

Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20230866
Location:	Land east of New Barn Road, Southfleet, Dartford
Description:	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.
Applicant:	Jim Wilson
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Dartford Borough Council has submitted the following in support of the application:

Consultation letter dated 9 August 2023

Relevant Planning History

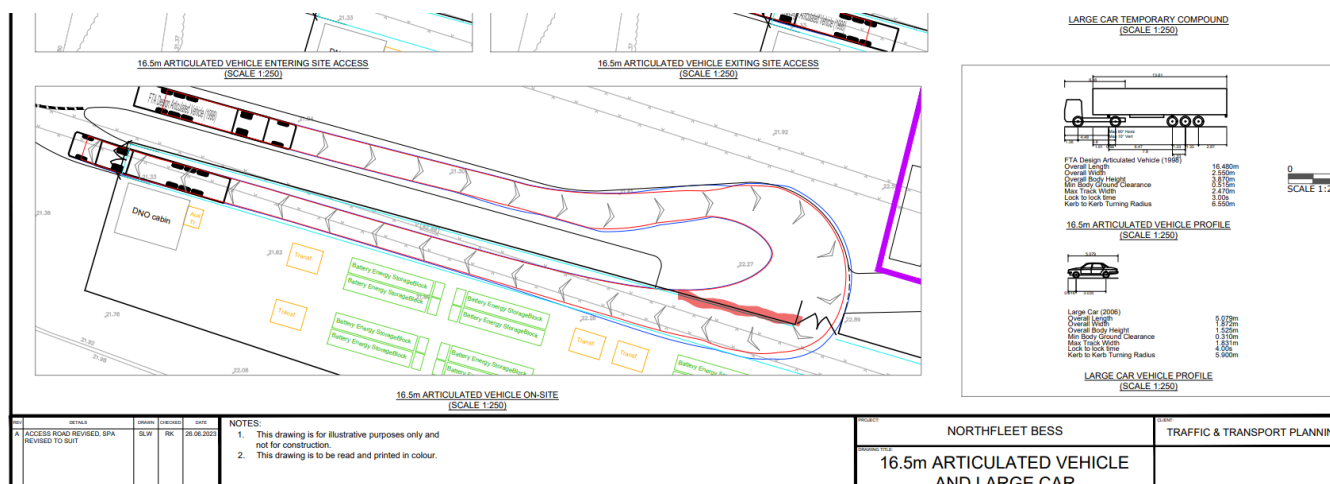
There is no planning history in relation to Gravesham.

Consultations

GBC Highways

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



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.

I have no other comments to make on the proposal, its impact would be considered insignificant.

Officer's Analysis

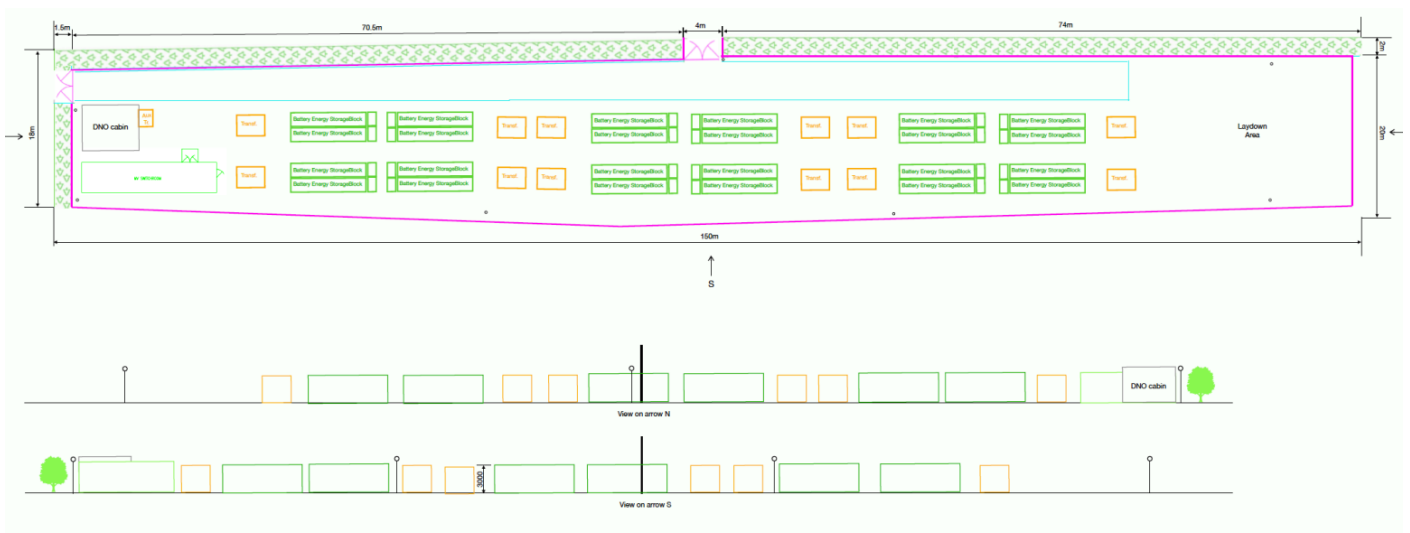
This application comprises a Dartford Borough Council application on application 23/00863/FUL for a battery energy storage facility and associated works, located on land to the east of New Barn Road, Gravesend. The submitted Planning Statement states that the facility covers an area of 0.3ha including a laydown area and new hedgerows around the perimeter fence. The equipment footprint covers 0.05ha. The application site has been extended to 0.9ha to include landscape creation and enhancement outside the perimeter palisade fence and near the site entrance.

The proposed batteries would store electricity and would allow the local grid network to operate more efficiently; taking excess energy, storing it and releasing it onto the network when the grid needs it at times of peak demand. The proposed development would also provide energy balancing services to the National Grid to support integration and increase of renewable generation facilities.

Site Location



General Arrangement



From the submitted Planning Statement it would appear that there has been a history of temporary construction compound uses at the site (as shown in the image above) that have been cleared but ultimately the current use is agricultural.

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.

Highways comments about drawing amendments and additional information should also be submitted to be considered.

Conclusion and Recommendation

The harm to the openness of the Green Belt and encroachment into the countryside must be balanced against the environmental benefits of the scheme. Drawing amendments and additional information relating to the submitted highways details should also be considered.

Further expert advice will be provided as necessary by other consultations undertaken by Dartford.

Dartford Borough Council is thanked for consulting Gravesham Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	29th August 2023	Dated:	31 August 2023