

Delegated Report

Approval of Details Application

Planning Application No: 20250410

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

Description: Application for approval of conditions 17 attached to planning permission reference number 20200343 relating to a fibre to premises (FTTP) Statement.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Glide Fibre – Covering Letter (14th April 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

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 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Consultees

Formal consultation is not required.

Officer's Analysis

Broadband

Condition 17

- 17 *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 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 dwellings 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 25.

Planning Application Form;
Covering Letter;
Glide Fibre – Covering Letter (14th April 2025).

The submitted details, including a letter/statement from Glide Fibre, dated 14th April 2025, states:

Glide will be installing a single-mode fibre backbone infrastructure across Heritage Quarter blocks E01, E02, and E03. This installation will include 4-core single-mode fibre connectivity between the main communications room of each block and the individual apartments.

Within each apartment, the fibre will be terminated in the service cupboard and housed in a wall-mounted home hub enclosure.

The site-wide fibre infrastructure will follow a star topology, with the main core communications room located in block E01. From there, single-mode fibre backbone links will be routed through the external duct system to the communications rooms in the remaining blocks.

This infrastructure will provide the appointed internet service provider with direct connectivity to each apartment on the site.

All passive cabling will be fully installed and tested prior to resident occupation.

It is considered that the submitted details are acceptable to address the wording of Condition 17 of planning approval 20200343.

No further information is required and condition 17 can be discharged.

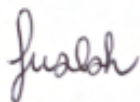
Conclusion

Sufficient information has been submitted to discharge condition 17 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:	Mrs Faye Walsh
Signed:	A Cue	Signed:	
Dated:	19 th June 2025	Dated:	20 June 2025