

Delegated Report

Householder Planning Application

Planning Application No: 20211258

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 17 attached to planning permission reference number 20190503 relating to electric charging points.

Applicant: Mr Jason Wild, Westridge Construction Ltd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form;
Covering Letter dated 6th November 2021; and
Drawing No. SPG-BPTW-02-00-DR-A-5601- Parking strategy - Charging Points.

Relevant Planning History

20190503 - Erection of one, four-storey flat block with ancillary spaces, associated car parking, landscaping and improvements to existing children's playground. The flat block will contain a total of 23 affordable units including 7 no. x 1 bedroom rented flats and 16 no. x 2 bedroom rented flats. **Permitted 27th September 2019**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS18 – Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development

- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

GBC - Highways Officer

The applicant seems to be suggesting that the charging points are central to each car parking bay. The preferred location is between the car park spaces, as this eases access to the equipment and impinges less than the central position on the parking space. It also gives greater flexibility in terms of how the car is parked so it can be reversed into the parking space, but still retain sufficient cable length to reach the socket on the vehicle.

KCC - Heritage

No comment

Officer's Analysis

Condition 17

Prior to the first occupation of the development hereby approved details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants 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 occupation of any of the residential units hereby approved to which the cabling applies. For the avoidance of doubt the Local Planning Authority would expect at least 20% of the development to have electric charging points.

The following information has been submitted to discharge condition 17

- Application form;
- Covering Letter dated 6th November 2021; and
- Drawing No. SPG-BPTW-02-00-DR-A-5601- Parking strategy - Charging Points.

GBC Highways officer raised the following point which was put to the applicant.

The applicant seems to be suggesting that the charging points are central to each car parking bay. The preferred location is between the car park spaces, as this eases access to the equipment and impinges less than the central position on the parking space. It also gives greater flexibility in terms of how the car is parked so it can be reversed into the parking space, but still retain sufficient cable length to reach the socket on the vehicle.

On 23rd November 2021 the applicant confirmed the following:

The charging point infrastructure, ducting etc is already installed and centrally located. Therefore, on this occasion, we will leave this and take on board for future developments, particularly given the Government's recent announcement on new build housing and charging points.

7 of the 24 spaces have EV charging points which is 30% of the total spaces on site. This is deemed acceptable and there is no conflict with local or national planning policy.

Discharge Condition 17

Conclusion & Recommendation

Condition 17 can be discharged.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	23rd November 2021	Dated:	25 November 2021