

Delegated Report

Approval of Details Application

Planning Application No: 20250427

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

Description: Application for approval of conditions 20 attached to planning permission reference number 20200343 relating to a scheme detailing the proposed soft landscaping.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. L-HED-1344-RF-EX-DR-L-105 Rev C4 – General Arrangement Plan Amenity Roof;
Drawing No. L-1344-HED-ZZ-EX-DR-L-106 Rev C3 – Soil Depth Plan Amenity Roof;
Drawing No. L-HED-1344-RF-EX-DR-L-201 Rev C2 – Amenity Terrace – Level 04;
Drawing No. L-HED-1344-RF-EX-DR-L-202 Rev C2 – Amenity Terrace – Level 08 West;
Drawing No. L-HED-1344-RF-EX-DR-L-203 Rev C2 – Amenity Terrace – Level 08 East;
Drawing No. L-HED-1344-RF-EX-DR-L-204 Rev C2 – Amenity Terrace – Level 05;
Drawing No. L-1344-HED-ZZ-EX-DR-L-301 Rev C02 – Planting Plan Horn Yard 1 of 2;
Drawing No. L-1344-HED-ZZ-EX-DR-L-302 Rev C02 – Planting Plan Horn Yard 2 of 2;
Drawing No. L-HED-1344-RF-EX-DR-L-303 Rev C02 – Planting Plan Market Yard 1 of 2;
Drawing No. L-1344-HED-ZZ-EX-DR-L-304 Rev C02 – Planting Plan Market Yard 2 of 2;
Drawing No. L-1344-HED-ZZ-EX-DR-L-503 Rev C4 – Roof Terrace Details: Planters and seating;
Drawing No. L-1344-HED-ZZ-EX-DR-L-509 Rev C1 – Tree planting Hard Surface Finish;
Drawing No. L-1344-HED-ZZ-EX-DR-L-510 Rev C1 – Tree Planting Soft Surface Finish;
Soft Landscaping Covering Letter; and
Email from agent with additional information dated 30th June 2025.

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

Consultations, Publicity and Representations

Consultees

KCC - Biodiversity

Condition 20 states; *Prior to any part of the permitted development being occupied or used, 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 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.*

We have reviewed the submitted landscaping scheme and we note that the majority of species proposed are non native species and we would encourage that the percentage of native species within the site to be increased. We have taken this view as native plants have an established relationships with the local wildlife, forming intricate ecological relationships. Many insects, and birds (and mammals) depend on specific native plants for food, shelter, and breeding. When native plants decline, these species often struggle to survive. In addition following a recent article published by the Natural History Museum, over 53% of native UK

plants are in decline, while 58% of non-native species are expanding, often at the expense of native flora.

However we acknowledge that this is not a requirement of the condition wording. We will defer to GBC on this matter.

We have considered if the shrubs/foliage proposed are good for pollinators and we note that some of them are. However the number of species to benefit pollinators could be increased and we recommend that, where available, varieties of the plants which benefit pollinators must be planted.

Officer Comments – In response to KCC's comments, the agent provided the following information:

30.06.25 - The landscape consultant has let us know that due to the nature of the project, with small planting spaces, the design of the planting is to ensure year long planting display with a mix of evergreens and deciduous planting. Within the planting mixes, there is presence of pollinator friendly species such as herbaceous and bulbs. EL1 Flowering Lawn and WFG6 Wildflower Mix also provide a mix of native pollinator friendly plants.

KCC were reconsulted, however no response was received. GBC are of the opinion that the areas of landscaping are small and the additional information is acceptable.

Officer's Analysis

Soft Landscaping Scheme

Condition 20

20. Prior to any part of the permitted development being occupied or used, 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 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 is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The following information has been submitted to discharge condition 20.

Planning Application Form;

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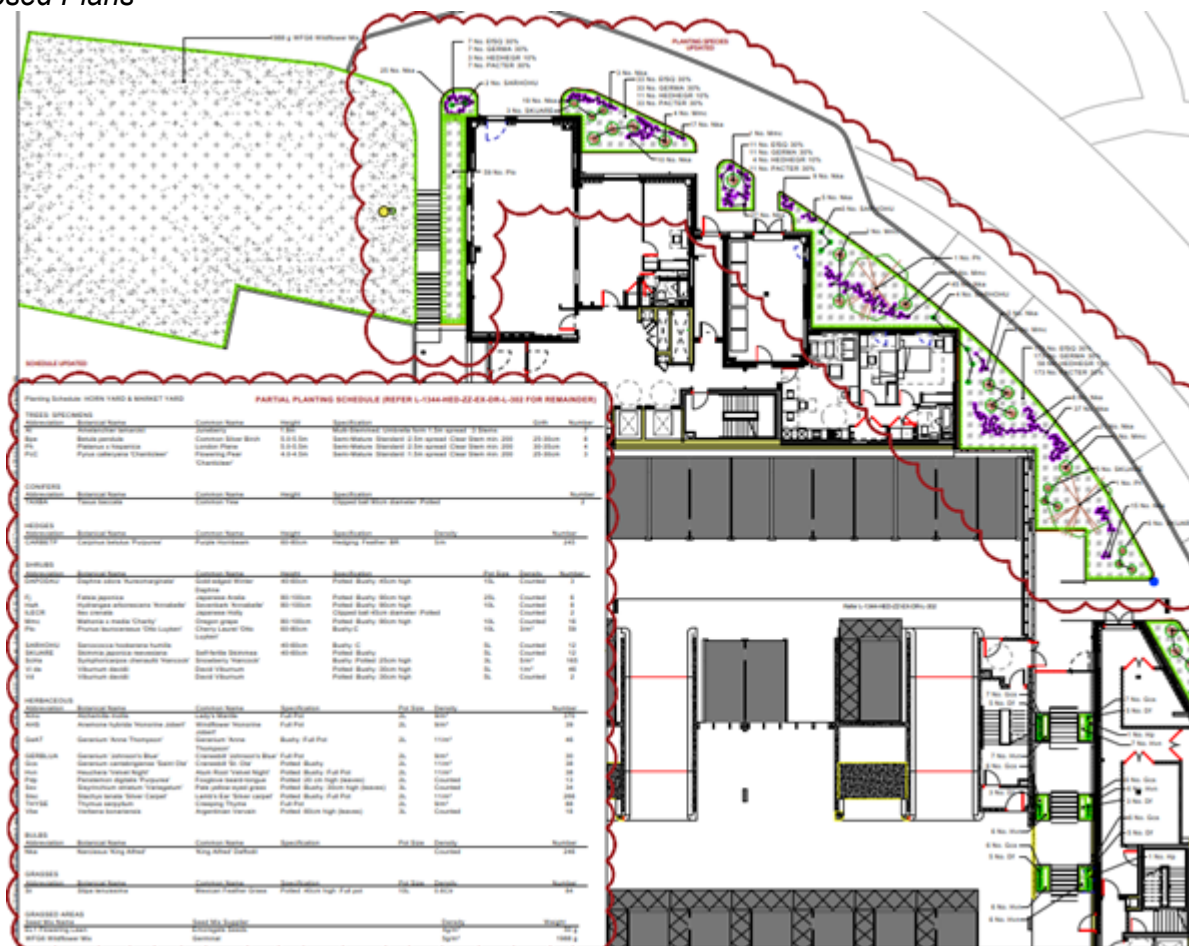
Drawing No. L-1344-HED-ZZ-EX-DR-L-304 Rev C02 – Planting Plan Market Yard 2 of 2;

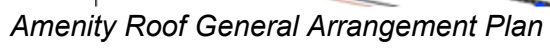
Drawing No. L-1344-HED-ZZ-EX-DR-L-503 Rev C4 – Roof Terrace Details: Planters and seating;

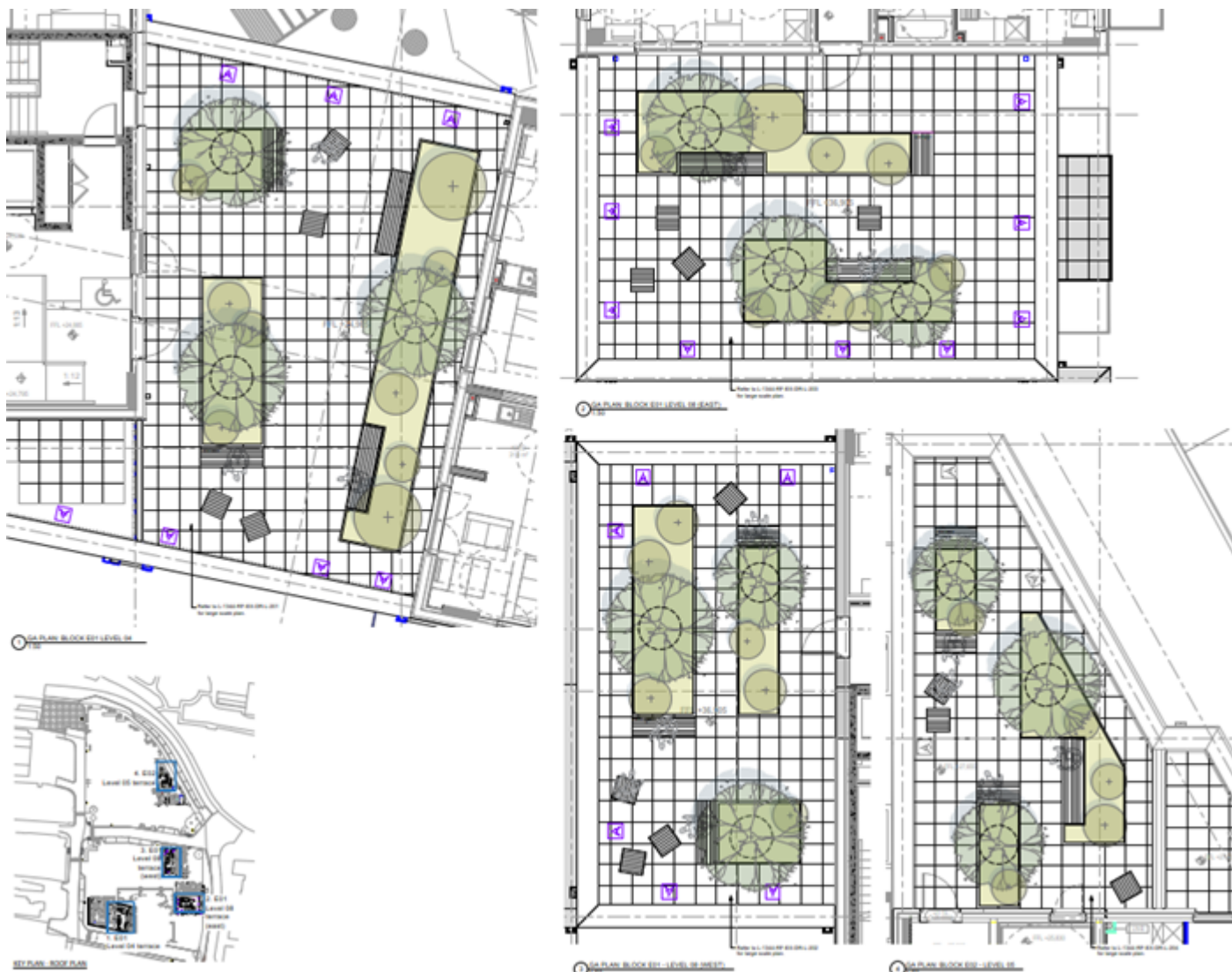
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Email from agent with additional information dated 30th June 2025.

The submitted proposed planting plans and schedules provides sufficient detail to address the details and wording specified in Condition 20:

Proposed Plans







The proposed planting plan adequately shows the location of the planting and has incorporated species that ensure year long planting display and pollinator friendly species, together with Flowering Lawn and Wildflower Mix to provide a mix of native pollinator friendly plants.

The submitted details also includes the soil depth, tree planting details, together with details of tree relocations.

It is considered that the proposed planting scheme has been selected to ensure year long planting and native pollinators. The proposed plans clearly show the location and layout in order to address the wording of the condition. The covering letter states that any aftercare will be managed by Touchdown. The wording of Condition 20 stipulates that if any of the planting that becomes diseased or is damaged or dying, it will be replaced in the next planting season. Therefore the local authority is satisfied with the provision of aftercare.

No further information is required and condition 20 can be discharged.

Conclusion

Sufficient information has been submitted to discharge condition 20 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