



Delegated Report

Approval of Details Application

Planning Application No: 20240323

Location: Land At St Columbas Close Gravesend Kent

Description: Application for approval of condition 6 attached to planning permission reference number 20221179 relating to the details of the lighting design and biodiversity.

Applicant: Mr Sam Duckett, Oakwood Building Contractors Ltd

Submitted Documents/Plans

Application Form;
S8 Lighting Design - Environmental Impact Assessment & Lighting Design Category Selection Process;
S38 Proposed Lighting – Equipment Schedule – R0;
S38 Proposed Lighting – Risk Assessment – R0;
S38 Proposed Lighting Design R0 – Outdoor Lighting Report;
S38 Footpath Proposed Lighting Design R0 – Outdoor Lighting Report;
Private Lighting Design - Environmental Impact Assessment & Lighting Design Category Selection Process;
Private Proposed Lighting – Equipment Schedule – R0;
Private Proposed Lighting – Risk Assessment – R0;
Private Proposed Lighting Design R0 – Outdoor Lighting Report;
Underground Utilities Search Report;
Bat Survey Report;
Preliminary Ecological Appraisal;
Drawing No. MMA18541/001 R0 – S38 Street Lighting Design Sheet 1 of 1;
Drawing No. MMA18541/001 R0 – Private Street Lighting Design Sheet 1 of 1; and
Drawing No. 24.115.500 P – Incoming Underground Services.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240456	Application for approval of condition 11 attached to planning permission reference number 20221179 relating to details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development.	Under Consideration	
20240434	Application for approval of condition 12 attached to planning permission reference number 20221179 relating to details of crime prevention measures according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED)	Under Consideration	
20240373	Application for approval of condition 10 attached to planning permission reference number 20221179 relating to details of how the development will offset biodiversity	Under Consideration	

	loss/enhance biodiversity.		
20240372	Application for approval of condition 8 attached to planning permission reference number 20221179 relating to a arboricultural method statement being submitted and approved.	Under Consideration	
20240319	Application for approval of conditions 7, 9 and 27 attached to planning permission reference number 20221179 relating to details of (7) Scheme of sustainable water drainage, (9) Foul and surface water sewage disposal and (27) Infiltration of surface water drainage.	Under Consideration	
20240261	Application for approval of the first part of condition 5 attached to planning permission reference number 20221179 relating to the implementation of an archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable.	Approval of Details	23.05.2024
20240260	Application for approval of condition 4 parts a, b and c attached to planning permission reference number 20221179 relating to a strategy to deal with the potential risks associated with any contamination of the site.	Approval of Details	23.05.2024
20240258	Application for approval of condition 3 attached to planning permission reference number 20221179 relating to a comprehensive Code of Construction Practice covering all environmental impacts of this development.	Under Consideration	
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permitted	06.04.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places

Consultations

KCC – Biodiversity

CONDITION DISCHARGE – SUFFICIENT INFORMATION

We have reviewed the submitted documents in relation to condition 6 and advise that sufficient information has been provided to discharge the condition.

GBC – Environmental Protection

The reason for Condition 6 being attached to the planning permission was 'In order to enhance the biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014)'. This does not fall within Environmental Protection's remit. Therefore, there are no comments to make.

Officer's Analysis

This application is for approval of condition 6 attached to planning permission reference number 20221179 relating to the details of the lighting design and biodiversity.

Submitted Details

The following information has been submitted to discharge the first part of condition 6:

Application Form;

S8 Lighting Design - Environmental Impact Assessment & Lighting Design Category Selection Process;

S38 Proposed Lighting – Equipment Schedule – R0;

S38 Proposed Lighting – Risk Assessment – R0;

S38 Proposed Lighting Design R0 – Outdoor Lighting Report;

S38 Footpath Proposed Lighting Design R0 – Outdoor Lighting Report;

Private Lighting Design - Environmental Impact Assessment & Lighting Design Category Selection Process;

Private Proposed Lighting – Equipment Schedule – R0;

Private Proposed Lighting – Risk Assessment – R0;

Private Proposed Lighting Design R0 – Outdoor Lighting Report;

Underground Utilities Search Report;

Bat Survey Report;

Preliminary Ecological Appraisal;

Drawing No. MMA18541/001 R0 – S38 Street Lighting Design Sheet 1 of 1;

Drawing No. MMA18541/001 R0 – Private Street Lighting Design Sheet 1 of 1; and

Drawing No. 24.115.500 P – Incoming Underground Services.

Condition 6

Biodiversity and Lighting

6. Prior to commencement of works, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the Local Planning Authority. The plan will show the type and locations of external lighting, as well as expected light spill in lux levels, to demonstrate that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason: In order to enhance the biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).

In relation to Condition 6 the submitted documents contain sufficient information to satisfy the condition fully.

The submitted details are considered acceptable and therefore sufficient detail has been submitted to satisfy Condition 6 of 20221179 as proposed.

Conclusion Recommendation

Sufficient information has been submitted to discharge Condition 6 of planning approval 20221179 relating to the details of the lighting design and biodiversity.

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:		Signed:	
Dated:	11 th June 2024	Dated:	11 th June 2024