

Delegated Report

Approval of Details Application

Planning Application No: 20250266

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

Description: Application for approval of conditions 26 attached to planning permission reference number 20200343 relating to details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants and public of the development.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing Number: L20006-EDC-ZZ-00-DR-Z-1000 – Site Services Layout;
Drawing – Duct Layout; and
Covering Letter.

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
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development affecting Conservation Areas
- 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 and beautiful places.

Officer's Analysis

Submitted Details

The following information has been submitted to discharge condition 26;

Planning Application Form;
Drawing Number: L20006-EDC-ZZ-00-DR-Z-1000 – Site Services Layout;
Drawing – Duct Layout; and
Covering Letter.

Condition 26 – Electric Charging Points

26. *Prior to the first use of the multi-storey car park hereby approved details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants and public of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first use of the multi-storey car park hereby approved to which the cabling applies.*

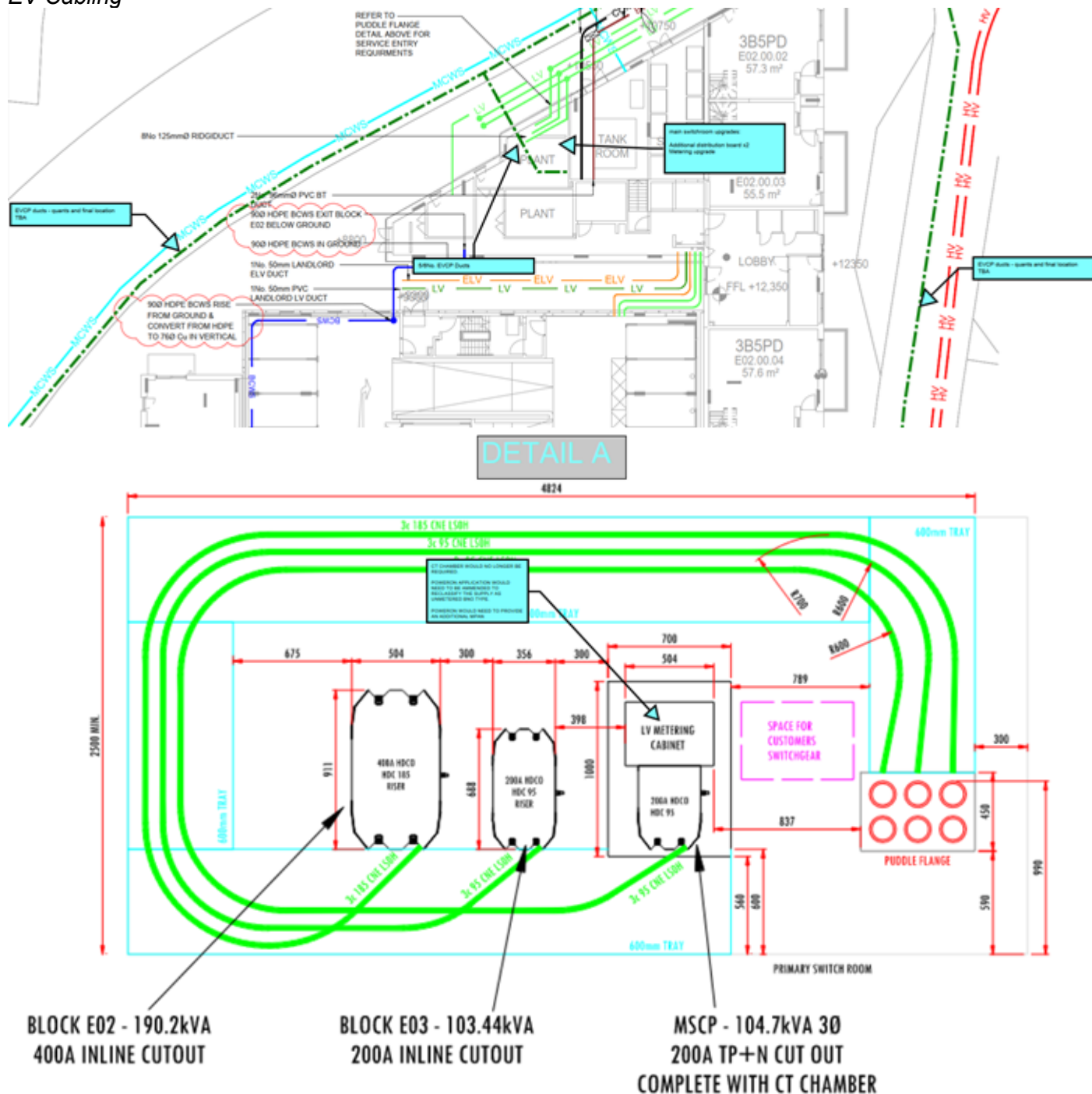
Reason *To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Policy CS11, CS18 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).*

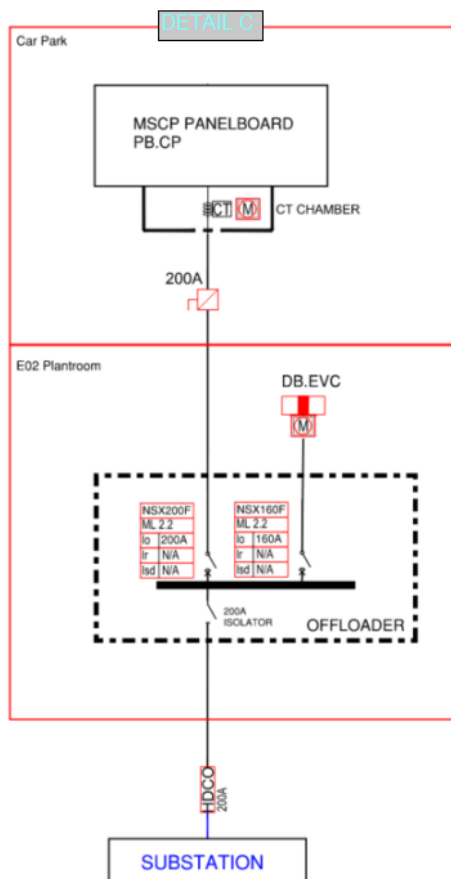
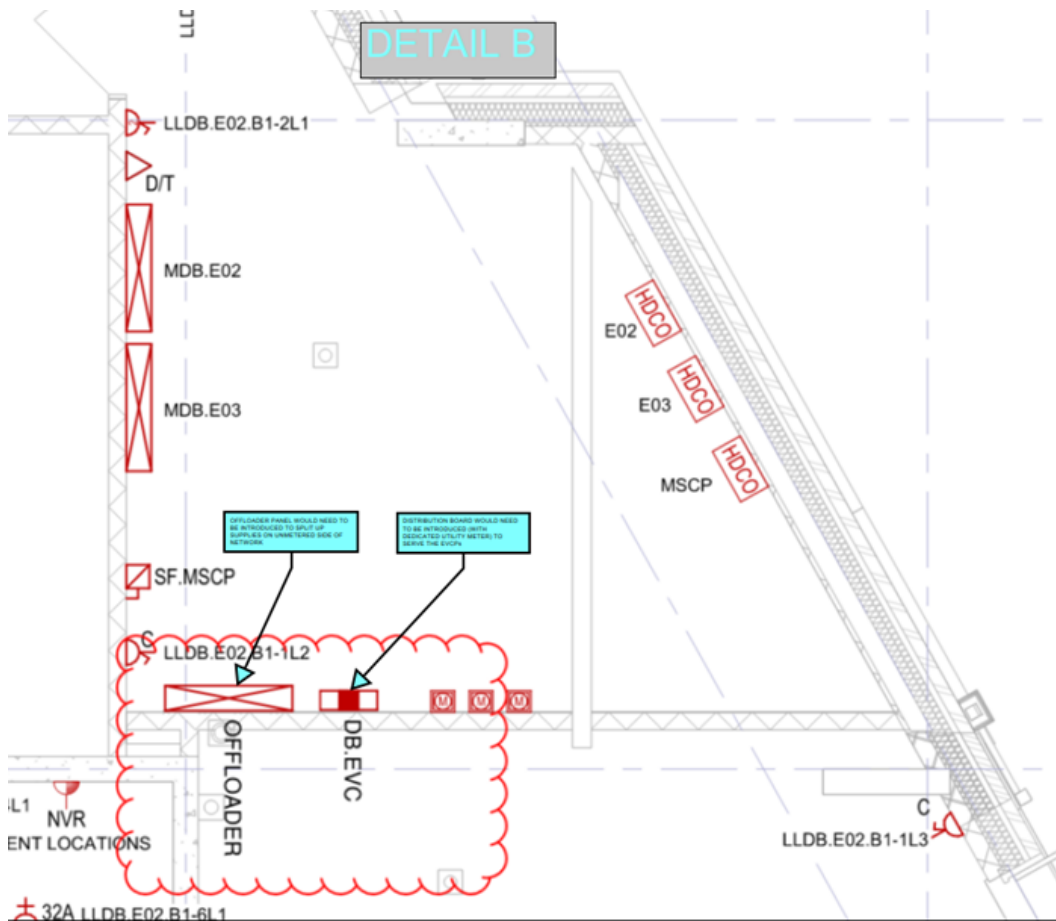
The original proposal is for the *Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian, landscaping, highway and other associated works* and with regard to vehicle charging, condition 26 was included within the decision notice to submit details showing the provision of cabling to

enable charging facilities to be installed for electric vehicles, but not specifically for the details of electric charging specifications or location to be submitted.

The submitted drawing shows the cabling within the multi-storey car park to facilitate electric vehicle charging for future occupants, as shown in the excerpts of the submitted duct layout plan below:

EV Cabling





The submitted details adequately show the provision of cabling to enable EV charging and as such, it is considered that the submitted details are sufficient to satisfy Condition 26 of planning approval 20200231.

No further information is required and condition 26 can be discharged.

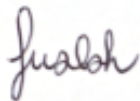
Conclusion Recommendation

Sufficient information has been submitted to discharge condition 26 of planning approval 20200231.

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:	<i>A Cue</i>	Signed:	
Dated:	5 th June 2025	Dated:	21 June 2025