



Delegated Report

Approval of Details Application

Planning Application No: 20250487

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

Description: Application for approval of conditions 23 attached to planning permission reference number 20200343 relating to details of all proposed external lighting.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Outdoor Lighting Report – Lighting Reality (June 2022); and
Lighting Plan.

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

Supplementary Planning Guidance

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection

The submitted details are acceptable. There is no objection to Condition 23 being discharged.

Officer's Analysis

External Lighting

Condition 23

23 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 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. For the avoidance of doubt this shall include details of the pedestrian route from New Swan Yard to Crooked Lane, the multi-storey car park, Bank Street and Market Alley.

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 23.

Planning Application Form;
Covering Letter;
Outdoor Lighting Report – Lighting Reality (June 2022); and
Lighting Plan.

The submitted drawings show the provision of external lighting, as shown in the following snips of the plans and details:

Lighting Plan



Luminaire A Data

Supplier	C U Phosco
Type	P863-128-R1-740-W5-250-34W
Lamp(s)	740SS
Lamp Flux (klm)	5.11
File Name	P863-128-R1-740-W5-250-34W.ies
Maintenance Factor	0.84
Imax70,80,90(cd/klm)	363.9, 22.3, 0.5
No. in Project	10



Luminaire B Data

Supplier	C U Phosco
Type	P863-16-P4-NW-E0400-22W
Lamp(s)	740P NW
Lamp Flux (klm)	2.44
File Name	P863-16-P4-NW-E0400-22W.ies
Maintenance Factor	0.84
Imax70,80,90(cd/klm)	649.9, 187.0, 0.0
No. in Project	11



Luminaire C Data

Supplier	C U Phosco
Type	P863-128-P4-740-W5-325-43W
Lamp(s)	740SS
Lamp Flux (klm)	6.35
File Name	P863-128-P4-740-W5-325-43W.ies
Maintenance Factor	0.84
Imax70,80,90(cd/klm)	429.6, 140.1, 0.5
No. in Project	2



Luminaire D Data

Supplier	C U Phosco
Type	P863-16-R3-NW-E0550-29W
Lamp(s)	740P NW
Lamp Flux (klm)	3.44
File Name	P863-16-R3-NW-E0550-29W.ies
Maintenance Factor	0.84
Imax70,80,90(cd/klm)	929.9, 32.2, 0.0
No. in Project	3

Policy CS19 (LPCS) states that *new development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards.*

The submitted plans and supporting report/assessment clearly show the provision of external lighting to serve the development and those provisions are compliant with the relevant guidance, as confirmed by the local authority's environmental protection officer. The proposed lighting style/design is appropriate for its setting and would be fit for purpose and is therefore in accordance with Policy CS19 LPCS.

It is considered that the submitted details are acceptable to address the wording of Condition 23 of planning approval 20200343.

No further information is required and condition 23 can be discharged.

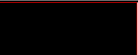
Conclusion

Sufficient information has been submitted to discharge condition 23 of planning approval 20200343.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	10 th July 2025	Dated:	11 th July 2025