

SUMMARY REPORT

Application Ref:	20220226
Site Address:	Former Northfleet Cement Works The Shore Northfleet Gravesend
Application Description:	Temporary Access and associated landscaping and parking for the sales suite at Northfleet Embankment West site
Applicant:	Bellway Homes Limited (Thames Gateway)
Agent:	Mr Gregory Evans, Savills
Ward:	Northfleet North
Parish:	Non-Parish Area
Decision due date:	3 May 2022 (EOT to 5 October 2022)
Publicity expiry date:	6 May 2022
Decision Level:	Planning Committee – Wednesday 28 September 2022
Reason for referral:	Councillor call in
Recommendation:	Permission subject to conditions

Summary of Reasons for Recommendations

The proposed development supports the associated marketing suite which will assist in the sale of the units from the wider development and subject to the access only being a temporary arrangement there is no overall objection.

On this basis, the application is acceptable and subject to conditions and informatives, would be in accordance with Policies CS11, CS12 and CS18 of the Gravesham Local Plan Core Strategy (LPCS) 2014, Policies T1 and T5 of the Gravesham Local Plan First Review (LPFR) 1994 and paragraph 130 of the National Planning Policy Framework (NPPF) 2021.

MAIN REPORT

1. Site Description and Surroundings

- 1.1. The application site is located on the eastern side of College Road, near to the junction with Warwick Place, within the urban area of Northfleet where the character of the street scene is predominantly residential. To the north of the site is a row of two storey dwellings, two pair of semi-detached dwellings and one detached dwelling in the middle. Parking for these properties is a mix of on and off road. Directly opposite to the west is a high brick boundary wall with residential properties behind. To the south is Warwick Place and further residential properties of mixed tenure. Due to the location of the proposed development within the Borough's urban area, the principle of development is acceptable providing it accords with the local and national Policies as set out below.

- 1.2. The site area for the proposed access and parking area lie within that part of Gravesham for which Gravesham Borough Council are the Local Planning Authority. However the wider Northfleet Embankment East development, also within Gravesham, now known as Harbour Village sits within the Ebbsfleet Development Corporation (EDC) boundary, for which the EDC are the Planning Authority (for decision taking only). The developer for Harbour Village, Bellway, are proposing to utilise a number of units within the Harbour Village development as show homes for prospective purchasers. The proposed access and parking to which this application pertains, would provide access to these to show homes.
- 1.3. The site itself is enclosed by both chain link and timber fencing behind and originally surrounding by dense trees and hedging.

Streetscene September 2022



Satellite Image 2022 (Google)



1.4. It would appear from the older images below, that there has been a partial clearing of the site.

Streetscene – May 2018 (Google)



Satellite Image 2019 (Google)



2. Planning History inc Harbour Village

Reference	Description	Decision	Decision Date
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20220529	EDC Consultation EDC/22/0058 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 133no. 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	08.06.2022
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	Under Consideration	
20220015	EDC Consultation EDC/21/0206 - Reserved matters pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road to create a Sustainable Urban Drainage System (SuDS) details relating to site levels, ecological mitigation and enhancement strategy, details of design and maintenance of public realm (condition 9), surface materials palette, furniture, lighting strategy, soft landscaping and boundary treatments, public art and heritage interpretation including timescales for provision (condition 15).	No Objections	31.01.2022
20200532	EDC consultation EDC/20/0075 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to alter the wording of condition 40 in respect of the College Road flint wall.	Observations Sent	17.07.2020
20090238 (EDC/16/0004)	Outline application for a mixed development and comprising up to 532 Homes, related car parking and landscaping (C3); up to 46,000 sq m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8); Mixed Use Neighbour Centre comprising mix of: up to 850 sq m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1); up to 1,000 sq m clinic/health centre (D1) and related car parking and landscaping; Riverside Food and Drink Uses comprising up to 500 sq m of pub or food and drink uses (A3/A4); Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use and wildlife corridors; Fastrack Link to provide a segregated link across the site along with Fastrack stops;	No Objections	25.05.2011

	<p>Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road;</p> <p>Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements;</p> <p>Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels;</p> <p>Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk; and</p> <p>Other Minor Works and development ancillary to the main proposals including the principle of relocating the Scout Hut within the site and the retention of tunnels and facing walls adjacent to Lawn Road.</p>		
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3. Planning Policy, Development Plan and other Material Considerations

3.1. The Development Plan for Gravesham currently comprises:

- Gravesham Local Plan Core Strategy and Policies Map, September 2014;
- Saved policies in the Gravesham Local Plan First Review, November 1994;
- The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)

3.2. The relevant policies for this proposal are as follows:

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- T5 - New Accesses onto Highway Network
- P3 – Vehicle Parking Standards

3.3. Paragraph 33 of the NPPF 2021 sets out that those 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.

3.4. The Council undertook such a review in September 2019 and the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

- SPG4 – KCC Parking Standards (2006)

4. Consultations and Publicity Responses

4.1. KCC Heritage Conservation, KCC Highways & Transportation, Ebbsfleet Development Corporation, Environment Agency and KCC Biodiversity.

KCC - Heritage

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact.

KCC - Highways and Transportation

The application proposes a temporary access from College Road for the sales suite associated with the housing development at Harbour Village. A technical note dated December 2021 has been submitted in relation to the proposal.

The temporary access will be on College Road, which is an unclassified road with a 30mph speed limit. Visibility splays of 2.4 x 43m has been provided in both directions (demonstrated on drawing no 332410098/100/102/00)

The access road is 4.8m wide, allowing for 2 cars to pass. 12 car parking space have been provided which is considered sufficient.

Consequently, I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

- Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.
- Provision and maintenance of the visibility splays shown on the submitted plans with no obstructions over 1.05 metres above carriageway level within the splays, prior to the use of the site commencing.
- Provision and maintenance of 2 metres x 2 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.

Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web:

www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Environment Agency

We have assessed this application as having a low environmental risk. We therefore have no comments to make.

KCC - Biodiversity

We have reviewed the ecological information submitted by the applicant and advise that sufficient ecological information has been provided.

The report states that "It is anticipated that the established boundary vegetation will be retained and protected as part of the proposals" and we are satisfied that this is reflected in the submitted plans. However, from the photographs and site description within the report, we highlight that there are two primary ecological considerations which should be addressed; protected species and invasive species.

Protected Species

The report highlights that reptiles may be present (corroborated by the photographs) but that the previous translocation exercise means that reptiles could likely be absent from the site. As such, the report recommends that a precautionary approach is taken whereby clearance works are carried out during the active reptile season and under supervision of an experience ecologist.

We concur and advise that these measures are secured via condition with any granted planning permission. Suggested wording:

From commencement of works (including site clearance), all precautionary mitigation measures for reptiles will be carried out in accordance with the details within the 'Ecology Technical Note' (AAe May 2022).

We also advise that a breeding bird informative is included. Suggested wording:
The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

Biodiversity and Invasive Species

Under section 40 of the NERC Act (2006), paragraph 174 of the NPPF (2021) and the Environment Act (2021), biodiversity must be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 180 of the NPPF 2021, the implementation of enhancements for biodiversity should be encouraged.

We also highlight that under Schedule 9 of the Wildlife and Countryside Act (as amended) (1981), it is an offence to knowingly allow the spread of, plant or grow specific invasive species. This includes Rhododendron Ponticum and, whilst ponticum was not specifically referenced in the report, a 'Rhododendron species' was found on-site (which could be ponticum).

We also highlight that removing invasive species, like the Rhododendron, Bamboo and Laurel (all identified on-site), would be beneficial for biodiversity.

As such, we advise that a non-native species removal plan is submitted to demonstrate safe and legally compliant removal (whilst improving biodiversity) and that a condition is attached to any granted planning permission. Suggested wording:

Prior to the commencement of works (including site clearance), a non-native species removal plan will be submitted to, and approved in writing by, the local planning authority, detailing the containment, control and removal of the non-native, invasive species listed within the 'Ecology Technical Note' (AAe May 2022). The measures will be carried out in accordance with the approved details.

GBC - Highways Officer

In general there is no objections to this proposal, but there are some concerns over the use of No Waiting Traffic Cones. It is understood the placing of cones is controlled under Section 67 of the Road Traffic Regulation Act 1984.

<https://www.legislation.gov.uk/ukpga/1984/27/section/67>

It is suggested that the applicant enters into an agreement with the Highway Authority to process a Traffic Regulation Order for waiting restrictions from 8am to 6 pm daily, although it

cannot be guaranteed the process will be successful. Although an experimental Traffic Order which can apply for up to 18 months may be more appropriate and less difficult to introduce and can be confirmed later if deemed successful, this would be an issue for the applicant to discuss with Kent County Council and fees would be chargeable.

GBC - Environmental Protection Team (Regulatory Services)

The following to be considered:

Code of Practice on Construction and Demolition

Please apply

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

GBC - Service Manager (Housing Operations)

Private Sector Housing have no comments to relay in relation to the proposed development and relevant housing legislations and regulations.

4.2. Neighbour consultation

The application has been advertised by displaying of a site notice and individual neighbour letters to 16 properties. The consultation period had an overall expiry date of 6th May 2022. One letter of representation was received making the following summarised comments;

- Noise and disturbance from works and tree felling
- Impact on bats roosting
- Decrease in parking spaces
- Highway safety – concealed entrance
- Unacceptable location
- Land incorrectly referred to being vacant
- Traffic congestion
- Failure to identify protected species
- Tree and hedge removal already undertaken
- Overlooking/loss of privacy by removal of trees and due change in land levels

4.3. The Borough Council were made aware of works being undertaken at the site prior to the submission of the ecological information, however the applicant has advised that these works were minimal and needed to clear the site of medical and other waste.

5. Planning Analysis and Service Manager Planning Comments

Background

- 5.0. Northfleet Embankment West is a Local Plan Core Strategy allocation, which now benefits from a planning permission. As part of that permission the site will deliver:
- *up to 532 Homes, related car parking and landscaping (C3);*
 - *up to 46,000 sq m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8);*

- *Mixed Use Neighbour Centre comprising mix of: up to 850 sq m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1); up to 1,000 sq m clinic/health centre (D1) and related car parking and landscaping;*
- *Riverside Food and Drink Uses comprising up to 500 sq m of pub or food and drink uses (A3/A4);*
- *Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use and wildlife corridors;*
- *Fastrack Link to provide a segregated link across the site along with Fastrack stops;*
- *Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road;*
- *Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements;*
- *Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels;*
- *Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk; and*
- *Other Minor Works and development ancillary to the main proposals including the principle of relocating the Scout Hut within the site and the retention of tunnels and facing walls adjacent to Lawn Road.*

As the permission was outline, there has been a number of subsequent applications for reserved matters and related conditions.

- 5.1. Whilst the wider site is being built out, this proposal seeks to provide access and parking to show homes, which form part of Phase 1b for Harbour Village. This will allow the applicant to market and sell homes from this site and deliver much needed housing within the Borough. This will contribute to the Borough Council's land supply, which is a material consideration, that has to be afforded significant weight, due to the number of dwellings involved (up to 532).
- 5.2. This currently application directly relates to the previous permissions to provide a temporary access to the Marketing Suite that is the subject of a separate planning application to Ebbsfleet Development Corporation as the determining authority, due to the location of the marketing suite.
- 5.3. As the temporary access falls within the boundary of Gravesham Borough Council, this current application will be assessed on its own merits against the current Local Plan and NPPF (2021).

Proposal

- 5.4. The current application is for temporary Access and associated landscaping and parking for the marketing suite at Northfleet Embankment West site.
- 5.5. The access would be located to the north of Warwick Place, approximately 11.5m from the existing junction.
- 5.6. The access would measure 4.8m wide with 2.4 x 43m vision splays, together with crossover and dropped kerb.
- 5.7. The access also includes a pedestrian walkway measuring approximately 1.2m wide to allow the marketing suite to be access by foot.

- 5.8. The access road would form an 'L' shape and run from College Road, east and then bearing north as it runs to the rear of the properties in College Road to the visitor parking area.
- 5.9. The visitor parking area has 8no. parking spaces. Whilst the proposal illustrates a total of 12 parking spaces, 4 of the parking spaces are within Ebbsfleet Development Corporation's determining area. These four spaces will remain as parking spaces for the dwellings of Phase 1b after the temporary use has expired.
- 5.10. The road would continue to the east into Ebbsfleet Development Corporation (EDC) land and to the marketing suite (subject of a separation application with EDC).
- 5.11. The associated temporary marketing suites will be in use for temporary period and will resort back to their original use of 3no. dwellings once the temporary planning permission being considered by the Ebbsfleet Development Corporation has expired.
- 5.12. The proposal would result in the temporary removal of 2no. parking spaces on College Road.
- 5.13. Once the temporary planning permission for the marketing suite expires, the temporary access will no longer be needed and the hardstanding will be removed and the access and junction will be restored. A proposed restoration plan has been submitted with the application.

5.14. *Proposed Plan for Temporary Access*



5.15. *Proposed Restoration Plan (once temporary permission expires)*



Principle

- 5.16. The site lies within the urban built up area of Northfleet and is associated with a larger approved development located to the east and as such the principle of the proposed temporary access is acceptable.

Neighbouring Amenity

- 5.17. The nearest residential properties are Wardona Court to the south, approximately 9.4m from the site boundary and 10b College Road, located to the north, approximately 16m away from the site boundary. The proposal is for a new temporary access and road to the marketing suite and associated parking. No buildings are proposed within the application site.
- 5.18. A number of trees and soft landscaping would be removed as a result of the proposal. However proposed replacement landscaping is proposed along the boundaries which should buffer any additional noise made from road users.
- 5.19. Whilst it is acknowledged that ongoing works surrounding the area would result in an increase of noise and disturbance, taking into consideration the built-up residential nature of the area, together with the existing College Road and Warwick Place, it is not considered that the proposed temporary access and road would exacerbate this situation. Furthermore, access would only be for those working within or visiting the marketing suite and not the wider development and therefore vehicular movements would be less than the surrounding residential roads.
- 5.20. As there are no buildings proposed within the application area and with the proposed boundary treatment, it is not considered that the proposal would result in an unacceptable level of overlooking or loss of privacy.
- 5.21. Taking into consideration the above, it is considered that on balance the temporary access, would not have a significant detrimental impact on the amenities of the surrounding neighbours and would therefore accord with the objectives of Policy CS19 (LPCS) and paragraph 130(f) of the NPPF (2021).

Ecology and Biodiversity

- 5.22. The site is currently a parcel of land that is devoid of development and has a number of trees and hedging along the west, south and east boundaries.

- 5.23. The proposal would result in the loss of some of these trees to allow for the access road to the west. This would result in a loss of soft landscaping and therefore biodiversity net loss.
- 5.24. The proposed plan includes a large amount of landscaping that would run parallel with the roadway which would act both as a screen and noise buffer.
- 5.25. As the application is for a temporary access, a proposed indicative restoration plan was also submitted which includes the removal of all the hardstanding and parking areas that are located within the application site and its replacement with amenity grass and ornamental hedging, shrubs and borders. There would also be additional tree planting to the west of the site in replacement of the access.
- 5.26. KCC – Biodiversity were consulted on the proposals and were satisfied with the findings within the report, the information and details are reflected in the submitted plans and subject to their suggested conditions and informatives, KCC-Biodiversity have no objections to the proposals.
- 5.27. Taking into consideration the above and the temporary nature of the proposal, whilst it is acknowledged during development and during the use of the access road and associated marketing suite that there would be a biodiversity net loss, the majority of the boundary vegetation would be retained and additional landscaping included and the proposed indicative restoration plan would restore the site and result in an improvement due to the removal of invasive species and replacement with native spaces.
- 5.28. Overall it is considered that subject to conditions and informatives, the proposal would accord with Policies CS12 and CS18 (LPCS).

Highways and Access

- 5.29. There is no highway objection in highway terms to the works from KCC Highways subject to suggested conditions and informative, together with securing the necessary permissions from KCC Highways of which an informative will be included.
- 5.30. The temporary access will be on College Road, which is an unclassified road with a 30mph speed limit. Visibility splays of 2.4 x 43m has been provided in both directions.
- 5.31. The access road is 4.8m wide, allowing for 2 cars to pass. 12 car parking space have been provided which is considered sufficient.
- 5.32. Taking the above into consideration, together with the comments from KCC – Highways and Transportation and the GBC – Highways Officer, there are no objections to the proposal subject to conditions.
- 5.33. Overall and on the basis of the above, subject to conditions, the proposal would accord with Policy CS11 (LPCS).

6. Conclusion and Balancing Exercise

- 6.1. It is acknowledged that the Council is currently unable to demonstrate a five-year housing supply and as the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Policy CS02 (LPCS) must be regarded to be out of date, as required by the Paragraph 11(d) of the NPPF (2021).

- 6.2. Whilst the proposed development is not going to deliver any dwellings itself, it is required to assist in the delivery of 532 homes within Gravesham. As we currently cannot demonstrate a 5 year housing land supply as laid out in paragraph 6.1 above, the significant contribution the wider development to which this relates has towards addressing the Borough's shortfall should be given significant weight.
 - 6.3. The proposed development supports the associated marketing suite which will assist in the sale of the units from the wider development and subject to the access only being a temporary arrangement there is no overall objection.
 - 6.4. On this basis, the application is acceptable and subject to conditions and informatives, would be in accordance with Policies CS11, CS12 and CS18 of the Gravesham Local Plan Core Strategy (LPCS) 2014, Policies T1 and T5 of the Gravesham Local Plan First Review (LPFR) 1994 and paragraph 130 of the National Planning Policy Framework (NPPF) 2021.
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Recommendation

Approve with Conditions

Conditions

Temporary Permission

1. The vehicular access from College Road, temporary roadway and all associated works including all temporary surface treatments, ground protection and tarmacking at the entrance, any passing bays, pedestrian pathways/routes and any temporary fencing as hereby permitted shall all be removed from the site within three years from the date of this permission, and the site shall be reinstated to its former condition and as shown on Drawing No. 2956-SK-07 P3, including the reseeding of the ground and the reinstatement of the boundary fencing to its original position and the replacement of any trees, shrubs hedges or other vegetation that it is necessary to remove either along the frontage to College Road and Warwick Place or where the temporary roadway enters from College Road.

Reason: The development is only required for a temporary period to allow access to the associated marketing suite and associated parking area and its retention on a permanent basis would be contrary to adopted policy and harmful to the local visual amenity and to Policies CS02, CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5 of the Gravesham Local Plan First Review.

Use of Access

2. The vehicular access from College Road and temporary roadway shall only be used to access the associated marketing suite and shall not be used as a construction route for construction traffic and construction workers in connection with the larger development, nor to provide general vehicular access to the wider development for future residents.

Reason: The development is only required for a temporary period to allow access to the associated marketing suite and associated parking area and its retention on a permanent basis would be contrary to adopted policy and harmful to the local visual amenity and to Policies CS02, CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy

T5 of the Gravesham Local Plan First Review.

3. The parking area to the rear of the building set out on the approved plans shall be used for and kept available for parking in connection with the marketing/sales suite at all times.

Reason: The development is only required for a temporary period to allow access to the associated marketing suite and associated parking area and its retention on a permanent basis would be contrary to adopted policy and harmful to the local visual amenity and to Policies CS02, CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5 of the Gravesham Local Plan First Review.

Approved Plans

4. The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans and details, unless alternative details are approved pursuant to the conditions imposed on this decision notice:

Planning Application Form;
Ecology Technical Note;
Arboricultural Implications Report;
Transport Statement;
Drawing No. EBR-BPTW-S01-00-DR-A-0101 C01 – Location Plan;
Drawing No. HV_1B_900 Rev T2 – Sales Plan;
Drawing No. 1803/05/1046 Rev D – College Road Sales Office Access Road;
Drawing No. 2959-SK-03 Rev A – Sales Area Entrance Road Concept Sketch; and
Drawing No. 2956-SK-07 Rev P3 – Indicative Restoration Plan.

Reason: For the avoidance of any doubt and in the interest of proper planning.

Pre-Commencement

Landscape Details

5. Notwithstanding the details submitted with the application, no development shall take place until the following hard and soft landscape details have been submitted to and approved in writing by the local planning authority:-
 - a. Full planting plans, including details of the final planting layout together with planting schedule providing sizes and total quantities of individual species;
 - b. Details of tree planting including relationship to street lighting and where appropriate tree pit details including indicative irrigation / aeration pipes, drainage to the base of the tree pit and mulched area where planted within grass;
 - c. Final layout and details of hard landscaping including the external finishes of all roads, footpaths and parking areas, together with specification of edging and kerbs;
 - d. Final layout and details of boundaries including hoarding, fencing and gates access
 - e. Final layout and details of street furniture including tree guards, bollard lighting, flagpoles and parking control signage

The development shall be carried out in accordance with the approved details.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Biodiversity & Ecology

6. Prior to the commencement of works (including site clearance), a non-native species removal plan will be submitted to, and approved in writing by, the local planning authority, detailing the containment, control and removal of the non-native, invasive species listed within the 'Ecology Technical Note' (AAe May 2022). The measures will be carried out in accordance with the approved details.

Reason: To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping and to enhance local provisions for wildlife and biodiversity to mitigate habitat lost by development, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS12 and CS19.

7. From commencement of works (including site clearance), all precautionary mitigation measures for reptiles will be carried out in accordance with the details within the 'Ecology Technical Note' (AAe May 2022).

Reason: In order to ensure the survival and protection of important species and those protected by legislation that could be affected by the development, in accordance with Local Plan: Core Strategy Policy CS12 and paragraph 174 of the National Planning Policy Framework, which seeks the protection of priority species.

During Construction

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Reason: To prevent harm to human health and pollution of the environment in accordance with Local Plan: Core Strategy Policy CS19 and paragraphs 120 and 121 of the National Planning Policy Framework (2021)

Prior to Use and Ongoing

Highways

8. The development hereby approved shall not be brought into use until the car parking and turning areas shown on the approved drawings have been fully provided and made available for use. These facilities shall be retained for use at all times thereafter.

Reason: To prevent parking on highway inconvenient to other road users or elsewhere on the site in the interests of highway safety, in accordance Local Plan: Core Strategy Policies CS11 and CS19 and saved policies P3 and T5 of the Local Plan First Review (1994).

9. The development hereby approved shall not be brought into use until the visibility splays shown on the approved drawings have been fully provided with no obstructions over 1.05 metres above carriageway level within the splays. The splays shall be maintained at all

times thereafter.

Reason: In the interests of highway safety, in accordance Local Plan: Core Strategy Policies CS11 and CS19 and saved policies P3 and T5 of the Local Plan First Review (1994).

10. The development hereby approved shall not be brought into use until 2 metres x 2 metres pedestrian visibility splays behind the footway on both sides of the access have been fully provided with no obstructions over 0.6m above footway level. The splays shall be maintained at all times thereafter.

Reason: In the interests of highway safety, in accordance Local Plan: Core Strategy Policies CS11 and CS19 and saved policies P3 and T5 of the Local Plan First Review (1994).

Boundary Restrictions

11. No boundary wall, fence or other means of enclosure or obstruction exceed 600mm in height shall be erected or placed within the visibility splays either side of the temporary access hereby permitted as shown on the approved drawing.

Reason: In the interests of highway safety and pursuant to policies CS11 of the Gravesham Local Plan Core Strategy and saved policy T5 of the Gravesham Local Plan First Review.

INFORMATIVES:-

- 1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING
- 2 DEVIATION FROM APPROVED PLANS
- 3 BUILDING REGULATIONS CONSENT
- 4 CODE OF PRACTICE ON CONSTRUCTION AND DEMOLITION
- 5 SMOKE CONTROL
- 6 KCC HIGHWAYS AND TRANSPORTATION
- 7 ECOLOGY
- 8 PRE-COMMENCEMENT CONDITIONS