



Delegated Report

Householder Planning Application

Planning Application No: 20220815

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of condition 29 attached to planning permission reference number 20200343 relating to a scheme for providing bat/bird roosting opportunities

Applicant: Reef Group

Submitted Documents/Plans

- Application form;
- Proposed E01 Level 10 GA Plan (3732-LJA-E01-10-DR-A-04110)
- Proposed E01 Level 07 GA Plan (3732-LJA-E01-07-DR-A-04107) showing the location of sparrow.
- E01 Proposed Courtyard West Elevation (3732-LJA-E01-XX-DR-A-05057)
- Swift bat box specification document.
- Sparrow terrace specification document.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works.	Permission	21.12.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

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
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

KCC Biodiversity Officer

As the development is for 242 dwellings within 3 blocks we question why more features cannot be erected through out the site. The north of the site is close to the River Thames and St Andrews garden which is likely to be used by both bats and birds and therefore we would recommend that additional features are located in the north of the site.

Officer's Analysis

Condition 29

2. *Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme for providing bat/bird roosting opportunities at the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the residential units or use of the multi-storey car park hereby permitted.*

The following information has been submitted to discharge condition 29

- Proposed E01 Level 10 GA Plan (3732-LJA-E01-10-DR-A-04110)
- Proposed E01 Level 07 GA Plan (3732-LJA-E01-07-DR-A-04107) showing the location of sparrow.
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The site was previously a car park and had no bird roosting opportunities on site and what is being proposed will enhance site over what was previously present on the site. KCC Biodiversity have suggested further boxes on the north elevation fronting the Thames but they do not object to the details proposed. Taking into account the constraints of the built form and finish on the north elevation it is not considered that further roosting boxes can be introduced into the development.

No conflict with local and national planning policy and condition 29 can be discharged.

Discharge Condition 29.

Conclusion & Recommendation

It is considered that sufficient information has been submitted in relation to condition 29 (bat/bird roosting) of planning application reference 20200343 and the condition can be discharged.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	25th November 2022	Dated:	25 November 2022