



**Application: 20250479**

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015 (AS AMENDED)**

|                                                            |
|------------------------------------------------------------|
| <b>NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND</b> |
|------------------------------------------------------------|

To: **The Hill Partnership  
C/O Mr Sam Sykes, ECE Planning Limited  
64-68 Brighton Road  
Worthing  
BN11 2EN  
United Kingdom**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Land At St Albans Close Open Space  
Gravesend  
Kent  
DA12 5SE**

and being **Erection of 8x Solohaus self contained modular homes for temporary homeless accommodation, with associated plant, bin and bike stores and landscaping.** Your application dated 16th May 2025 is permitted subject to the following:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchases Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents;

Application forms  
SAP Report for Building Regulations Compliance  
Desktop Utility Search  
Carbon Emissions Reduction Statement  
Assessment of Air Source Heat Pump Noise  
Planning Statement  
17906\_R01\_Biodiversity Net Gain Assessment  
17906\_Biodiversity Net Gain Metric  
109-133-PA-001 Site Location Plan  
109-133-PA-002A Proposed Site Layout  
109-133-PA-003A Proposed Ground Floor Plan  
109-133-PA-004A Proposed Roof Plan  
109-133-PA-005A Fire and Refuse Distances  
109-133-PA-006 Cycle Store - Plans and Elevations

109-133-PA-007 Refuse Store - Plans and Elevations  
109-133-PA-008 Block A Elevations  
109-133-PA-009 Block B Elevations  
10164-PTA-XX-XX-DR-C-9100 Rev P01 Proposed Drainage Layout  
10164-PTA-XX-XX-RP-C-9071 Rev P01 Flood Risk Assessment and Drainage Strategy Statement

0000-HF-000-00-DR-BC-0001 Rev C08 Floor Plan and Roof Plan  
0000-HF-000-00-DR-BC-0002 Rev C12 Elevations  
0000-HF-000-00-DR-BC-0006 Rev C04 3D Visuals  
0000-HF-000-00-DR-BC-0007 Rev C01 3D Visuals and Floor Plan

**Reason:** For the avoidance of doubt and in the interests of proper planning.

3. The materials with which the development hereby approved shall be built shall be as those on the approved plans and application forms.

**Reason:** In the interests of the visual amenity of the area, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

4. Prior to the commencement of the development on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following;

- (a) The routing of the construction and delivery vehicles to/ from the site;
- (b) The parking and turning areas for the construction and delivery vehicles and site personnel including vehicle tracking/ swept paths;
- (c) The timing of deliveries, avoiding network and school peaks where possible;
- (d) The provision of wheel washing facilities;
- (e) Measures to prevent the discharge of surface water onto the highway; and
- (f) Temporary traffic management/ signage.

**Reason:** To protect the amenity of adjoining residents and in the interests of highway safety, in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

5. No construction or demolition work shall be carried out and no plant or power operated machinery shall be operated other than between the following hours; 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

**Reason:** To protect the amenity of the occupiers of the adjoining properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

6. Prior to the first occupation of the development hereby approved, the bicycle parking shown on plans 109-133-PA-002A and 109-133-PA-006 shall be provided on the site and retained thereafter for the parking of bicycles.

**Reason:** To ensure that suitable cycle parking provision is provided on site, in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

7. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment (Ref: 179061\_R01\_JW) dated 14 April 2025 and prepared by Tyler Grange.

**Reason:** In order to safeguard ecology and biodiversity in accordance with paragraph 193 of the National Planning Policy Framework 2024

8. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:
- (a) a non-technical summary;
  - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
  - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
  - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
  - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat.
- The retained, created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

**Reason:** To ensure the development delivers the required biodiversity net gain on site in accordance with Policy CS12 of the Gravesham Core Strategy and Schedule 7A of the Town and Country Planning Act 1990.

9. The development shall be carried out in accordance with the approved Drainage Strategy, the associated Drainage Plan, and the Maintenance Schedule. The approved SuDS/foul drainage shall thereafter be managed and maintained for the lifetime of the development in accordance with the Maintenance Schedule, unless otherwise agreed in writing by the Local Planning Authority in consultation with Southern Water.

**Reason:** To ensure a satisfactory form of development and to ensure no flood or drainage issues arise from it, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

10. Any of the modular units hereby approved shall only be occupied by a single occupant of qualifying status as appointed by the Council's Rough Sleeping Partnership Manager or Team for a maximum aggregate period of 18 months in any two calendar years unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the approved accommodation is only occupied and used as specialist housing and not as permanent residential accommodation of any description or use, the size of which would not meet the minimal internal floorspace standards in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

11. Should the use of the modular homes for temporary homeless accommodation hereby permitted cease to be occupied in accordance with the qualifying status outlined in condition 10, the approved development shall be removed from the site within 3 months of the cessation of use and the land restored in accordance with a details scheme to be submitted and approved in writing by the Local Planning Authority.

**Reason:** To ensure that the modular units hereby approved are only used and occupied as specialist housing and not as permanent residential accommodation of any other description or use and to protect the visual amenity of the local area in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

12. Prior to first occupation, a tenant management plan shall be submitted to and approved, in writing, by the Local Planning Authority. The management plan shall be in line with the Tenant Licence Agreement referenced in the Planning Statement submitted as part of this application and also include a Noise Management Plan.

**Reason:** To ensure the approved accommodation is only occupied and used as specialist housing and to safeguard neighbour amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

13. Notwithstanding the provisions of Classes A, B, C, D, E or F of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration to the accommodation units hereby approved shall be carried out and no additional windows inserted without the granting of permission.

**Reason:** In order that any proposed extensions or additions to the units may be the subject of a planning application that the Local Planning Authority would wish to consider on its own merits, having regard to the special amenity of the area and neighbouring amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

14. Prior to above ground works, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft and hard landscaping and boundary treatments, shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter, the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

**Reason:** To ensure that the landscaping of the scheme as proposed is properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

15. No exterior lighting shall be installed on any of the accommodation units hereby permitted without the written permission of the Local Planning Authority.

**Reason:** In the interests of the amenity of the neighbouring and surrounding residential properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

16. The air source heat pumps to be used in the development hereby permitted shall be programmed to operate on night mode between 2300 hours and 0700 hours each day.

**Reason:** In the interests of the amenities of the occupiers of the development and of the neighbouring properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

17. Prior to the first of occupation of the development hereby approved, a refuse collection strategy shall be submitted to an approved in writing by the Local Planning Authority. The strategy shall be implemented and followed as approved.

**Reason:** In the interests of satisfactory refuse collection and in the interests of the amenities of the occupiers of the development and of the neighbouring and surrounding properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014)

18. The windows in the rear elevations of the accommodation units hereby approved shall be top hung and obscure glazed and shall be retained as such.

**Reason:** To prevent the overlooking of the dwellings to the rear of the site, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

## **INFORMATIVES:-**

### **1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING**

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

### **2 DEVIATION FROM APPROVED PLANS**

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

### **3 BUILDING REGULATIONS CONSENT**

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission]. Please contact <https://www.stgbc.org.uk/> for further information and to make an application.

### **4 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)**

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the agent on 08/09/2025 and 16/10/2025 to the inclusion of the following pre-commencement conditions.

Condition 4 - Construction Management Plan

Condition 8 - Habitat Management and Monitoring Plan

Dated: 16 October 2025

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Shazad Ghani*  
MPhil, MA, BA (Hons)  
Head of Planning  
Planning Service

~~~~~

## **NOTIFICATION TO APPLICANT**

## **APPEALS TO THE SECRETARY OF STATE**

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to

the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

- If this is a **householder application\*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

#### **\*Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

#### **PURCHASE NOTICES**

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

