



Delegated Report

Approval of Details Application

Planning Application No: 20260421

Location: Land At Worcester Close Istead Rise Gravesend

Description: Application for the approval of condition 22 (Deliveries and Servicing) and condition 23 (Broadband) attached to planning reference number 20230136.

Applicant: Fuse Architects

Submitted Documents/Plans

Application form;
24101-EEL-ZZ-G-DR-E-1000.S5.2;
24101-EEL-ZZ-01-DR-E-1001.S5.3;
24101-EEL-ZZ-ZZ-DR-E-3003.S5;
E33156-24-EC-ZZ-01-DR-A-GA-0100.P03; and
Openreach Site Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	Permitted	29.11.2023

Consultations, Publicity and Representations

Consultees

There have been no consultees consulted on this application.

Officer's Analysis

Condition 22 (Deliveries and Servicing)

22. *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, details and arrangements for deliveries and servicing the proposed development, shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved. The servicing strategy shall include the following:*

- Details for the servicing of the residential apartments and communal spaces to be provided as part of the development, to have regard to the phased delivery of the development and interim arrangements*

required until such time as the whole development is built out and operating

Reason *To ensure acceptable delivery and servicing arrangements to enable the efficient operation of the development and to minimise any potential impacts on the road network and existing properties and businesses and in accordance with adopted Local Plan Core Strategy Policies CS11 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).*

The following information has been submitted to discharge condition 22.

Application form; and
E33156-24-EC-ZZ-01-DR-A-GA-0100.P03.

The submitted site setup plan provides detail on the servicing and delivery arrangements for the site. The Delivery Service plan shows that there would be adequate space for the storage of materials and waste within the site. There would be a loading and unloading area within the site, a traffic marshal will be present during all vehicle movements. There would be facilities provided for members of staff working at the site.

It is considered the submitted Delivery and Service Plan will ensure the development will have acceptable delivery and servicing arrangements to enable the efficient operation of the development and to minimise any potential impacts on the road network and existing properties and businesses. It is considered that condition 22 (Delivery and Service Plan) attached to planning permission reference number 20230136 can be discharged.

Condition 23 (Broadband)

23. *Prior to any part of the permitted development being occupied or used a fibre to premises (FTTP) Statement shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a high speed wholly FTTP connection to the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that have been made in the absence of FTTP). Thereafter, the infrastructure shall be laid out in accordance with the approved details and be available for use on the first occupation of any of the residential units hereby approved.*

Reason *To ensure that the new development in Gravesham is provided with high quality broadband services enhancing Gravesham as an attractive location in accordance with Policy CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014).*

The following information has been submitted to discharge condition 23.

Application form;
Fibre to Premises Statement;
24101-EEL-ZZ-G-DR-E-1000.S5.2;
24101-EEL-ZZ-01-DR-E-1001.S5.3;
24101-EEL-ZZ-ZZ-DR-E-3003.S5; and
Openreach Site Plan

The submitted drawing 24101-EEL-ZZ-ZZ-DR-E-3003.S5 and the Openreach Site Plan show that there would be shared fibre provision for the block, with each unit having individual internal connection points.

The supporting Fibre to the Premises (FTTP) Statement confirms that each unit will have a fibre connection and the scheme will be constructed in accordance with the plan. It is considered that the submitted details are acceptable to address the wording of Condition 23 of planning approval 20230136. No further information is required and condition 23 can be discharged.

Recommendation

Discharge conditions 22 and 23.

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:	<i>Ade Lawal</i>	Signed:	<i>F Walsh</i>
Dated:	18 th June 2026	Dated:	18 June 2026