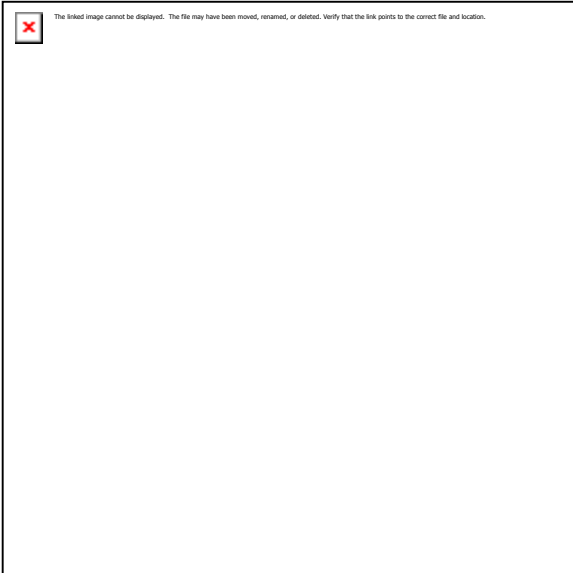




Delegated Report

Planning Application

Planning Application No: 20220302

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 11 attached to planning permission reference number 20190155 relating to details of the allocation and safeguarding of parking spaces.

Applicant: Mr Jason Wild

Submitted Documents/Plans

Application form;
Covering letter;
Car Parking Strategy Document;
Drawing No. 17-313 / L(00) 001 Rev A – Site Location Plan; and
Drawing No. VDR-BPTW-04-00-DR-A-5601 – Rev C01 – Parking Strategy.

Relevant Planning History

20190155 - Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats. - **Permitted 6.2.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- 2 – Achieving Sustainable Development
- 9 – Promoting Sustainable Transport
- 12 – Achieving sustainable development and well-designed places

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 9 - Promoting Sustainable Transport
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

No consultations required.

Officer's Analysis

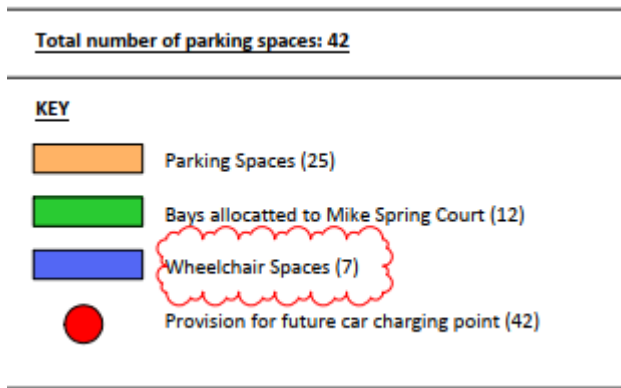
Condition 11

Prior to the first occupation of the development hereby approved the development shall not be occupied until a strategy for the allocation and safeguarding of parking spaces for the occupiers of the development has been 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. For the avoidance of doubt this should include disabled parking spaces.

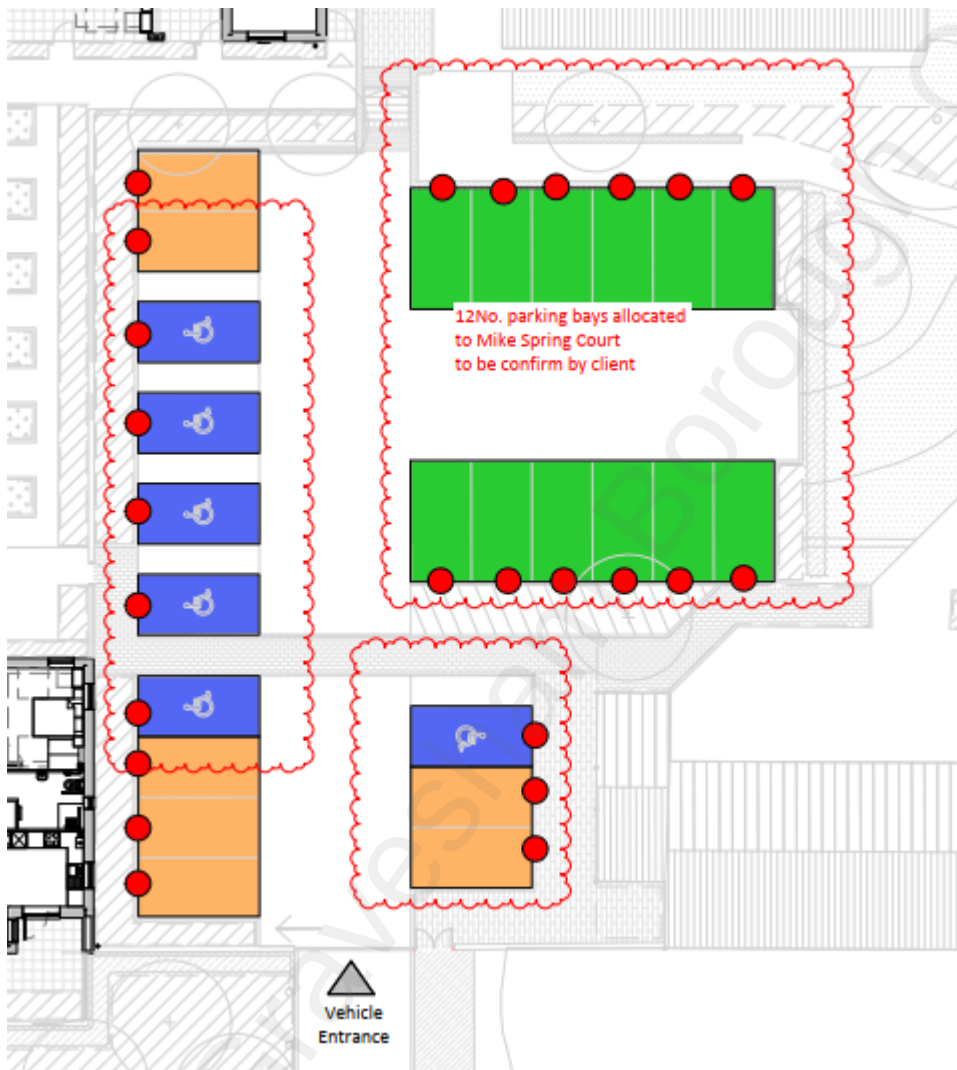
The following information has been submitted to discharge 11;

- Application form;
- Covering letter;
- Car Parking Strategy Document;
- Drawing No. 17-313 / L(00) 001 Rev A – Site Location Plan;
- Drawing No. VDR-BPTW-04-00-DR-A-5601 – Rev C01 – Parking Strategy.

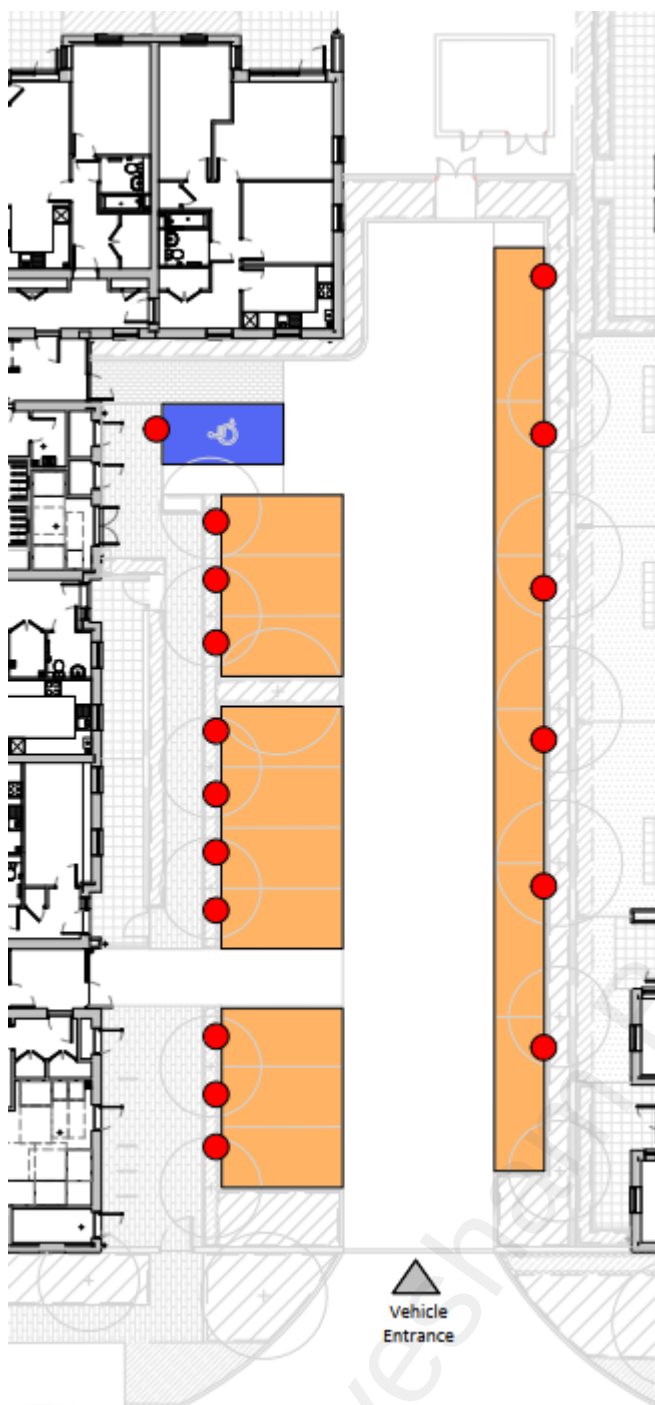
Drawing No. VDR-BPTW-04-00-DR-A-5601 – Rev C01 – Parking Strategy provides a clear strategy for the allocation and safeguarding of the units being as follows:



Block A & Mike Spring Court Parking allocations is as follows:



Block B parking allocations is as follows:



Sufficient information has been provided to discharge condition 11 and no further information is required to discharge condition 11. No conflict with local and national planning policy.

Conclusion & Recommendation

Discharge Condition 11.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
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Signed:	<i>R Hart</i>	Signed:	
Dated:	20th April 2022	Dated:	20 April 2022

Gravesham Borough Council