



Delegated Report

Approval of Details Application

Planning Application No: 20250967

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

Description: Application for approval of conditions 33 attached to planning permission reference number 20200343 relating to details and arrangements for deliveries and servicing the proposed development.

Applicant: Reef Group

Submitted Documents/Plans

Planning Application Form;
The Charter Servicing Strategy – Touchstone (September 2025);
Service and Delivery Management Plan – Waterman (March 202); 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 – Waste Services

I have reviewed this planning application and I can confirm that I am happy with the refuse storage proposal and access for the collection vehicles.

It is the developer's responsibility to pay for the bins required for the properties on this development. Further details can be obtained from the Council Waste Management Team.

Collections from sites will not occur until containers are in place. It is the responsibility of the developer to collect and remove any waste at their cost until the Council is satisfied that all waste requirements have been met. All complaints in regard to non-collection due to the fault of the developer will be passed onto to the developer for response.

The Council should be informed at least two weeks prior to collections taking place.

GBC – Parking Services

No comments received.

GBC – Town Centre Manager

No comments received.

Officer's Analysis

Condition 33 – Deliveries and servicing the proposed development

33 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, details and arrangements for deliveries and servicing the proposed development, shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved. The servicing strategy shall include the following:

(a) Details for the servicing of the residential apartments, communal spaces and the multi-storey car park to be provided as part of the development, to have regard to the phased delivery of the development and interim arrangements required until such time as the whole development is built out and operating;

(b) Details as to how existing properties will be serviced during the construction of the development and once it has been built out (if this differs).

Reason To ensure acceptable delivery and servicing arrangements to enable the efficient operation of the development and to minimise any potential impacts on the road network and existing properties and businesses and in accordance with adopted Local Plan Core Strategy Policies CS11 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

The following information has been submitted to discharge condition 33:

- Planning Application Form;
- The Charter Servicing Strategy – Touchstone (September 2025);
- Service and Delivery Management Plan – Waterman (March 2022); and
- Covering Letter.

Gravesham Waste Services Manager have reviewed the above information and confirmed the refuse arrangements are acceptable.

The submitted Servicing Strategy and Service Delivery Management Plan sets out the strategy for managing deliveries and servicing operations at The Charter. The plan ensures efficient and safe movement of goods and services both during phased delivery and in full operation, while minimising disruption to neighbours and ensuring compliance with local authority requirements. The submitted information addresses the wording of the condition.

In summary sufficient information has been submitted to discharge condition 33 and no conflict with local or national planning policy.

Conclusion

It is considered that sufficient information has been submitted in order for Conditions 33 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:	19 th November 2025	Dated:	20th November 2025