



Delegated Report

Condition Discharge Application

Planning Application No: 20240595

Location: Land at Former Cement Works, The Shore, Northfleet Gravesend

Description: Application for the approval of condition 8 attached to planning permission reference number 20220078 relating to details of the proposed active electric vehicle charging points being submitted (8).

Applicant: Bellway Homes Limited

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form

Cover letter dated 2 July 2024

Harbour Village Phase 1b – Details to address planning condition 8

Relevant Planning History

There is an extensive planning history for the wider site but the application most relevant to this application is set out below:

Reference	Description	Decision	Decision Date
20240346	Application for the approval of condition 5 attached to planning permission reference number 20220078 relating to Construction Environmental Management Plan (CEMP).	Permitted	10.06.2024
20230476	Application for approval of condition 4 attached to planning permission reference number 20220078 relating to further assessments for contamination (in accordance with the CLEA guidelines and LCRM methodology) and, if necessary, an associated remedial strategy, together with a timetable of works.	Permitted	03.07.2023
20230448	Application for approval of condition 12 attached to planning permission reference number 20220078 relating to a detailed soft landscaping scheme	Refused	11.08.2023
20230442	Application for approval of condition 9 attached to planning permission reference number 20220078 relating to details of the appearance and form of street lighting equipment.	Permitted	26.06.2023
20230392	Application for approval of condition 10 attached to planning permission reference number 20220078 relating to details of the boundary treatment.	Permitted	09.06.2023
20230391	Application for approval of condition 7 attached to planning permission reference number 20220078	Permitted	08.06.2023

	relating to the architectural details.		
20230389	Application for approval of condition 3 attached to planning permission reference number 20220078 relating to details of the archaeological watching brief.	Permitted	15.06.2023
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development	Permitted	09.06.2023
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permitted	24.02.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS11 – Transport
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection were consulted, along with Local Ward Councillors but no comments have been received.

Officer's Analysis

Condition 8 (Electric vehicle charging points)

Condition 8 states as follows:

- No development above ground level shall take place until details of the proposed active electric vehicle charging points (comprising sockets connected to the electrical supply system that vehicle owners can plug their vehicle into, with a minimum output rating of 7kW- Mode 3, AC) and passive electric vehicle charging provision (comprising provision of the network of cables and an associated power supply necessary to connect to future EV charging points), in the locations as shown and annotated on drawing No. EHV-BPTW-XX-00-DR-A-5601 Rev C02 - EV & Parking Strategy, have been submitted to and approved in writing by the Local Planning Authority. The details shall include arrangements for management and maintenance of the electric vehicle charging points that are located within privately maintained highway verges. The approved active and passive electric vehicle charging points shall thereafter be installed prior to first occupation of the dwelling to which they relate and shall be retained in working order at all times.*

Reason: In order to encourage sustainable travel and protect amenity, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS11 and CS19.

A plan showing the electric vehicle charging point layout for the 3 plots involved has been submitted:



The plan shows two wall mounted EV charging points on the flank walls of plot numbers 122 and 124 and a post mounted point for plot 123.

The details are considered to be acceptable in terms of demonstrating the development is satisfactory with regards to sustainable travel and amenity, in accordance with the reason for condition 8. The details are therefore considered to be acceptable and condition 8 can be discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20220078 for the erection of 3 dwellings together with associated infrastructure. It is considered that condition 8 can be discharged and there are no further details required under this condition.

A further informative should be included to remind the applicant of the need to comply with the requirements of this and any remaining conditions.

(See draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	<i>[Signature]</i>

Dated:	21st August 2024	Dated:	22 August 2024
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