

Delegated Report

Approval of Conditions Application

Planning Application No: 20260400

Location: Land At St Albans Close Gravesend Kent

Description: Application for the approval of condition 14 (Soft and Hard Landscaping) attached to planning reference number 20250479.

Applicant: The Hill Group

Submitted Documents/Plans

Application Form
109-133-PA-008 – Block A Elevations
109-133-PA-009 – Block B Elevations
10164-PTA-XX-XX-DR-C-9300 Rev P05 – Site Wide Levels Layout
IDPL-BP-400 – Soft Landscape Plan GA
Boundary Treatments & Clarifications indicative plan
Broadway Technical Data Sheet

Relevant Planning History

Reference	Description	Decision	Decision Date
20250479	Erection of 8x Solohaus self contained modular homes for temporary homeless accommodation, with associated plant, bin and bike stores and landscaping.	Permitted	16.10.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 12 – Achieving Well-Designed Places
- Section 15 – Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

N/A

Officer's Analysis

Condition 14 of 20250479 is as follows

14. *Prior to above ground works, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft and hard landscaping and boundary treatments, shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter, the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.*

Reason: To ensure that the landscaping of the scheme as proposed is properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

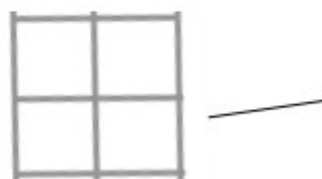
Soft Landscaping

The landscaping details and planting schedule indicated a total of 16no. trees and 120 shrubs. Whilst some are non-native there are a good number of native species. There would be amenity lawns between/between/ fronting the blocks and to the north. The frontage of the site would be largely wildflower meadow and a number of trees scattered within the wildflower meadow and amenity lawns. This would be considered an appropriate level, type and location of soft landscaping.

Hard Landscaping

All areas between the two blocks, to the rear of unit are to be surfaced with gravel. The paving would use Brett Buff Riven concrete paving slab for both the private amenity space and pathways.

Paving slab spec



All pathways on site to have 600mm x 600mm Brett Buff Riven Paving

This is considered to be an appropriate level of hard landscaping which is limited to the areas of walkway necessary and private amenity space. The buff concrete slab would be of a good quality and colour as expected in a residential area.

Boundary Treatments

The Elevations and Boundary Treatments and Clarifications indicative plan details the position and extent of boundary treatment. To the rear (east), elevations close boarded fencing would stretch alongside the gardens of the existing residences, this is not unchanged from the existing boundary treatment. The front of each pod will have 0.75m high, slatted timber fencing, defining the public/private sphere. There are three

mesh 1.8m high gates one to the north side of block A, one to southern end of block B and one between the blocks. There accesses will also be served by 1.8m high mesh fencing to ensure the areas are close off unless accessed via the gates.

Boundary Treatments & Clarifications
indicative plan

Solohaus pod fencing front elevation

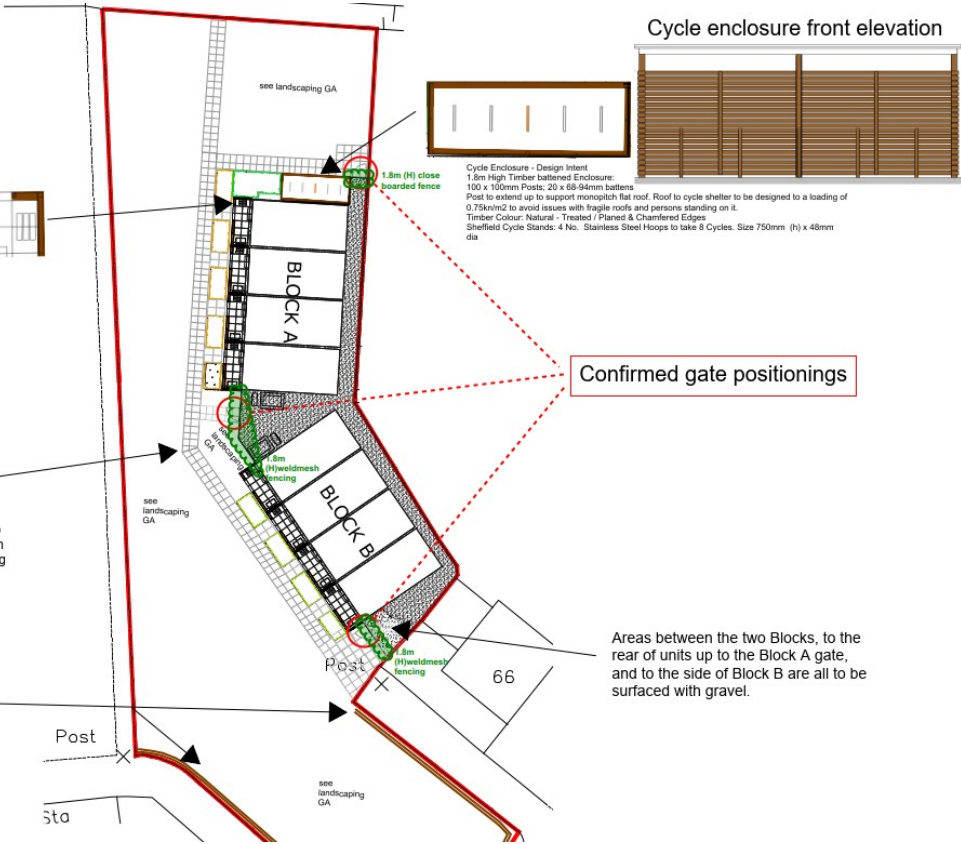


Paving slab spec



All pathways on site to have 600mm x 600mm Brett Buff Riven Paving

Existing knee railing on site to be retained -
(reintroduced once works complete, replacement if / where necessary)



Cycle Enclosure - Design Intent
1.8m High Timber battened Enclosure:
100 x 100mm Posts: 20 x 68-94mm battens
Post to extend up to support monolithic flat roof. Roof to cycle shelter to be designed to a loading of 0.75kN/m2 to avoid issues with fragile roofs and persons standing on it.
Timber Colour: Natural - Treated / Planed & Chamfered Edges
Sheffield Cycle Stands: 4 No. Stainless Steel Hoops to take 8 Cycles. Size 750mm (h) x 48mm dia

Confirmed gate positionings

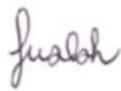
Areas between the two Blocks, to the rear of units up to the Block A gate, and to the side of Block B are all to be surfaced with gravel.

This is considered to be a reasonable amount location and appearance of boundary treatment which balances both security needs and aesthetic appearance. Combined with the soft landscaping the boundary treatment would have an appropriate appearance against the solohaus pods.

Conclusion & Recommendation

The details provided are considered to meet the requirements and purposes of condition 14 of 20250479 in that it would ensure that the landscaping of the scheme as proposed is properly designed and suitably implemented in the interests of visual amenity.

(see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	23 rd June 2026	Dated:	24 June 2026