



Delegated Report

Approval of Details Application

Planning Application No: 20250488

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

Description: Application for approval of conditions 19 attached to planning permission
reference number 20200343 relating to a scheme of hard landscaping.

Applicant: Reef Group

Site Visit Date: 6th October 2025

Submitted Documents/Plans

Planning Application Form;
Drawing No. L-1344-HED-ZZ-EX-DR-L-100 Rev. C06 – General Arrangement Key Plan received 6th
October 2025;
Drawing No. L-1344-HED-ZZ-EX-DR-L-101 Rev. C03 – General Arrangement Landscape Plan;
Drawing No. L-1344-HED-ZZ-EX-DR-L-102 Rev. C03 – General Arrangement;
Drawing No. L-1344-HED-ZZ-EX-DR-L-103 Rev. C03 – General Arrangement Plan;
Drawing No. L-1344-HED-ZZ-EX-DR-L-104 Rev. C03 – General Arrangement Plan;
Drawing No. L-1344-HED-ZZ-EX-DR-L-105 Rev. C03 – General Arrangement Plan;
Drawing No. L-1344-HED-ZZ-EX-DR-L-106 Rev. C03 – General Arrangement Plan;
Drawing No. L-1344-HED-ZZ-EX-DR-L-501 Rev. C03 – Paving, Kerb And Edge Details: Finishes To
Public Realm;
Drawing No. L-1344-HED-ZZ-EX-DR-L-504 Rev. C03 – Steps and Handrails To E02 Courtyard;
Drawing No. L-1344-HED-ZZ-EX-DR-L-512 Rev C02 – E01 East Passageway Wall and Paving
Interface;
Hard Landscaping Covering Letter;
Material Samples – Marshalls Modal X Silver Grey Granite – Textured (P1);
Material Samples – Marshalls Modal X Mid Grey Granite – Textured (P1.1); and
Material Samples – Marshalls Modal X Light Granite – Textured (P2).

~~Drawing No. L-1344-HED-ZZ-EX-DR-L-100 Rev. C05 – General Arrangement Key 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

Officer's Analysis

Submitted Details

The following information has been submitted to discharge condition 19;

Planning Application Form;

Drawing No. L-1344-HED-ZZ-EX-DR-L-100 Rev. C06 – General Arrangement Key Plan received 6th October 2025;

Drawing No. L-1344-HED-ZZ-EX-DR-L-101 Rev. C03 – General Arrangement Landscape Plan;

Drawing No. L-1344-HED-ZZ-EX-DR-L-102 Rev. C03 – General Arrangement;

Drawing No. L-1344-HED-ZZ-EX-DR-L-103 Rev. C03 – General Arrangement Plan;

Drawing No. L-1344-HED-ZZ-EX-DR-L-104 Rev. C03 – General Arrangement Plan;

Drawing No. L-1344-HED-ZZ-EX-DR-L-105 Rev. C03 – General Arrangement Plan;

Drawing No. L-1344-HED-ZZ-EX-DR-L-106 Rev. C03 – General Arrangement Plan;

Drawing No. L-1344-HED-ZZ-EX-DR-L-501 Rev. C03 – Paving, Kerb And Edge Details: Finishes To Public Realm;

Drawing No. L-1344-HED-ZZ-EX-DR-L-504 Rev. C03 – Steps and Handrails To E02 Courtyard;

Drawing No. L-1344-HED-ZZ-EX-DR-L-512 Rev C02 – E01 East Passageway Wall and Paving Interface;

Hard Landscaping Covering Letter;

Material Samples – Marshalls Modal X Silver Grey Granite – Textured (P1);

Material Samples – Marshalls Modal X Mid Grey Granite – Textured (P1.1); and

Material Samples – Marshalls Modal X Light Granite – Textured (P2).

Hard Surface and Boundary Treatments

19 Prior to any part of the permitted development being occupied or used, 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. For the avoidance of doubt the details shall include the following:

- proposed boundary treatments,
- delivery /drop off areas;

- The approved 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 or opening of the multi-storey car park, whichever is sooner.

Submitted Details

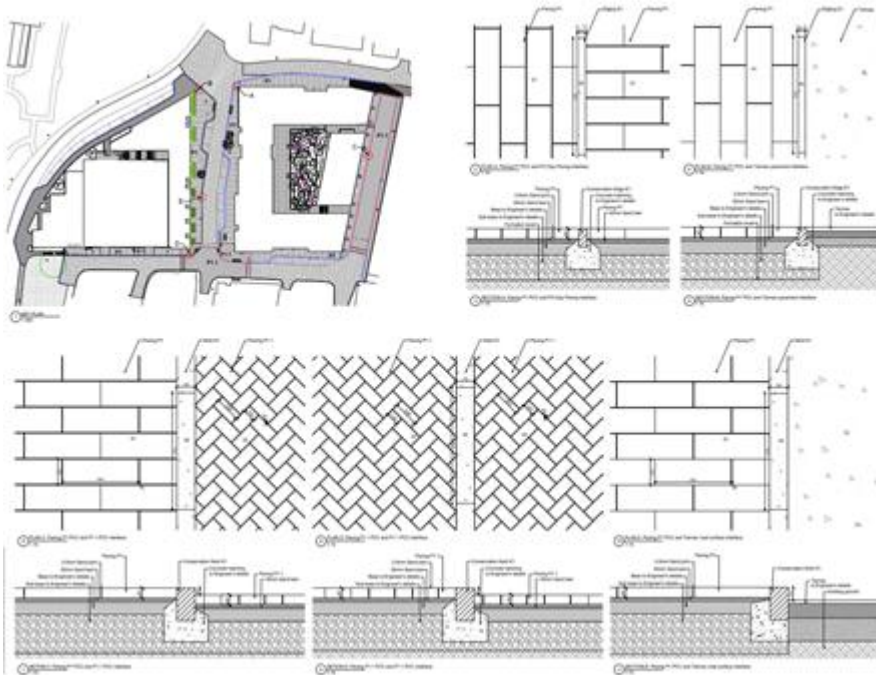
General Arrangement Key Plan



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P1	Marshalls Modal X - Silver Grey Granite Textured PCC paving units with contrasting tactile paving 600 x 200
P1.1	Marshalls Modal X Mid Grey Granite Textured Paving units 200 x 100
P2	Marshalls Priora Light Granite Textured Permeable PCC flag paving
P3	Marshalls Keyblock: Brindle
P4	Tarmac road surface
P5	Tactile paving
P6	Tarmac Pavement surface

Paving



Railings

The submitted paving samples, together with the materials schedule and layout plans clearly show the proposed materials and location. It is considered that the proposed landscaping layout, style/design and proposed materials are appropriate for its setting and would be fit for purpose and is therefore in accordance with Policy CS19 LPCS.

It is considered that sufficient and details information has been submitted to address the wording of Condition 19 of planning approval 20200343.

No further information is required and condition 19 can be discharged.

Conclusion

Sufficient information has been submitted to discharge condition 19 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:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	8 th October 2025	Dated:	8 th October 2025