



Mrs Lisa Fisher
Planning Department
Gravesham Borough Council
Civic Centre,
Gravesend,
DA12 1AU

Our ref: DHA/31687
Planning portal ref: PP-13888817

09 April 2025

Dear Lisa,

APPLICATION TO DISCHARGE CONDITION 05 AND 07 PURSUANT TO PLANNING PERMISSION 20240091 WHICH SOUGHT ENGINEERING WORKS TO CONSTRUCT A FORMAL CAR PARKING AREA FOR VINEYARD FARMS LTD OFFICE, WINERY AND VINEYARD WORKERS, AND OTHER USERS OF BROOKERS FARM

BROOKERS FARM, LUDDSDOWN ROAD, LUDDSDOWN, GRAVESEND, KENT, DA13 OXE

We write on behalf of our client, Mr Steve Chappell (Vineyard Farms Ltd), and advise that an application for the discharge of **Condition 05 and 07** pursuant to Planning Permission 20240091 has been submitted online via the Planning Portal today (Planning Portal Reference PP-13888817).

Condition 05: External Lighting

Condition 05 is worded as follows:

"No external lighting shall be installed on site unless details for such lighting have first been submitted to and approved in writing by the Local Planning Authority. Where the Local Planning Authority approved details of external lighting, the details approved shall be retained thereafter as approved".

A Proposed Car Park Lighting Position Plan has been prepared in support of this application, showing the location of the proposed downlighting to be installed on the car park. In addition to the plan, the specification sheet for the proposed lighting has been provided at appendix 1. The key features include the following:

- Made of aluminium and glass, finished in rust brown colouring.
- Measurements: 80cm (h) x 15.1cm (l) x 12cm (w).

Further details of specifications and design of the downlighting proposed have been provided and are set out below in **Figure 1**. This shows the measurements and design of the 28no. proposed downlighting.

Kent

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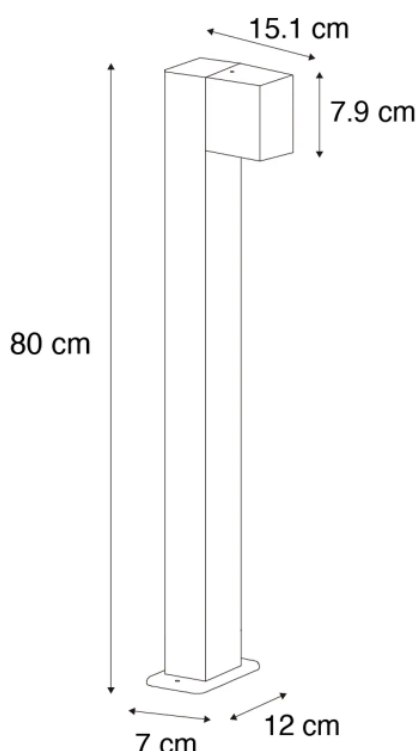


Figure 1 – Details of Proposed Downlighting

In regard to the bulbs, the outdoor lamp shown above does not come fitted with a specific bulb, this is purchased separately. The website that sells these downlights, Lamp and Light, recommends the following light bulb for the downlight. As such, it is understood that **'GU10 3-Step Dim to Warm LED Bulb 6W 450LM 2000-2700K'** bulb will be installed alongside the downlight in Figure 1. The specification sheet for this light bulb is at Appendix 2.

Condition 07: EV Charging

Condition 07 is worded as follows:

'Notwithstanding the details shown on the approved plans, submitted documents and application form, before the development as hereby permitted is first brought into use details shall be provided of the Electric Vehicle (EV) charging points and passive provision and shall ensure that at least 10% of the parking spaces are provided with Electric Vehicle (EV) charging points and a further 10% are provided with passive provision i.e., cabling / ducting. Each charging point should be able to accommodate a useable supply of 11KW or 22KW. Such provision shall be implemented prior to the first use of the development hereby permitted, and thereafter permanently retained and maintained.'

On the Proposed Car Park Lighting Position Plan, the location of the proposed EV charging is also shown. Six spaces will be provided with EV charging facilities which will ensure at least 10% of the provided parking spaces are supported for EV charging.



The EV charging points that will be installed have been provided at Appendix 3. This shows that 3 no. double charging points will be installed, providing 6 no. AC sockets with charging power of up to 22kW. Additionally, 3 more ducts are proposed to be installed with pull wires to allow for future provision. This would have capacity to cater for a total of 12 separate EV chargers. Further details of the installation specifications are as follows:

- Charging points will be installed to BS-7671 standard and will consist of all the required electrical equipment including surge protection and over-current protective devices.
- Both low voltage and extra low voltage cables will be installed using the relevant cable management system.
- Comms equipment will be provided, and cat 5 data cables will be run from the comms equipment out to the chargers to allow for communications to back-end servers.
- Load balancing technology will be fitted to prevent the new electric vehicle supply equipment installation from causing any overloading of the existing low voltage supply.
- Suitable earthing arrangements will be made to protect from any open-pen faults as stated in BS 7671.
- Where required each charger will be suitably crash protected with wheel stops and/or barrier protection.

Supporting Documentation

The application comprises the following documents:

- Application Form;
- Condition Discharge Cover Letter (this document);
- Proposed Car Park Lighting Position Plan.

I trust you have sufficient information to validate this application and discharge Conditions 05 and 07 pursuant to application 20240091. If, however, you require additional information please let me know.

Yours sincerely,

Purdey Duncan

Planner

purdey.duncan@dhaplanning.co.uk

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APPENDIX

1



Product description

The Baleno standing outdoor lamp is a perfect addition to any industrial setting. Made of aluminum and glass, this lamp is finished with a rust brown color for a robust look in your outdoor space. With a height of 80 cm, a length of 15.1 cm and a width of 12 cm, the Baleno is sure to stand out. Please note that the LED light source must be purchased separately as it is not included. The Baleno is dimmable, but the dimmer is not included and must be purchased separately. The Baleno is a real eye-catcher and always provides optimal lighting for your industrial outdoor space.

Specifications

Product details

Article number	107552
Lamp holder	 GU10
Dimmable	 Yes, dimmer not included
Suitable for	 LED
Light function	 Direct light, Functional, Indirect light, Orientation
Bulb included	 No excl. light bulb

General

EAN	 08718881159787
Brand	 QAZQA
Manual	Download PDF

Colour & Material

Colour	Brown-Rust
Material	Aluminium with Glass

Size & Weight

General dimensions	Height 80 cm - length 15,1 cm - width 12 cm
Weight	1.7 kg
Package	Height 82,5 cm - length 16 cm - width 12,5 cm

Light bulb

Number of lights	 1
Wattage	35
Voltage	 220V/230V

Options

Room	Outdoor lighting
Shape	Oblong
Style	 Industrial, Modern
Area of installation	Ground / Floor

Technical specifications

IP classification	 IP44
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Product description

This multi-functional GU10 light source is a real must-have! This light source is 3-step dimmable, meaning that by pressing the light switch repeatedly, the light source can be set to 25%, 60% and 100% of its light intensity. The light source has a total of 450 lumens. It also dims in Kelvin from 2000, 2350 and 2700 Kelvin. The light source therefore becomes less bright and warmer in colour. This makes it perfect for use as mood lighting, basic lighting or functional lighting. On average, the light source lasts for 20,000 hours. Don't wait any longer and get this functional GU10 light source for your home!

Specifications

Product details

Article number	02490
Lamp holder	 GU10
Dimmable	 Yes, this lamp includes a dimmer
Energy label	 G
Total Wattage	 6 watt
Total Lumens	 450
Burning hours	 20000
Kelvin	 2.000 K - 2.700 K
Kelvin max	 2700
CRI	 80
Voltage	 230

General

EAN	 08718881117183
Brand	LUEDD
Manual	Download PDF
Weight	60 g

Size & Weight

General dimensions	Diameter 5 cm - height 5,5 cm
Package	Height 6,3 cm - length 5,1 cm - width 5,1 cm

 [Show less](#)

APPENDIX

2



Product description

This multi-functional GU10 light source is a real must-have! This light source is 3-step dimmable, meaning that by pressing the light switch repeatedly, the light source can be set to 25%, 60% and 100% of its light intensity. The light source has a total of 450 lumens. It also dims in Kelvin from 2000, 2350 and 2700 Kelvin. The light source therefore becomes less bright and warmer in colour. This makes it perfect for use as mood lighting, basic lighting or functional lighting. On average, the light source lasts for 20,000 hours. Don't wait any longer and get this functional GU10 light source for your home!

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 [Show less](#)

APPENDIX

3





The Winery Car Park

34317534905

Client funded EV chargers

17th March 2025

Prepared by:

David Herbert

t: 07954 010292

e: david.h@roamcharging.com

The following proposal is valid for 90 days from proposal sent date due to fluctuating material costs, proceeding after this period may affect the financial offering.

Electrify your everyday

Roam installs and manages EV charge points for hotels, retail, workplaces and residential properties. Our mission is to make everyday experiences electric. And with thousands of charge points installed already, we're accelerating access to an electric future – for drivers and for businesses.

8,000+ over 8000 charge points by 2026

400+ across 400+ locations

99% with a charger uptime of 99%

Join one of the
fastest growing
EV charging networks in the UK

Covering all sectors

- Hospitality & Leisure
- Residential
- Workplace
- Public Sector
- Retail



Your solution

At Roam, we make the switch to electric easy. Our charging solutions are tailored to your needs, ensuring your site gets the right fit—reliable infrastructure backed by 24/7 customer support, all through our client funded model.

Location →

Our EV specialists have identified The Winery Car Park as an optimum facility to host AC charging.

Bespoke →

Roam will provide a bespoke service for your site, ensuring that the entire process is tailored to your requirements.

Install →

Roam project managers and engineers will undertake your installation, keeping you informed at every stage and answering any questions you may have.

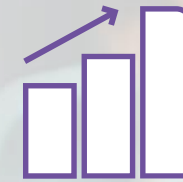
Support →

Our customer care team operate a 24/7 helpline to support drivers, and you will gain access to a dedicated account manager to answer any queries. Roam also remotely monitor all charge points to ensure the maximum uptime and reliability.

Control →

With our client funded solution, you are in control. You set the tariff pricing and have the ability to monitor the performance of your charge points with our in-depth data portal.

Additional benefits of this service



Generate additional revenue



Increase dwell time



Promote sustainable values



Additional staff benefits



Attract new customers

Site overview

Warranty length	Total install cost	AC sockets
5 years	c. £10,127.59	6 x 22kW

Your project:

Roam have developed the financials for The Winery Car Park based on an initial 5-year term.

This installation provides a reliable EV charging solution, designed to meet current needs while supporting the growing demand for sustainable transport infrastructure.

Financials – Supply & commission

Total project cost

To supply and fit 6 x charging bays with final commissioning of the installed system.	£10,127.59 (Excl. VAT)
Total to pay	£10,127.59 (Excl. VAT)
Monthly Management fee per socket Additional data point connection charge per socket	£12.99 (Excl. VAT)

*Please note the Cable prices up to 50mm CSA will only last for one month from this budget being completed anything over 50mm has one week duration this is due to the rapid fluctuation in copper prices.

Who we work with

We work with numerous clients who are already benefitting from our user-friendly EV chargers.

Hospitality & Leisure

BW Best Western.

Q
THE QHOTELS
COLLECTION

MACDONALD
HOTELS & RESORTS

LEONARDO
Hotels

DOUBLETREE
BY HILTON™

ibis
HOTELS

NOVOTEL
HOTELS & RESORTS

Hilton
Garden Inn

PGA
The Professional Golfers' Association
Principal Partner

H
Holiday Inn

Mercure
HOTELS

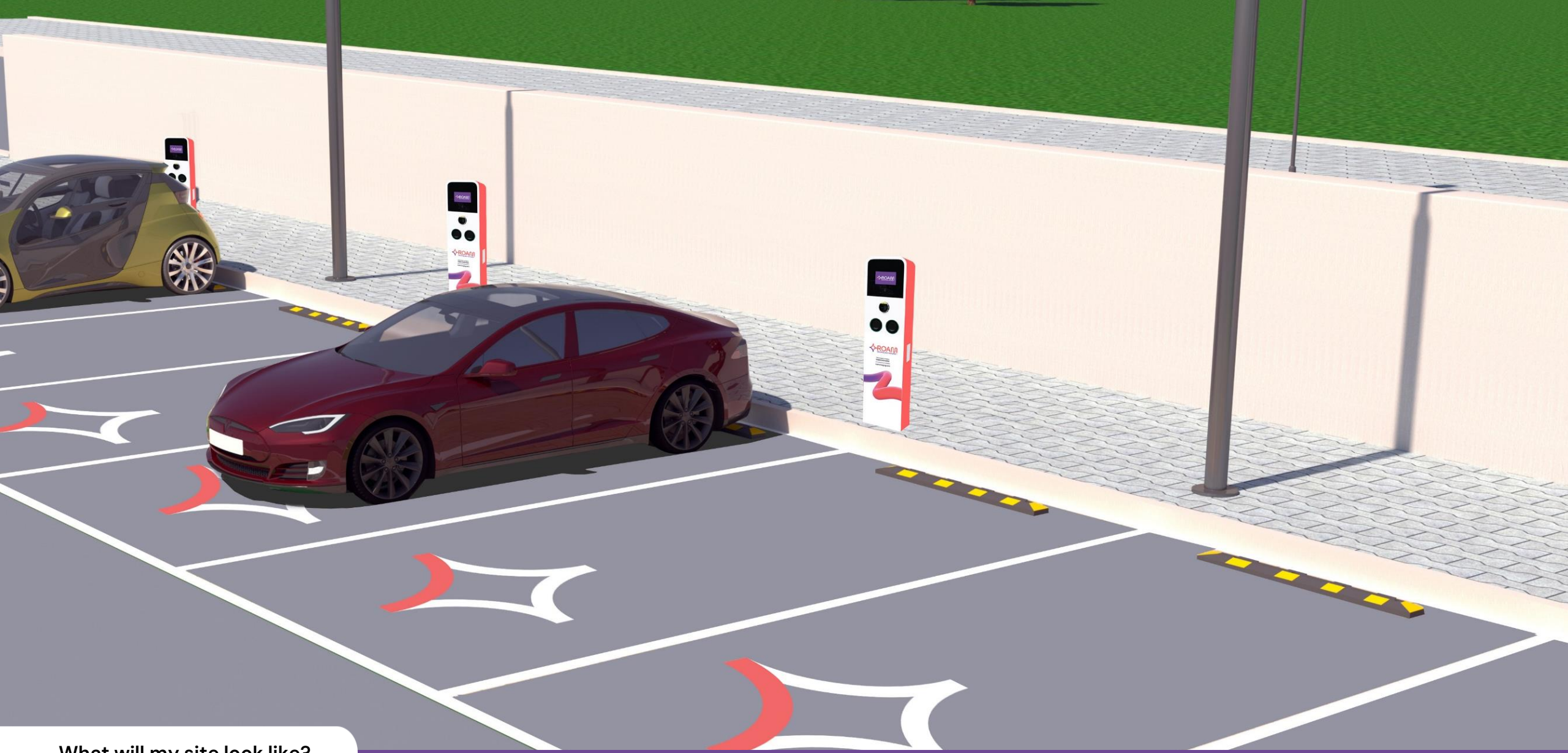
THE CLUB COMPANY



Installation specification

- ✧ Roam to isolate relevant supply where required, to facilitate connection to the LV distribution network, enabling Roam to connect the new electric vehicle supply equipment installation.
- ✧ The installation will be installed to BS-7671 and consist of all the required electrical equipment including surge protection and over current protective devices.
- ✧ Both low voltage and extra low voltage cables will be installed using the relevant cable management system.
- ✧ Comms equipment will be provided, and cat 5 data cables will be run from the comms equipment out to the chargers to allow for communications to back-end servers.
- ✧ Load balancing technology will be fitted to prevent the new electric vehicle supply equipment installation from causing any overloading of the existing low voltage supply.
- ✧ Suitable earthing arrangements will be made to protect from any open-pen faults as stated in BS 7671.
- ✧ Where required each charger will be suitably crash protected with wheel stops and/or barrier protection.





What will my site look like?

At Roam, we ensure every charging experience is seamless. Our user-friendly chargers and clear signage make it easy for drivers to charge confidently.

We also add bay markings at an additional cost to guide EV drivers and prevent misuse by petrol and diesel vehicles.

Fast chargers

We pride ourselves on having the leading EV charging hardware in the industry.

Roam offer the Autel MaxiCharger AC Ultra due to its intuitive, user-friendly interface and simplicity to operate.



*Charger manufacturer subject to site survey



- ✧ Up to 22kW
- ✧ User friendly 8-inch touch screen
- ✧ Load balancing technology
- ✧ Available in either a single or dual outlet
- ✧ Smart charging functionality
- ✧ Multiple payment methods 

Suitable for user dwell times of
2+ hours

Tariff management

Roam management solution provides full control for our clients to set a bespoke electric vehicle charging tariff for each site. This provides an opportunity for The Winery Car Park to recover the base rate of electricity or create an additional revenue stream.

Roam will provide a consultant to help build your pricing strategy, based on your requirement for the site.



You are in control of tariff pricing.



This allows you to generate an additional stream of revenue from your charge points.



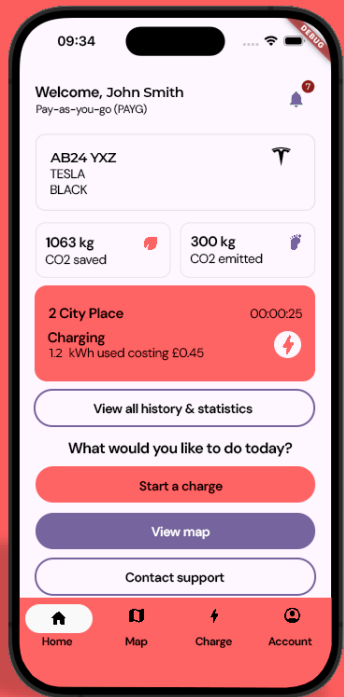
You can incentivise staff and visitors to transition to an electric vehicle.

There is an additional +1p margin on any electric consumed on site to cover admin and transaction fees.



Driver experience

Roam have developed an array of software to ensure you get the most from your charge points, whilst simultaneously enhancing user experience.



Roam app

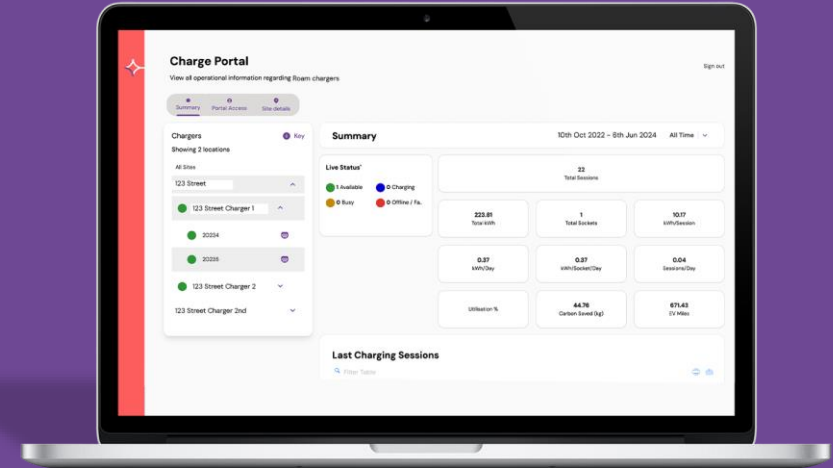


✦ **Developed in-house**
Our mobile app was developed in-house by our tech team, designed to provide a smooth charging experience.

✦ **Charge & pay remotely**
The Roam app offers multiple features, including the ability to start, stop and pay for your charging session remotely.

✦ **In-depth statistics**
Access detailed statistics such as previous charging sessions, live charging information, CO2 savings and costs.

Data insights



Roam portal

✦ **Asset performance**
Monitor your charging network and receive detailed data on how your chargers are performing.

✦ **Electricity consumption**
Receive real-time data on the electricity consumed by your charge points.

✦ **Tariff management**
Stay in control of tariff pricing with our tariff management software

Attracting users

As part of Roam's service, your new EV chargers can be displayed publicly across our network. This allows EV drivers more ways to access your EV chargers through route planning apps.

Benefits of publicly visible EV chargers:

- ✧ Increased revenue from drivers using your charge points
- ✧ Increased footfall to your business from EV drivers
- ✧ Visibility across all the leading mapping software

Charge point maps:



Payment platforms:



Coming soon:



3rd party integrations:



Aftercare

Once your new charge points are up and running, our support doesn't stop there. Roam can handle all ongoing upkeep and servicing throughout the entire agreement – keeping everything running smoothly so you can stay focused on what matters.

Care



Our committed customer care team is here to assist all charge point users – available 24/7 to support you whenever you need it.

Cover



Stay protected with our market leading 5-year warranty on hardware.

Maintenance



Roam provides an annual service, ensuring your charge points are always running smoothly.

Dedicated



You'll have a dedicated consultant who stays in touch and is always on hand to assist with any ongoing queries.

Monitored



Roam monitors all charge points 24/7 to ensure your chargers deliver maximum uptime and reliability.

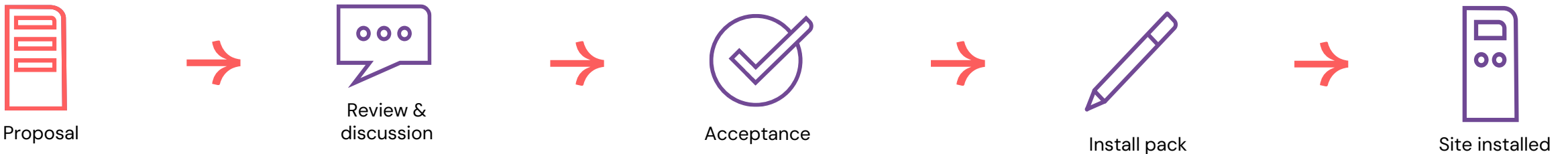


Proposal summary



We are delighted to offer The Winery Car Park our client funded solution for the installation of your new charge points. This will include all management, upgrades and support throughout the length of the agreement.

Warranty length	Total project cost	AC sockets
5 years	c. £10,127.59	6 x 22kW



Next steps

If you wish to proceed with the recommendations outlined in this proposal, please contact David.h@roamcharging.com and they will issue you with the documentation for the next stage, your Heads of Terms.

If you have any questions regarding this proposal, please reach out to David Herbert.

t: 07954 010292

e: david.h@roamcharging.com