



Delegated Report

Condition Discharge Application

Planning Application No:	20260472
Location:	Car Park Milton Place Gravesend Kent
Description:	Application for the approval of condition 15 (Hard Landscaping) and condition 16 (Soft Landscaping) attached to planning reference number 20250167.
Applicant:	The Hill Group
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Standard External Finishes Specifications
Drawing no. MPG-CLA-ZZ-XX-D-A-00012 Rev. C03 (Site Layout Plan Boundary Treatment Key Plan)
Drawing no. MPG-IDP-ZZ-XX-D-L-00100 Rev. C02 (Overall Landscape General Arrangement)
Drawing no. MPG-IDP-ZZ-XX-D-L-00300 Rev. C01 (Paving Details and Steps)
Drawing no. MPG-IDP-ZZ-XX-D-L-00401 Rev. C01 (Planting Plan 1 of 3)
Drawing no. MPG-IDP-ZZ-XX-D-L-00402 Rev. C01 (Planting Plan 2 of 3)
Drawing no. MPG-IDP-ZZ-XX-D-L-00403 Rev. C01 (Planting Plan 3 of 3)
Drawing no. MPG-IDP-ZZ-XX-D-L-00404 Rev. C01 (Planting Schedule)
Drawing no. MPG-IDP-ZZ-XX-D-L-00430 Rev. C01 (Soil Requirements Plan)
Drawing no. MPG-ISS-XX-00-D-C-31000 Rev. C1 (Proposed Levels Plan)
Drawing no. MPG-ISS-XX-ZZ-D-S-02600 Rev. C02 (Retaining Walls Sections and Details)
Landscape Specification and Management Plan (April 2026)

Additional Information:

Datasheet Marshalls Block Paving Type 1, Vehicle (Modal X Smooth)
Datasheet Marshalls Block Paving Type 2, Pedestrian (Modal X Textured)
Datasheet Marshalls Block Paving Type 3, Pedestrian (Saxon)
Datasheet Jacksons Fencing Urban Panel
Datasheet Golden Amber Footpath Gravel
Datasheet Lang and Fulton Steel Fencing Systems Railing Fences
Datasheet Marshalls Saxon Step Riser
Datasheet Marshalls Flat Top Edging
Datasheet Marshalls Saxon Step Tread

Relevant Planning History

There is an extensive planning history, but the following applications are the most relevant to the current proposal.

Reference	Description	Decision	Decision Date
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20251283	Application for the approval of condition 4 (Construction Environmental Management Plan (CEMP)), condition 7 (Habitat Management and Monitoring Plan (HMMP)) and condition 8 (Arboricultural Impact Assessment and Method Statement) attached to planning reference number 20250167.	Approval of details	07.05.2026
20250167	Construction of 76 dwellings and associated infrastructure.	Permitted	15.12.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

National Planning Policy Framework (2024)

- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the built environment

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)
- Milton Place Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

As this is an application for the discharge of a condition, it is at the discretion of the Local Authority to consult neighbouring properties and statutory and non-statutory consultees. In this case, no external consultations were carried out.

GBC Conservation

Comments on 20260472 (discharge of Conditions 15 & 16, Milton Place) below, following the agent's recent email and full submission review.

Condition 15 (Hard Landscaping)

- External finishes spec, Landscape GA, paving/steps details, and levels layout: satisfactory.
- Boundary Treatment Key Plan (MPG-CLA-ZZ-XX-D-A-00012, Rev C03) now provided - resolves my earlier query. Consistent with the finishes specification.
- Retaining wall details (MPG-ISS-XX-ZZ-D-S-02600) now provided - satisfactory, includes balustrade connection detail.
- Agent confirms no metal railing on brick walls, and Rimini (Lang+Fulton) is the railing product. Requesting written confirmation of specific pale/rail dimensions and finish, as the range covers several sizes.
- Hoggin-to-concrete steps change confirmed (maintenance/longevity) - already shown on submitted drawing. No objection.

Condition 16 (Soft Landscaping)

- Landscape Spec & Management Plan, soil requirements plan, planting schedule, and Planting Plans 1-3: satisfactory.
- Tree omission south of skatepark justified (1:2 gradient, skatepark user risk, existing grass wear) - grass reinforcement mesh proposed instead. Reasonable, but requesting an updated Planting Plan/addendum showing the revised extent.
- Minor gravel path adjustments (tree pit breathability) confirmed - no impact on layout.

Recommendation

- No objection to discharge of Conditions 15 & 16, subject to:

1. Written confirmation of Rimini railing dimensions/finish.
2. Updated Planting Plan/addendum showing reinforcement mesh area.

(NB. The agent has confirmed that the metal railings will be hot-dip galvanised and ppc, black, likely RAL 9005, and to the sizes as specified within the submitted plans. The submitted planting plan shows the grass reinforcement mesh extent.)

Officer's Analysis

Condition 15 (Hard Landscaping)

Condition 15 states as follows:

15. Prior to above ground works, 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,*
- *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 approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason *To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policies CS11 and Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5 of the Gravesham Local Plan First Review (1994).*

The following details have been submitted in relation to this condition:

Standard External Finishes Specifications

Drawing no. MPG-CLA-ZZ-XX-D-A-00012 Rev. C03 (Site Layout Plan Boundary Treatment Key Plan)

Drawing no. MPG-IDP-ZZ-XX-D-L-00100 Rev. C02 (Overall Landscape General Arrangement)

Drawing no. MPG-IDP-ZZ-XX-D-L-00300 Rev. C01 (Paving Details and Steps)

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Landscape Specification and Management Plan (April 2026)

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Datasheet Marshalls Flat Top Edging

The agent has confirmed that the metal railings will be hot-dip galvanised and ppc, black, likely RAL 9005, and to the sizes as specified within the landscaping plans.

The following images are from the submitted external finishes details:



The details have been considered with input from GBC's Conservation Officer. The external finishes specification, landscape general arrangement, paving/steps details, and levels layout are all satisfactory. The boundary treatment is consistent with the external finishes specification. The retaining wall details are satisfactory and the railings are acceptable.

The Hoggin-to-concrete steps change is confirmed as being due to maintenance/longevity, and this is accepted.

It is considered that sufficient detail has been provided to satisfactorily discharge condition 15. The details would ensure the landscaped elements of the scheme as proposed are properly designed and suitably implemented, in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 15.

Condition 16 (Soft Landscaping)

Condition 16 states as follows:

16. 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 landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The landscaping scheme shall reflect proposed changes to Ordnance Road associated with Albion Waterside (Canal Basin allocation) as set out in the Transport Assessment and 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 landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham



Local Plan Core Strategy (September 2014).

The following details have been submitted in relation to this condition:

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Drawing no. MPG-IDP-ZZ-XX-D-L-00401 Rev. C01 (Planting Plan 1 of 3)
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Landscape Specification and Management Plan (April 2026)

There is an area of to the south of the skate park along the boundary that was previously shown to be tree planting:

20250167 Approved Landscape General Arrangement Plan:



This is now shown as a grass reinforcement mesh area with no trees:

Overall Landscape General Arrangement Plan:



This was supposed to be a strong feature next to the road and screen the skate park. There were also

hoggin linear cannon fire paths proposed previously; now these appear to be grass.

The agent has confirmed tree planting to the south of the skatepark was omitted due to the steep 1:2 bank gradient, the risk of damage from nearby skatepark users, and the existing grass wear caused by heavy foot traffic around the stepped entrance. Grass reinforcement mesh was therefore considered a more suitable solution for this area.

There are still gravel paths in the cannon fire lines (minor adjustments have been made to allow for more breathability for the proposed trees), but the hoggin steps have been changed to concrete steps, for better longevity and ease when maintaining.

Overall, it is considered that the submissions are good quality and generally in line with the landscaping details approved at the planning application stage, and the minor revisions will not adversely affect the landscape scheme as a whole.

It is considered that sufficient details have been provided to satisfactorily discharge condition 16. The details would ensure the landscaped elements of the scheme as proposed are properly designed and suitably implemented, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 16.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20250167 for the construction of 76 dwellings. It is considered that conditions 15 and 16 can be fully discharged.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	28th July 2026	Dated:	30 July 2026