



Delegated Report

Submission of Details to Discharge Conditions

Planning Application No: 20250891

Location: Site Of Battle Of Britain Coldharbour Road Northfleet Gravesend

Description: Application for the approval of condition 14 (Cycle Parking Provision), condition 15 (Electrical Vehicle EV Charging Points), condition 18 (Soft Landscaping), condition 20 (External Lighting) and condition 21 (Hard Landscaping) attached to planning reference number 20231182.

Applicant: Simply Develop (UK) Ltd

Submitted Documents/Plans

Application Form

E-00-EX(90)001 Rev J – Electrical Services Proposed External Services Layout

2271_90_511 – Cycle Store as Proposed

101D – Landscape Proposals

401C – Detailed Planting Proposals Sheet 1 of 5

402C – Detailed Planting Proposals Sheet 2 of 5

403C – Detailed Planting Proposals Sheet 3 of 5

404C – Detailed Planting Proposals Sheet 4 of 5

405C – Detailed Planting Proposals Sheet 5 of 5

2271_00_005 V – Site Plan as Proposed (Showing Day Room Locations)

KCC Letter – Section 278 Technical Acceptance

GS/WG/BL 2271(3.15)06/03/25 - Schedule of External Materials

Technical Specification – BalcaSmart Aluminium

Technical Specification – Lunar 400 x 200 x 80

Technical Specification – Citideck for Urban Environments

Technical Specification – Marley Antislip Plus

Technical Specification – Resin Bound Gravel

Technical Specification – Tegula 240 x 160 x 80

Sample Image

Superseded Documents:

~~2271_90_510 C – Fence Details~~

~~E-00-EX(90)001 – Electrical Services Proposed External Services Layout~~

~~101C – Landscape Proposals~~

~~S036E – Entrance Wall 1 Details (Agreed – please remove from application)~~

~~S037B – Entrance Wall 2 Details (Agreed – please remove from application)~~

~~Schedule of External Materials~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20250222	Application for the approval of condition 5 (Tree Protection Measures), condition 8 (Boundary Treatments), condition 9 (Plant and Equipment) and condition 10 (Noise Control)	Approval of details	06.05.2025

	attached to planning reference number 20231182.		
20250041	Application for the approval of condition 6 (External Facing Materials, Colours and Finishes) and condition 7 (parts a, b and c only) (Contaminated Land - Desk Study Report) attached to planning reference number 20231182.	Approval of details	06.05.2025
20240987	Application for a non-material amendment to planning permission reference number 20231182 to allow the addition of a substation, amend the landscaping and some associated levels.	Approval of Non-Material Amendment	10.01.2025
20240378	Application for the approval of conditions 3, 4 and 5 attached to planning permission reference number 20231182 relating to Code of Construction Practice/Construction Management Plan; Sustainable Surface Water Drainage Scheme and Infiltration; Tree Protection and Tree Works/Removal.	Approval of details	25.06.2024
20231182	Application for the variation of condition 2 attached to planning reference 20221251 for the construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works; to allow the increase of 65 bedrooms to 75 bedrooms and the provision of a basement.	Permitted	12.03.2024
20221251	Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works.	Permitted	20.06.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

Supplementary Planning Guidance

- Guidance Note 12 – Arboricultural Association
- Kent Design Guide (2006)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

KCC Highways

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority to the discharge of Conditions 14, 15, 19 and 21 of Application Ref: GR/20231182.

KCC Biodiversity

No comments received.

Officer's Analysis

This application seeks approval of details submitted to discharge condition 14, 15, 18, 20 and 21 of planning reference 20231182.

Condition 14

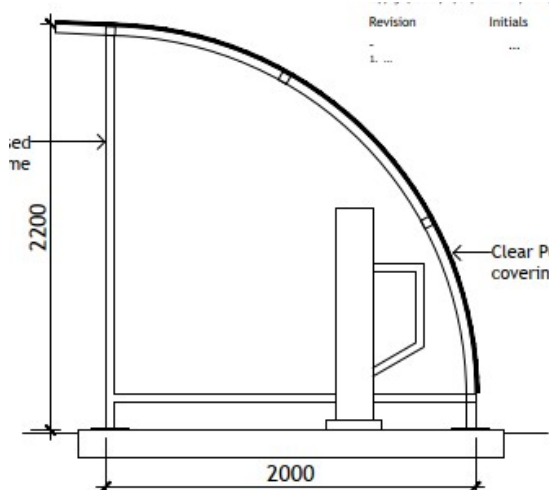
The wording of **Condition 14** is as follows:

Cycle Parking Provision and Retention

14. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before the development as hereby permitted is brought into use and occupied, full details of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The storage facilities should be secure and weatherproof and well-lit, and the details shall show that there is adequate provision for staff to shower, change and suitably store wet clothes. The development shall be carried out in accordance with the approved details before the first occupation of the development and be maintained thereafter.*

Reason: To encourage the use of a sustainable and environmentally acceptable mode of transport, and in accordance with Policy CS11 and CS19 of the Gravesham Local Plan: Core Strategy (2014).

To address this condition the plans provided detail the provision of 8 cycle spaces in the location as approved under ref 20231182. The proposed plans show 4 bike stands with space either side for bikes with steel framed, clear polycarbonate curved covering;



KCC Highways have raised no objection to the discharge of this condition. In addition, the approved floor plans under planning ref 20231182 show a staff wc and changing rooms on the basement, ground, first and second floors. It is considered that the details proposed as part of this application, in conjunction with the approved floor plans under 20231182 together meet the requirements of Condition 14 of 20231182 and would meet the reason for the inclusion of this condition which is to encourage the use of a sustainable and environmentally acceptable mode of transport. The requirements of condition 14 have been met.

Condition 15

The wording of **Condition 15** is as follows:

Electric Vehicle (EV) Charging Points

15. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before the development as hereby permitted is brought into use and occupied details shall be provided of the Electric Vehicle (EV) charging points and passive provision and shall ensure that at least 10% of the parking spaces are provided with Electric Vehicle (EV) charging points and a further 10% are provided with passive provision i.e., cabling / ducting. Each charging point should be able to accommodate a useable supply of 11KW or 22KW. Such provision shall be implemented prior to the first occupation of the development hereby permitted, and thereafter permanently retained and maintained.*

Reason: To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Policy CS11 and Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).

To address this condition the proposed details show that 3 spaces would have an 11KW EV Charge point and 3 spaces would have ducting for future expansion of EV charging. The approved scheme provides 27 vehicular parking spaces and so the 3 EV charging point and cabling for future expansion of EV for 3 additional spaces would meet the 10% requirement of the condition and in turn would meet the purposes of the condition: to encourage the use of sustainable and more environmentally acceptable modes of transport. It is noted that KCC Highways have raised no objection to the discharge of this condition. The requirements of condition 15 have been met.

Condition 18

The wording of **Condition 18** is as follows:

Soft Landscaping

18. *Notwithstanding the details shown on the approved plans, submitted documents and*

Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following the 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 type during the next available planting season. The development shall be carried out in accordance with the approved details before the first occupation of the development and be maintained thereafter.

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 (2014).

The details submitted with this application include detailed planting proposals, and focussed on species which are native to the UK. Full details of the planting have been provided. The plan below shows the overall soft landscaping;



There is a reasonable level of native planting proposed. The planting plans show boundaries edged with hedging, tree positioning and other soft landscaping which follows the plans as approved and would provide ultimately a good level of soft landscaping for this site resulting in a positive impact on the appearance and

design of the scheme. The proposals would therefore comply with the requirements of condition 18.

Condition 20

The wording of **Condition 20** is as follows:

External Lighting

20. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before the development as hereby permitted is brought into use and occupied, full details of all proposed external lighting set out in a lighting management plan shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the first occupation of the development and be maintained thereafter.*

Reason: In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in the interest of protecting wildlife and encouraging biodiversity pursuant to the requirements of Policy CS12 and CS19 of the Gravesham Local Plan: Core Strategy (2014).

An Electrical Services plan has been submitted with this application to address this condition. This plan details lighting which will include: Wall Mounted 30w LED's, 5m 14W Street Lighting Columns, 25W LED Bollards and LED Signage above the main entrance door. The lighting is relative limited given the expanse of the site and is of low wattage, such that it is unlikely that the lighting would cause any significant harm to local residential amenity or wildlife. The requirements of this condition have been met.

Condition 21

The wording of **Condition 21** is as follows:

Hard Landscaping

21. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before the development as hereby permitted is brought into use and occupied, 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:*

- *delivery /drop off areas;*
- *hard surface finishes to the vehicle parking area,*
- *pedestrian accesses, footpaths and amenity areas;*
- *Internal courtyard and;*
- *Roof terraces/gardens*

The development shall be carried out in accordance with the approved details before the first occupation of the development and be maintained thereafter.

Reason To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 and CS20 of the Gravesham Local Plan: Core Strategy (2014).

Details of hard landscaping are provided as follows:

Vehicular entrance - Asphalt

Vehicle Parking Area's – Marshalls Tegula Priora 240 x 160 x 80, colour Pennant Grey.

Pedestrian Accesses – Resin Bound Surfacing - GCL resin bound gravel, colour mix: Koala

Feature Paving - Marshalls Lunar Smooth, colour: Silver Dust

Internal Courtyard – Resin Bound Surfacing - GCL resin bound gravel, colour mix: Koala

Visitors Courtyars – Breedon Gravel Below Pleached Tree



Patios – GCL resin bound gravel, colour mix: Koala

Balconies - Balcony decking at Dayroom A and B: Marley Eternit CitiDeck non slip timber decking

Balcony decking at Dayroom C and D: Ryno BalcaSmart aluminium decking colour: RAL 7016 Anthracite Grey

Marshalls Tegula Priora 240 x 160 x 80, colour Pennant Grey.



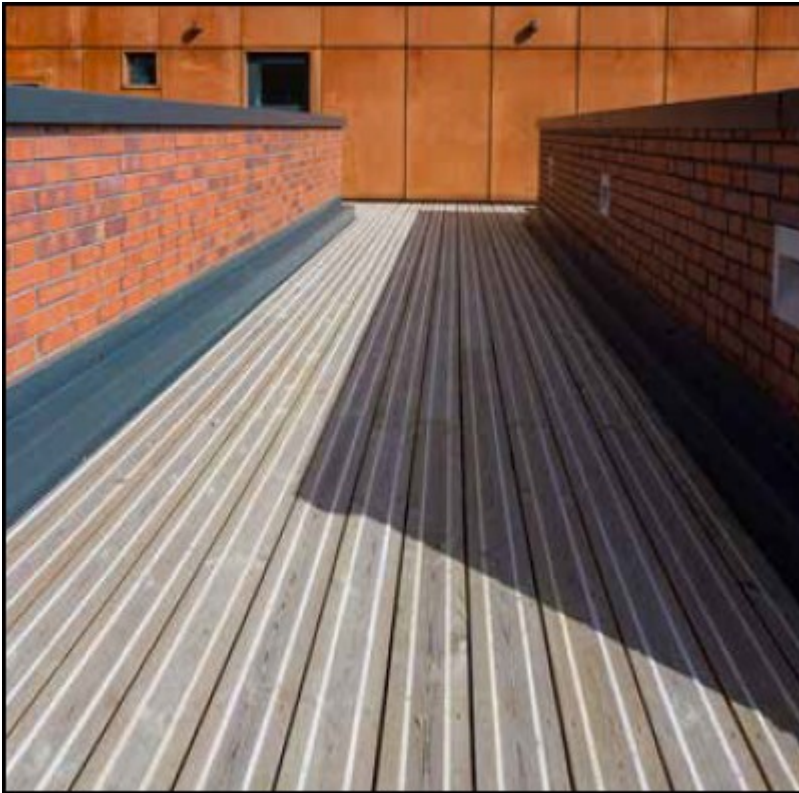
Resin Bound Surfacing - GCL resin bound gravel, colour mix: Koala



Marshalls Lunar Smooth, colour: Silver Dust



Marley Eternit CitiDeck non slip timber decking



Ryno BalcaSmart aluminium decking colour: RAL 7016 Anthracite Grey



The hard surfacing details are considered to be an appropriate mix of materials and colours such that it would protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents as per the requirements of this condition.

Conclusion & Recommendation

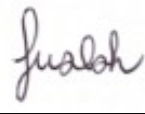
The submitted details meet the requirements of these conditions.

The recommendation is to approve the details submitted to discharge 14 (Cycle Parking Provision), condition 15 (Electrical Vehicle EV Charging Points), condition 18 (Soft Landscaping), Condition 20 (External Lighting) and condition 21 (Hard Landscaping) of planning permission 20231182.

Approval of Details

(see draft Decision)



Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	13 th January 2026	Dated:	14 January 2026