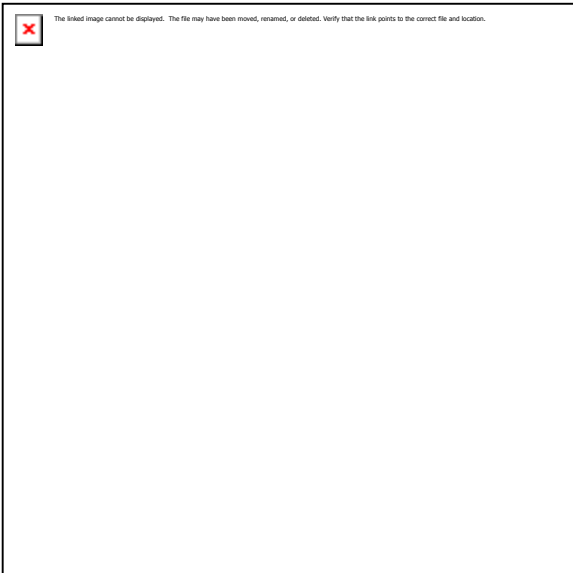




Delegated Report

Planning Application

Planning Application No: 20220772

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 8 attached to planning permission reference number 20190155 relating to hard landscaping and boundary treatments.

Applicant: Mr Jason Wild

Submitted Documents/Plans

Application form;
Covering Letter
Drawing No.WG1197 – 260P1 Rev P1 Construction Details Sheet 1 of 2
Drawing No.WG1197 – 261P1 Rev P1 Construction Details Sheet 2 of 2
Drawing No.WG1197 - 221P3 Surface Finishes Rev P3 – Surface Finishes
Drawing No.WG1197 – 280P1 S278 Agreement Plan Rev P1 – S278 Agreement Plan
Drawing No.WG1197 – 202P3 Levels Layout Rev P3 – Levels Layout
Drawing No.VDR-BPTW-03-ZZ-DR-A-0101-C04-CR Rev C04- Site Plan Block A
Drawing No.VDR-BPTW-03-ZZ-DR-A-0102-C04-CR Rev C04- Site Plan Block B

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	Permitted	17.09.2019

	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.		
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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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

- 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);

Consultations, Publicity and Representations

Consultees

Not required

Officer's Analysis

Condition 8

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of any of the residential units whichever is sooner. The scheme shall include:

- *proposed boundary treatments,*

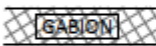
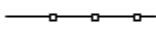
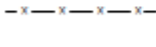
- *proposed finished levels and contours,*
- *hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas;*
- *details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures*
- *details of the pedestrian access and circulation areas*
- *minor structures such as play equipment, log piles, and any proposed seating.*

The following information has been submitted to discharge condition 8

- Application form;
- Covering Letter
- Drawing No.WG1197 – 260P1 Rev P1 Construction Details Sheet 1 of 2
- Drawing No.WG1197 – 261P1 Rev P1 Construction Details Sheet 2 of 2
- Drawing No.WG1197 - 221P3 Surface Finishes Rev P3 – Surface Finishes
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- Drawing No.VDR-BPTW-03-ZZ-DR-A-0102-C04-CR Rev C04- Site Plan Block B

Proposed Boundary Treatments

Drawing No.WG1197 - 221P3 Surface Finishes Rev P3 – Surface Finishes shows the following boundary treatment around the site which is deemed acceptable.

BOUNDARY TREATMENT	
	RETAINING WALL (Retaining Wall reference)
	GABION RETAINING WALL (Design by Specialist)
	MASONRY WALL (1.8m high) (+R = Retaining Requirement)
	BRICK DWARF WALL (0.45m high, with 1350mm high top fixed angled metal railing) (+R = Retaining Requirement)
	BRICK DWARF WALL (0.45m high, with 1050mm high top fixed metal railing) (+R = Retaining Requirement)
	BRICK DWARF WALL (0.45m high, with 1050mm high top fixed angled metal railing) (+R = Retaining Requirement)
	CLOSE BOARDED TIMBER FENCE (1800mm high) Refer to Landscape Architects drawing for further detail
	TIMBER PRIVACY PANEL (1800mm High) Refer to Landscape Architects drawing for further detail
	METAL RAILINGS (1500mm High) Refer to Landscape Architects drawing for further detail

Drawing No.WG1197 – 261P1 Rev P1 Construction Details Sheet 2 of 2 provides sufficient elevational details of the boundary treatment.

Hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas

The application provides a comprehensive list of all surface treatments serving the development which are listed below.

CARRIAGEWAY SURFACE FINISHES (Vehicular Loaded Areas)	
	PARKING AREA CONSTRUCTION (Bituminous)
	PARKING AREA CONSTRUCTION Block Paving - Tegular - Colour: Traditional Marshalls or similar - 120x160x60mm / 160x160x60mm
	PARKING BAYS CONSTRUCTION Block Paving - Tegular - Colour: Harvest Marshalls or similar - 120x160x60mm / 160x160x60mm
FOOTWAY SURFACE FINISHES (Pedestrian Loadings only unless indicated otherwise)	
	PRECAST CONCRETE BLOCK PAVING (Marshall's 'Modal' - Silver Grey Granite Textured) Or similar equivalent
	PRECAST CONCRETE BLOCK PAVING (Marshall's 'Modal' - Mid Grey Granite Textured) Or similar equivalent
	RESIN BOUND PATHWAY (Addagrip Addaset 6mm - Grey) Or similar equivalent
	PATIO AREAS - PRECAST CONCRETE SLABS (Marshall's 'Conservation' 400x400x50 - Grey) Or similar equivalent
	FOOTWAY CONSTRUCTION (Bituminous)

Details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures

The applicant has confirmed that to the west the existing retaining wall will be retained with a gabion wall to the front of this wall. See below extract.

Existing Retaining Wall to be left in placed, and infilled in front of existing wall up to proposed Gabion Wall with suitable as dug material from onsite for the purposes of soft landscaping

The remainder of the site being developed is flat.

Details of the pedestrian access and circulation areas minor structures such as play equipment, log piles, and any proposed seating.

The details submitted show a clear circulation route for future occupiers and visitors and no further details are required.

Due to the nature of the development a play area is not being provided but a central pergola is provided (dealt with by soft landscaping condition along with raised planters).

In summary sufficient information has been provided to discharge the condition 8 and no further information is required.

Conclusion & Recommendation

No conflict with local and national planning policy and condition 8 can be discharged.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	25th July 2022	Dated:	11 August 2022

Gravesham Borough Council