



Delegated Report

Condition Discharge Application

Planning Application No: 20260404

Location: Walnut Hill Nursery, Walnut Hill Road, Gravesend, Kent

Description: Application for the approval of condition 2 (Travel Plan) attached to planning reference number 20250864.

Applicant: Mr C Lawson, First4Drains

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Travel Plan (14 May 2026)

Superseded:
~~Travel Plan (15 April 2026)~~

Relevant Planning History

There is an extensive planning history for this site, but the most relevant application is as follows:

Reference	Description	Decision	Decision Date
20250864	Retrospective change of use of main frontage building to Class E (g)(i) office use with associated hard surfacing to create additional parking space.	Permitted	16.01.2026

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS11 – Transport

National Planning Policy Framework (2024)

- Section 9 – Promoting Sustainable Transport

Consultations, Publicity and Representations

External Consultees

KCC Highways 23.04.2026

Having reviewed the submitted Travel Plan document, the following comments are provided for consideration:

Section 2.3 – Please provide further detail in relation to on-site parking provision, including confirmation of

the number of electric vehicle charging spaces, designated disabled parking bays, and cycle parking facilities.

Section 4.2 – Please include a plan identifying the local cycle network and Public Rights of Way (PRoW) routes in proximity to the site.

Section 4.3 – Please provide a link to the relevant bus operator(s) website, detailing service destinations, frequencies, and ticketing information.

Section 4.4 – Please confirm the distance and accessibility of the nearest railway station to the site and include a link to the relevant train operator's website, with information on destinations, service frequency, and ticketing.

Section 7.3 – Please provide the name and contact details of the appointed Travel Plan Co-ordinator.

Section 7.5 – Please include a copy of the Travel Plan Welcome Pack as part of this submission.

Section 7.6 – Please include a link to the lift-share website to enable easy access for future site users.

KCC Highways 2 June 2026 (Following revised document submission)

Further to my previous comments dated 23rd April 2026 on the above planning application I confirm that having reviewed the updated Travel Plan document I now raise no objection on behalf of the local highway authority for the Discharge of Condition 2.

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.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

Neighbour Representations

As this is an application for the discharge of a condition there is no requirement to consult neighbouring properties.

Officer's Analysis

Condition 2 (Travel Plan)

Condition 2 states as follows:

Within three months of the date of permission, a Travel Plan to reduce dependency on the private car shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. The Travel Plan shall be implemented in accordance with the approved details and adhered to throughout the lifetime of the development.

Reason: In order to reduce the reliance on the private car and to improve sustainable transport measures, in accordance with paragraph 115 of the National Planning Policy Framework 2024.

The initial Travel Plan document dated 15 April 2026 submitted with the application has been revised following on from KCC Highways request for additional information. The 14 May 2026 Travel Plan is the document for consideration in relation to this condition.

KCC Highways has commented that on the basis of the revised document, they have no objection to the discharge of condition 2.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 2. The details would ensure a reduction in the reliance on the private car and improve sustainable transport measures, in accordance with paragraph 115 of the NPPF 2024, and the reason for condition 2.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20250167 for the retrospective change of use of the main frontage building to Class E (g)(i) office use with

associated hard surfacing to create additional parking space. It is considered that condition 2 can be fully discharged.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	4th June 2026	Dated:	4th June 2026