

Delegated Report

Approval of Details Application

Planning Application No: 20250171

Location: Manor Hotel Hever Court Road Gravesend Kent

Description: Application for the approval of condition 4 (Construction Environmental Management Plan) attached to planning reference number 20241062.

Applicant: Mr M Rossi

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Construction Environmental Management Plan;
Drawing No. D-101 – C.E.M.P (received 09.06.25); and
Email from DAC Architects dated 26.06.25.

Relevant Planning History

Reference	Description	Decision	Decision Date
20241062	Alterations to existing hotel and fenestrations to create a business hub (office use) providing offices for rent.	Permission	22.01.2025

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
- T1 – Impact of Development on the Highway Network

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 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006).

Consultations, Publicity and Representations

Consultations

KCC Highways and Transportation

29.05.25

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

I am pleased to note that a Construction Environmental Management Plan has been submitted, however, I would also request a drawing, to show the site layout during the construction phase, including details of the following;

- Designated parking areas for site operatives and construction vehicles
- Loading / unloading areas for delivery vehicles within the site
- Turning area within the site, to ensure all vehicles can exit the site in a forward gear
- Storage area for plant and materials
- Site hoarding/signage
- Wheel washing facilities

No details have been provided for the routing of construction and delivery vehicles to and from the site and further details should be submitted.

Further details should be provided regarding what surface water drainage measures are proposed.

Any temporary traffic management measures (including signage) and the necessary permits, would need to be discussed and agreed with our Streetworks Team, prior to any works commencing on site
streetworkswest@kent.gov.uk

I would be grateful if you could forward any additional information and amended plans to me for further consideration.

Officer's Comments – In response to the above, a CEMP drawing (Drawing No. D-101 – C.E.M.P.) was submitted by the agent, together with additional information relating to delivery vehicles, confirmation that the drainage will be unaffected and that temporary traffic management measures (including signage) and the necessary permits will be sought prior to any works.

KCC were further consulted on the additional information, and provided the following comments:

26.06.25

Thank you for your further consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

I am pleased to note that a CEMP drawing has now been submitted, which is acceptable.

As requested in my previous response, further details are required regarding the routing of construction and delivery vehicles to and from the site.

Further details should also be provided regarding what surface water drainage measures are proposed.

Details of the above could be included within the CEMP and/or added to the CEMP drawing.

I would be grateful if you could forward any additional information to me for further consideration.

27.06.25 – Following further information from the agent, KCC made the following comments:

Thank you for providing the additional information from the applicant.

I am happy for this condition to be discharged.

GBC – Environmental Protection

Looking at the wording of the condition, most of it relates to the impact on traffic/the highway so comments should also be sought from the Highways Officer if this hasn't been done already. There is nothing in the condition relating to the control of noise, dust etc which are more relevant to Environmental Protection.

The site working hours in the CEMP are acceptable and the report does include some information on noise and dust prevention.

There is no objection to this condition being discharged

Officer's Analysis

Condition 4

Construction Environmental Management Plan (CEMP)

4. No development shall take place until a comprehensive Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The document shall be based on the submitted plans and details and cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as any other measures deemed reasonably necessary:

- (a) Routing of construction and delivery vehicles to / from site.
- (b) Parking and turning areas for construction and delivery vehicles and site personnel, which may require supporting vehicle tracking/swept paths.
- (c) Timing of deliveries, avoiding network and school peaks where possible.

- (d) Provision of wheel washing facilities.
- (e) Measures to prevent the discharge of surface water onto the highway.
- (f) Temporary traffic management / signage.

Development shall be carried out in accordance with the approved document.

Reason: To ensure that a suitable programme of all works is set out from the commencement of development, to demonstrate that the free flow of traffic on the highway and to minimise the impact on local residents and businesses, in accordance with Local Plan Core Strategy Policies CS11, CS12 and CS19.

The following information has been submitted to discharge condition 4:

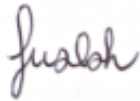
- Planning Application Form;
- Construction Environmental Management Plan;
- Drawing No. D-101 – C.E.M.P (received 09.06.25); and
- Email from DAC Architects dated 26.06.25.

The submitted information, together with C.E.M.P drawing received 9th June 2025 and Email received 26th June 2025 from DAC Architects laying out delivery details and surface water drainage, satisfies the initial concerns raised by KCC Highways and Transportation and it is therefore considered that Condition 4 can be discharged.

Conclusion & Recommendation

The applicant has submitted sufficient information has been provided to discharge condition 4 and no further information or clarification is required.

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

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	
Dated:	30 th June 2025	Dated:	01 July 2025