



Delegated Report

KCC Consultation

Planning Application No: 20230895

Location: Gravesend Grammar School For Boys Church Walk Gravesend Kent

Description: KCC RE- CONSULTATION KCC/GR/0096/2022 - Proposed Multi-Use Games Area (MUGA) with associated fencing, earthworks, landscaping and floodlighting.

Applicant: Kent County Council

Site Visit Date: None (desktop assessment)

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on a proposed Multi-Use Games Area (MUGA) with associated fencing, earthworks, landscaping and floodlighting at Gravesend Grammar School for Boys.

Submitted Documents/Plans

The submitted documents are available on the KCC website and can be accessed via the following link;

[Planning Register : Kent County Council \(kentplanningapplications.co.uk\)](https://kentplanningapplications.co.uk)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220599	KCC Consultation KCC/GR/0096/2022 - Proposed Multi-Use Games Area (MUGA) with associated fencing, earthworks, landscaping and floodlighting.	Observations sent	21.06.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS11 – Transport
- CS12 – Green Infrastructure
- CS13 – Green Space. Sport and Recreation
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

As the determining authority, KCC have the responsibility to undertake relevant statutory consultations and publicity.

Officer's Analysis

Principle of the development

The Borough Council raises no objection to the principle of the development, as the enhancement of secondary school provision within the Borough is to be welcomed and is in line with Policy CS10 of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

KCC should take note of the noise impact assessment and ensure there are adequate noise attenuation methods in place before the development comes into use.

There should also be adequate light shields installed on the proposed lighting to help mitigate the impacts of light pollution for nearby houses and their inhabitants.

The hours of use should also be restricted in the interests of neighbour amenity.

Subject to appropriate mitigation, the proposed development is unlikely to adversely impact on the residential amenity of the occupiers of surrounding properties and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Parking and Highways

KCC should take note of the transport statement and ensure that there would be no adverse impacts to highway safety. Subject to appropriate access and car parking provision, the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994).

Conclusion & Recommendation

The Borough Council raises no objection in principle to the proposed development. KCC are requested to take into account relevant development plan policies and any other material considerations when making their determination, particularly in relation to safeguarding residential amenity in terms of adverse noise and

light impacts.

(For a detailed response, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	05 September 2023	Dated:	6 th September 2023