barrier to open and allow registered vehicles access outside of hours.

Public Parking Bays

The ANPR system will also enable the barrier to open and allow vehicles to enter the car park and utilise the public parking bays across the lower floors. Payment methods for the spaces will be ticketless (uses ANPR virtual ticket/image) and 2no. payment machines will be located on ground-level. An online portal and app will also be available to enable alternative payment methods.

The overall parking provision detailed are 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. KCC were reconsulted on the revised details and raised no further objection.

It is considered that the submitted details are acceptable to address the wording of Condition 22 of planning approval 20200343.

No further information is required and condition 22 can be discharged.

Conclusion

Sufficient information has been submitted to discharge condition 22 of planning approval 20200343.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal 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 September 2025	Dated:	23rd September 2025