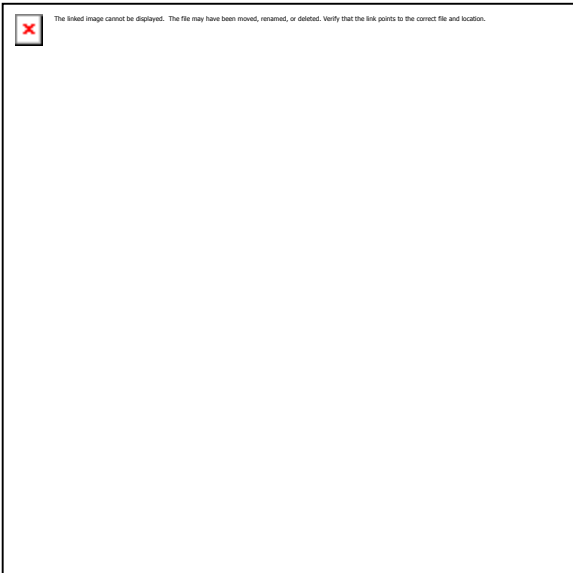




Delegated Report

Discharge Planning Condition(s)

Planning Application No: 20221013

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 12 attached to planning permission reference number 20190155 relating to details of all proposed external lighting

Applicant: Mr Jason Wild

Submitted Documents/Plans

Application form;
Covering letter – 14th September 2022
Drawing No.L(00)001 Rev a – Location Plan
Drawing No. D46117/PMU/D – Lighting Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20190155	Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats.	Permitted	17.09.2019

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 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

- GN 01 Guidance notes for the reduction of obtrusive light

Consultations, Publicity and Representations

Consultees

Not required

Neighbouring properties

Not required

Officer's Analysis

Condition 12

12. *Prior to the first occupation of the development hereby approved, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site.*

Reason *In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).*

The following information has been submitted to discharge condition 12

- Covering letter – 14th September 2022
- Drawing No.L(00)001 Rev a – Location Plan

- Drawing No. D46117/PMU/D – Lighting Plan

The proposing lighting scheme has been required to ensure there is sufficient lighting for occupiers of the development and to ensure there is no adverse light pollution.

When designing the lighting scheme the applicant has confirmed that the lighting will meet the relevant tests on Sky Glow, Source Intensity, Light Trespass into Windows (Lux) and Building Luminance as demonstrated below.

Sky Glow	Target	Achieved	Status
	5.00%	0.02%	Pass

Source Intensity (Candelas)			
Pre Curfew	10,000	62	Pass
Post Curfew	1,000	62	Pass

Light Trespass Into Windows (Lux)			
Pre Curfew	10	0	Pass
Post Curfew	2	0	Pass

Building Luminance (cd/m ²)	10		Pass
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The light is in Environmental Zone E3 (Suburban) and the proposed lighting design provided will create a safe and secure environment for future occupiers. 4 lighting designs are proposed which are shown below.



No further information is required and the proposal complies with Policy CS19 (LPCS) and GN 01 Guidance notes for the reduction of obtrusive light. Condition 12 can be discharged.

Conclusion & Recommendation

Discharge Condition 12

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
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Signed:	<i>R Hart</i>	Signed:	
Dated:	4th November 2022	Dated:	4 th November 2022

Gravesham Borough Council