



Delegated Report

Approval of Details Application

Planning Application No: 20250976

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

Description: Application for approval of conditions 18 attached to planning permission reference number 20200343 relating to a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation.

Applicant: Reef Group

Submitted Documents/Plans

Planning Application Form;
Soil Verification Report - Igne (September 2025); and
Covering Letter.

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
- CS18 – Climate Change
- CS19 – Development & Design Principles

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 4 – Decision-making
- Section 12 – Achieving well-designed places

Consultations, Publicity and Representations

Consultees

Internal

GBC – Environmental Protection

The submitted 'Soil Verification report for proposed development a Gravesend – Rooftop Planters' dated September 2025 by IGNE (Report Ref: 30510106/2) has been reviewed. The application form refers to Phase 1?

As the title suggest, the is in relation to imported topsoil used to fill rooftop planters as part of the soft landscaping. The submitted soil information is acceptable and demonstrates that it is of a suitable specification for soft planting areas and meets the compliance criteria in the previous reports.

It's noted from Fig 1 in the verification report, that there are other areas of soft landscaping proposed. There is no objection to condition 18 being discharged for this part of the development (ie roof top planters) only.

Officer's Analysis

Condition 18 – Verification Report

- 18 Prior to any part of the permitted development being occupied or used a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework (2019).

The following information has been submitted to discharge condition 18:

- Planning Application Form;
- Soil Verification Report - Igne (September 2025); and
- Covering Letter.

Gravesham Environmental Protection Team have reviewed the above information and confirmation sufficient information has been submitted to discharged condition 18, their comments are below:

The submitted soil information is acceptable and demonstrates that it is of a suitable specification for soft planting areas and meets the compliance criteria in the previous reports.

In summary sufficient information has bene submitted to discharge condition 18 and no conflict with local or national planning policy.

Conclusion

It is considered that sufficient information has been submitted in order for Conditions 18 attached to planning permission reference 20200343 to be discharged.

Recommendation

Approval of details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	20 th November 2025	Dated:	20th November 2025