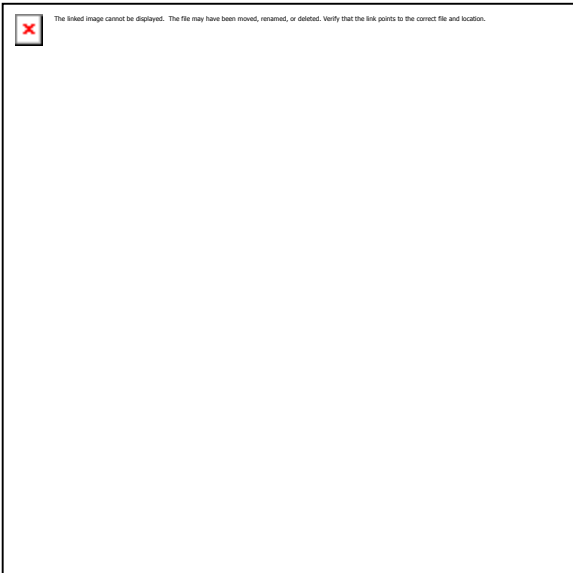




Delegated Report

Discharge of Conditions

Planning Application No: 20220308

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 19 attached to planning permission reference number 20190155 relating to details of the electric charging points.

Applicant: Mr Jason Wild

Submitted Documents/Plans

Application form;
Covering letter;
Drawing No.17-313/L(00)001 Rev A – OS Plan;
Drawing No.VDR-BPTW-04-00-DR-A-5601 Rev C01 - Parking Strategy Plan; and
E-mail from applicant dated 13th May 2022.

Relevant Planning History

Reference	Description	Decision	Decision Date
20190155	Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as	Permitted	17.09.2019

	well as 16 general needs flats.		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

There are limited details provided regarding the electric charging points. The locations are acceptable but the applicant needs to confirm that they are all able to support a minimum continuous supply of 7.2kWh, (More under surge conditions)

Officer's Analysis

Condition 19

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 19:

- Application form;
- Covering letter;
- Drawing No.17-313/L(00)001 Rev A – OS Plan;
- Drawing No.VDR-BPTW-04-00-DR-A-5601 Rev C01 - Parking Strategy Plan; and
- E-mail from applicant dated 13th May 2022.

Gravesham Highways Officers has been consulted and states there are limited details provided regarding the electric charging points. The locations are acceptable but the applicant needs to confirm that they are

all able to support a minimum continuous supply of 7.2kWh, under situations of electrical surges.

In response to this concern the applicant was contacted on 3 May 2022 and the following was sent to the applicant:

There are limited details provided regarding the electric charging points. The locations are acceptable but the applicant needs to confirm that they are all able to support a minimum continuous supply of 7.2kWh, under situations of electrical surges.

The response stated;

On the subject of Valley I spoke with Westridge's Contracts Manager Jason Wild and he was talking to me about EV charging points and I just wanted to confirm that all we have been doing (up to now) with our Council developments is future proofing schemes with the provision of below ground cabling to a minimum of 20% of the scheme to facilitate future charging points. However, in the case of Valley, we will be providing cabling to 92% of the scheme and is that how you see it?

For the avoidance of doubt the applicant was asked to confirm whether the EV charging points can support a minimum continuous supply of 7.2kWh, for situations of electrical surges.

On 13 May 2022 the applicant provided the following confirmation:

The Contractor has advised me that there are two 200amp heads that can support a supply of 400kWh enough to charge the whole of Valley Drive.

The above response is sufficient to demonstrate the EV charging points can cope with 7.2kWh in situations of electrical surge.

Drawing No.VDR-BPTW-04-00-DR-A-5601 Rev C01 shows that each space will be provided with cabling for future charging points and there will be no issues with supply demand if all spaces have charging points installed.

The red dot below shows the location of cabling for each parking space.



Sufficient information has been provided in order to discharge condition 19 and no further information is

required.

Conclusion & Recommendation

Discharge Condition 19

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	16th May 2022	Dated:	16 May 2022