

Summary update of documents previously submitted

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National Highways
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Marling Cross Site Compound
19 December 2023



Summary update of documents previously submitted

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Summary update of documents previously submitted

This document is submitted in support of a full planning application for continued use of the Marling Cross site compound, located on Hever Court Road/Valley Drive, Gravesend DA12 5UD, until 31 December 2026.

By way of background, on 18 July 2019 planning permission was granted (Ref. 20190482) (as subsequently amended by application Ref. 20191217 for a minor material amendment relating to layout) to establish a site compound on a former lorry park adjacent to Hever Court Road and Valley Drive in Gravesend, close to the A2 Gravesend-East junction.

A subsequent application was approved on 26 July 2021 (Ref. 20210675) for continued use of the site compound established through planning application Ref. 20190482 being for the 'erection of temporary portable cabins with associated fenced off laydown area and car parking area with 3m fence around the site, lighting and perimeter landscaping, and as amended by application 20191217'.

Condition 1. of this permission states:

'The buildings and machinery in connection with the use of the land as a temporary compound as hereby permitted shall be removed and the land restored to its former condition on or before 31 December 2023 unless an application for an extension of the period hereby granted is approved in writing by the Local Planning Authority.'

Reason: To ensure that the permitted development does not prejudice any future proposals for redevelopment of the site.'

The current application seeks, under s73 of the 1990 Town & Country Planning Act, to extend the permitted use of the compound for an additional three-year period to allow for the continuation of activities relating to National Highways current and future planned works in the area.

If this application is approved, the compound's use would be permitted until 31 December 2026, unless an application for a further extension of the period were to be approved in writing by the Local Planning Authority.

The continuation of use would not lead to any changes to the current use and appearance of the site. Accordingly, the documents submitted in support of the original full application, the minor material amendment application and the 2021 application for the continuation of use are therefore still applicable and, subject to the updates below, are submitted again in support of the current application.

It should be noted that all of the submitted supporting documents were originally prepared to address both the construction and operational phases. As the site is already established, any reference therefore in the submitted documents to construction or establishment of the site is not relevant to the current application. The following sections provide an update of the documents where necessary.

Planning, Design and Access statement

There have been no significant changes regarding the information provided in this document since it was submitted with the previous planning applications, with the following exceptions.

Section 3 'Relevant Planning History' should now incorporate the information detailed above relating to the three previous planning consents on the site.

A planning application for Cobham Lodge, Valley Drive Gravesend Kent DA12 5UE as referenced in Section 3.3 of the Planning, Design and Access Statement has now been refused. There is a current application on this site which was submitted on 13 November 2023 (Reference 20231149) for 'the conversion of an existing house to 10no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2no. dwelling houses including proposed new dormers. Construction of new apartment building to form

11no. new apartments. Construction of 8no. semi-detached and 1no. detached houses and associated development'. The application is still under consideration.

The National Planning Policy Framework has been updated since the last application, most recently in September 2023. The Planning, Design and Access Statement referenced the following paragraphs.

The former Paragraph 80 (now Paragraph 81.) - this still states that *"significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future."* The revised NPPF 2023 also states that this is particularly important in *"areas with high levels of productivity"*.

The previous Paragraph 102 of the NPPF (now Paragraph 104.) requires that transport issues should be considered from the earliest stages of development proposals so that *"the potential impacts of development on transport networks can be addressed"*. Paragraph 106. e) of the revised NPPF states that planning policies, and accordingly decisions on development proposals should, *"provide for any large scale transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy"*.

The previous Paragraph 118 (now Paragraph 120.) encourages the effective use of land and states that planning policies and decisions should *"promote and support the development of under-utilised land."*

Paragraph 127 was previously referenced but as this is concerned with design it is not of relevance to this application.

Flood risk assessment

There have been no significant changes in relation to flood risk since this document was submitted with the previous planning applications.

Transportation appraisal

There have been no significant changes in relation to transportation since this document was submitted with the previous planning applications.

Preliminary ecological appraisal

There have been no significant changes which may impact on the findings of the ecological appraisal since this document was submitted with the previous planning applications.

Noise assessment

There have been no significant changes in relation to noise since this document was submitted with the previous planning applications, excepting any references to on-site generators as the site has been connected to mains power since it was established.

Lighting assessment

There have been no significant changes in relation to lighting since this document was submitted with the previous planning applications.

Landscape and visual technical note

There have been no significant changes in relation to landscape and visual matters since this document was submitted with the previous planning applications.

Minor material amendment application 20191217

Since permission for the minor material amendment was granted, the temporary water, power and sewage connections have all been replaced with permanent connections to the relevant services. The associated temporary facilities shown on the site plan are therefore no longer required and have been removed.