



**Application: 20230866**  
**Your Reference: 23/00863/FUL**

**TOWN AND COUNTRY PLANNING ACTS**

**TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

**NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND**

To: **Jim Wilson**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **Land East Of  
New Barn Road  
Southfleet  
Dartford  
Kent**

and being **Proposed construction of a battery energy storage facility and associated works including battery energy storage containers, AUX (Auxiliary) transformer, KNAN transformers, MV (Medium voltage) Switch room, DNO (distribution network operator) switch room, erection of boundary fencing & CCTV camera and connection to existing electricity grid. Formation of temporary construction compound.**

Referred to in your application dated 14 August 2023.

**GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-**

Due to the distance from residential properties, the proposal would be unlikely to have a significant impact on the amenities of Gravesham residents. However, the site lies adjacent to Gravesham's rural Green Belt boundary. The main issue concerning the acceptability of the principle of the proposed development would therefore centre around the preservation of openness and safeguarding the countryside from encroachment. As supporting energy infrastructure for renewable energy projects, a view will have to be taken on the balance of the environmental benefits of the scheme against the harm to openness. The application should be considered against relevant local and national planning policy as appropriate; and in particular paragraphs 150(e) and 151 of the National Planning Policy Framework 2021. It is recommended that the visual impacts of the development should be well mitigated and conditioned with the planting and landscaping as proposed as a minimum.

In addition and in relation to the application submissions, the Borough Council is requested to consider the comments from Gravesham Borough Council's Highways Officer:

The submission appears to be flawed, although not necessarily fatally so.

1. The visibility splay shown on drawing C2522-SK02 is wrong, it should follow the nearside kerb and not as shown to some point on the roundabout carriageway. It is noted that the applicants

state that vehicle speeds are expected to be slower due to the proximity of the roundabout, but no supporting data has been provided to demonstrate this.

2. The swept path drawings clearly show that an articulated vehicle will require a significantly larger gate to access the site, or the fence will need to be removable.

3. Drawing C2522-TK01 - The thick red wavy line shows the area required by an articulated lorry to access the site; no details are provided regarding a rigid vehicle. Clarification is requested that the fence and gates will only be installed after installation of the transformers and batteries, but even then, should there be a failure a replacement may be necessary which may require removal of the fence.

Dartford Borough Council is thanked for consulting Gravesham Borough Council.

Dated this 31st day of August 2023

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*Wendy Lane MRTPI*  
Assistant Director (Planning)  
**Planning Service**