



Delegated Report

Planning Application

Planning Application No: 20250482

Location: Nelson Road Sports Ground Nelson Road Northfleet Gravesend

Description: Application for approval of condition 26 of planning permission reference number 20200001 relating to a suitable post installation report.

Applicant: Mr Nathan Bullas

Site Visit Date: N/A

Preliminary Matters

During the course of the application, comments received from GBC Environmental Protection Team stated that the condition could not be discharged at this time and an additional report would be required. The agent was contacted on 25.06.25 in order to give the opportunity to produce the required information. An extension of time was agreed in order for the information to be prepared, for GBCEP to be reconsulted and for the application to be assessed.

The additional information was not received by the end of the extension of time period, and a further two extensions of time were agreed to give sufficient time for the information to be provided. As set out within the email for the latest extension of time, the required information needed to be provided by 10.10.25 in order to give sufficient time for reconsultation to be carried out. As stated within the email, if the information was not provided in time- then the application would need to be determined as submitted.

As that date has passed and the required information has not been provided, the application is therefore assessed as submitted below.

Submitted Documents/Plans

Application Form;
Supplementary Information – OB Light Calculations for Floodlights;
Drawing No. JWM63099 - Floodlight Plan for 7v7 and 9v9 Pitch; and
Drawing No. JWM63099 - Floodlight Plan for 11v11 Pitch.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200001	New sports facility comprising mixed sized football pitches, including artificial playing pitches, new clubhouse, play area, associated parking and lighting.	Permitted	29.07.2020

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

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

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

Condition 26 requires the following:

The proposed scheme shall be installed before the first occupation of any relevant phase or part of the development and maintained thereafter as set out in the Spillage Impact Report: Fleet Leisure LED Revision 1 from Highlights Floodlighting Ltd dated 8 August 2019 and ensure that the 'Obtrusive Light Limitations for Exterior Lighting Installations' set out in Table 2 of the Institute of Lighting Professional's (ILP) Guidance Notes for the Reduction of Obtrusive Light will not be exceeded. The floodlighting columns and luminaires hereby permitted shall be designed, fitted and directed so as to ensure that there is no light spillage, glare or light pollution to light sensitive locations beyond the confines of the application site. Once fitted, a suitable post installation report shall be provided demonstrating compliance with the above standard and any works identified as being required shall be carried out prior to the first operational use of these lights.

Whilst plans and information have been submitted, it is unclear if the floodlights have been installed in accordance with the report mentioned in the condition or if they comply with the requirements of the ILP guidance. It's also unclear if the lux levels provided on the plans have been measured onsite or have been modelled - a post installation report is needed.

Therefore a report needs to be submitted to accompany the plans/diagrams to explain and address the above and the requirements of the condition. Based on the above, the condition can't be discharged at this point.

Officer's Analysis

This is an application for the approval of condition 26 attached to planning permission reference number 20200001 relating to Floodlighting.

Condition 26

Floodlighting

26. The proposed scheme shall be installed before the first occupation of any relevant phase or part of the development and maintained thereafter as set out in the Spillage Impact Report: Fleet Leisure LED Revision 1 from Highlights Floodlighting Ltd dated 8 August 2019 and ensure that the 'Obtrusive Light Limitations for Exterior Lighting Installations' set out in Table 2 of the Institute of Lighting Professional's (ILP) Guidance Notes for the Reduction of Obtrusive Light will not be exceeded. The floodlighting columns and luminaires hereby permitted shall be designed, fitted and directed so as to ensure that there is no light spillage, glare or light pollution to light sensitive locations beyond the confines of the application site. Once fitted, a suitable post installation report shall be provided demonstrating compliance with the above standard and any works identified as being required shall be carried out prior to the first operational use of these lights.

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).

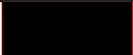
As set out in the comments received by GBC Environmental Protection, it is unclear from the information provided, whether the floodlights have been installed in accordance with the Spillage Impact Report, as set out within the condition, or whether they would comply with the ILP guidance. There is also uncertainty with regards to the lux levels provided on the plans as it is not stated whether they have been measured on site or have been modelled – a posts installation report is needed. As the required information has not been provided to address the above, or the requirements of the condition, the application should be refused for lack of information.

Conclusion

The details submitted for condition number 26 are not acceptable as insufficient information has been provided in relation to the floodlighting. In addition, a post installation report is required. The application therefore fails to confirm the development would not cause harm to residential amenity by reason of the installation of intrusive lighting, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Recommendation

Refusal of details

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	15th October 2025	Dated:	17th October 2025