

Delegated Report

EDC Consultation Application

Planning Application No: 20230375

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend

Description: EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.

Applicant: Ebbsfleet Development Corporation

Introduction

This is a condition details application submitted to Ebbsfleet Development Corporation (EDC) as determining authorities (EDC ref EDC/23/0051), and this is a consultation in respect of the application for the discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development	Under Consideration	
20220373	EDC Consultation EDC/22/0015 - Application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.	No Objections	24.02.2023
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permission	24.02.2023
20211271	**14 DAY CONSULTATION** EDC Consultation EDC/21/0081 -Reserved matters application (access, layout, scale, appearance and landscaping) Pursuant of condition 2 of outline planning permission reference no. EDC/16/0004 for Land North of Hive Lane (Phase 1B). Comprising the erection of 120 no. dwellings together with associated infrastructure including details relating to finish floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (Condition 9) renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public	Observations Sent	02.11.2021

	realm and other areas with public amenity function, provision of, and timetable for installation of public art and heritage interpretation (Condition 15).		
20211018	** RECONSULTATION DOCUMENT** EDC Consultation EDC/21/0081 -Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north of Hive Lane (Phase 1B) comprising the erection of 122no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	21.10.2021

Consultation

GBC – Highways Officer

The proposal is disappointing as the roads are not being adopted and instead reliance is placed on a private company to enforce restrictions and manage parking permits, which can be a costly business to ensure enforcement is robust.

I note the document appears confusing, on page 3 paragraphs 2.13 and 2.16 are it seems in conflict, one gives 2 hours permit free parking to visitors whilst the other gives 4 hours.

Visitor Parking

- 2.13. Visitors to the site will be able to utilise the on street parking spaces without a permit for a period of up to 2 hours.
- 2.14. Visitors wishing to stay longer will be able to apply for a Visitor Permit from the Parking Management Company for periods greater than 2 hours, up to one-week duration. Visitors can also make use of on street parking on adopted highways in the local area, although this would be subject to the restrictions outlined on street.
- 2.15. Residents will be able to apply for a Visitor Parking Permit through the Site Management Company. This will be via email, website or telephone, with the exact details to be provided to residents prior to occupation.
- 2.16. Visitors to the site will be able to utilise the on street parking spaces without a permit for a period of up to four hours.

Any areas that are not highway and subject to private enforcement will need to be clearly delineated from the highway, with potentially different surface finishes and independent drainage all of which will need to be agreed with Kent County Council as Highway Authority to ensure there is no confusion in future over who is responsible for what. Gravesham Borough Council as both Planning and on Streeting Parking Authority should be supplied with appropriate plans that clearly defines the highway and private areas, to simplify enforcement and any future planning issues.

Officer's Analysis

The relevant condition attached to **EDC/21/0081** is:

Parking Management Plan

13. *Prior to the first occupation of any dwelling hereby approved a Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Parking Management Plan shall substantially accord and expand upon the proposals outlined Section 4 and Figure 4 of the Phase 1B Access and Parking Technical Note Updated Masterplan by Stantec dated September 2021 (Ref. 46600/5501) including details of the following: a) Traffic Regulation Order (TRO) to manage on-street car parking within the site and a timetable for its implementation; and b) Private Parking Management arrangements to be employed until such time as the TRO is implemented. c) Provision of the 2no. allocated car club parking spaces, in the locations identified on drawing no. HVE-BPTW-11-00-DR-A-5600-C06 (Parking Strategy), and arrangements to provide a car club service. The development shall thereafter be managed in full accordance with the approved Parking Management Plan, which shall also be incorporated within and subject to reviews at the same time as the Residential Travel Plan to be approved pursuant to condition 33 of the outline planning permission.*

Reason: To ensure adequate management arrangements for residential and visitor car parking, the free flow of traffic on the highway, and to encourage sustainable travel in accordance with Gravesham Local Plan Core Strategy policy CS11 and saved Local Plan First Review Policy P3.

The following details have been provided to EDC (joint determining authority) (see below):

	Date Published ²	Document Type ²	Description ²	View
☐	17 Apr 2023	Consultation Responses	KCC HIGHWAYS	
☐	07 Apr 2023	Application Form	APPLICATIONFORMREDACTED	
☐	07 Apr 2023	Supporting Documents	COVER LETTER	
☐	07 Apr 2023	Supporting Documents	HARBOUR VILLAGE PH1B PARKING MANAGEMENT PLAN	

Condition 13 – Parking Management Plan

GBC – Highways Officer Comments

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Planning Assessment/Comments

This application comprises an Ebbsfleet Development Corporation consultation on application EDC/21/0081, specifically in relation to the details relating to a Parking Management Plan (condition 13), of that planning permission.

Recommendation

The EDC is requested to consider the recommendations from the Borough Council's Highways Officer and Kent County Council as Highway Authority.

The EDC is thanked for consulting the Borough Council.

Recommendation

Observations Sent

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	3 rd May 2023	Dated:	4th May 2023