

PLANNING APPLICATIONS COMMITTEE

Wednesday, 12th November, 2025

10.00 am





AGENDA

PLANNING APPLICATIONS COMMITTEE

Wednesday, 12th November, 2025, at 10.00 am
Council Chamber, Sessions House, County
Hall, Maidstone

Ask for: **James Clapson**
Telephone: **03000417387**

:

Membership (13)

Reform UK (9): Mr J Eustace (Chair), Mr W Chapman, Ms S Emberson,
Mr R Mayall, Mr T Mole, Mr R Palmer, Mr T L Shonk, Mr D Truder
and Vacancy

Liberal Democrat (2): Mr M Brice and Mr G R Samme

Green (1): Mr S Heaver

Conservative (1): Mrs S Hudson

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

A. COMMITTEE BUSINESS

1. Apologies
2. Declarations of Interest
3. Election of Vice Chair
4. Minutes of the Meeting 9.7.2025 (Pages 1 - 10)
5. Site Meetings and Other Meetings

B. GENERAL MATTERS

C. MINERALS AND WASTE APPLICATIONS

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

1. Item D1 - Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025) (Pages 11 - 64)

E. MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County matter applications (Pages 65 - 68)
2. County Council developments (Pages 69 - 72)
3. Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Pages 73 - 74)
4. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Pages 75 - 76)

EXEMPT ITEMS

(At the time of preparing the agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public)

Benjamin Watts
Deputy Chief Executive (Monitoring Officer)
03000 416814

Tuesday, 4 November 2025

(Please note that the draft conditions and background documents referred to in the accompanying papers may be inspected by arrangement with the Departments responsible for preparing the report.)

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KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 9 July 2025.

PRESENT: Mr J Eustace, Mr M Brice, Mr S Dixon, Ms S Emberson, Mr S Heaven, Mr R Mayall, Mr T Mole, Mr G R Samme, Mr P Thomas and Mr H Rayner.

ALSO PRESENT: Mr T Prater

IN ATTENDANCE: Mrs S Thompson (Head of the Planning Applications Group), Mrs Bonser (Legal Commissioner and Head of the Planning & Highways Team), Mrs M Palmer (Principal Planning Officer), Mr A Tomaszewski (Principal Planning Officer), Mr M Hogben (Principal Transport and Development Planner), Ms C Maclean (Senior Planning Officer) and Mr J Clapson (Democratic Services Officer)

UNRESTRICTED ITEMS

1. Election of Chair

(Item A1)

Mr Thomas proposed, Mr Dixon seconded and Members agreed that Mr Eustace be elected Chair of the Committee.

2. Election of Vice Chair

(Item A2)

Mrs Emberson proposed, Mr Mayall seconded and Members agreed that Mr Thomas be elected Vice-Chair of the Committee.

3. Apologies

(Item A3)

Apologies were received from Mr Chapman, Mr Truder, Mr Black and Mrs Hudson for whom Mr Rayner was substitute.

4. Declarations of Interest

(Item A4)

Mr Rayner declared an interest relating to item D1 - Erection of a new two storey teaching block, reorientation of existing playing pitch, hard and soft landscaping and ancillary works to facilitate a 1 FE expansion at Northfleet Technology College, Gravesend. He left the meeting room when this item was considered by the Committee.

5. Minutes of the Meeting 22.1.2025

(Item A5)

RESOLVED that the minutes of the meeting held on 22 January 2025 were correctly recorded and that they be signed by the Chair.

6. Site Meetings and Other Meetings

(Item A6)

There were no site visits scheduled.

7. General Matters

(Item)

Mrs Thompson introduced the Committee to the Officers present.

8. C1 - (i) the variation of condition 11 of planning permission AS/97/829 - AS/25/0584 (KCC/AS/0153/2024); and (ii) the variation of condition 8 of planning permission AS/06/24 - AS/25/0586 (KCC/AS/0172/2024) at Ashford Wastewater Treatment Works, Kinneys Lane, Canterbury Road, Ashford, Kent, TN24 9QB.

(Item C1)

- 1) Mr Tomaszewski, Principal Planning Officer, outlined the report.
- 2) It was proposed by Chair and seconded by Mr Heaver:

That the officer's recommendation be adopted, namely:

That PLANNING PERMISSION BE GRANTED TO:

- a. vary condition 11 of planning permission AS/97/829 (as also varied by planning permission AS/17/1317) to allow no more than 15 HGV vehicles to access the site between 0800-1300 hours on Bank/Public Holidays (excluding Christmas Day); and to*
- b. vary condition 8 of planning permission AS/06/24 (as also varied by planning permission AS/17/1317) to allow no more than 15 HGV vehicles to access the site between 0800-1300 hours on Bank/Public Holidays (excluding Christmas Day).*

SUBJECT TO the reimposition of all other conditions on the extant permissions and the following informative:

- the applicant is reminded that appropriate good practice management measures are included and applied to the cleanliness of the vehicles importing the sludge to the site and prior to exiting the facility.*

- 3) Upon being put to the vote the motion was declared CARRIED.

9. C2 - Section 73 application to vary conditions 2, 5, 7, 10 & 19 of planning permission FH/20/1590 at McAleer's Yard, Caesars Way, Folkestone CT19 4AL - FH/25/222 (KCC/FH/0003/2025)

(Item C2)

- 1) Mr Tomaszewski, Principal Planning Officer outlined the report and made reference to late representations that had been received following the

publication of the agenda. This included one representation received directly by the Planning Department and 12 via Mr Baker the local Member.

- 2) A local resident addressed the Committee to object to the proposal and raise points of concern.
- 3) The Applicant's Agent addressed the Committee.
- 4) Mr Prater, KCC Member for Cheriton, Sandgate and Hythe East addressed the Committee.
- 5) It was proposed by Chair and seconded by the Vice Chair:

That the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED, SUBJECT TO the reimposition of the existing conditions from permission reference FH/20/1590 and the highlighted changes to conditions 2,5,7,10 &19 covering (amongst other matters) the following:

*(Amended or new conditions in **bold**)*

1. The development to which this permission relates shall be begun not later than the expiration of 3 years beginning with the date of this permission. Written notification of the actual date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

2. The development hereby permitted shall be carried out and completed in all respects in accordance with the submitted details, documents and plans referred to in Schedule 1 (attached) and as stipulated in the conditions set out above and below, together with those further details required to be submitted for approval. No variations or omissions shall take place without the prior approval in writing of the County Planning Authority.

3. A copy of this permission and the approved plans and other details shall be available in the operator's site office at all times during the operational life of the site. Any subsequent approved amendments shall also be displayed.

4. The buildings erected on the site as components of the development hereby permitted shall be used solely for the purposes specified in this planning permission.

5. No more than a total of 320,000 tonnes per annum of construction and demolition (C&D) wastes shall be imported to and processed to produce recycled aggregate at the site in any calendar year; and no more than 200,000 tonnes per annum (of the overall 320,000tpa) shall be imported during overnight operational hours. Records detailing the quantities and nature of waste imported, (including differentiating between daytime and nighttime imports) to the site shall be maintained for the life of the facility hereby permitted and shall be made available for inspection at any reasonable time following a request from the Waste Planning Authority.

6. Only inert construction and demolition waste (as specified in the application) shall be imported to, stored and processed to produce recycled aggregate at the site.

7. No more than 64 HGV movements (32 in / 32 out) per day associated with the import and export of materials to and from the development hereby permitted shall take place in any one day. No more than 40 HGV movements (20 in / 20 out) per operational night shall take place. Records shall be maintained by the site operator of all vehicle movements and be made available to the Waste Planning Authority on request.

8. There shall be no deliveries of waste to the site by members of the public.

9. No vehicles over a gross vehicle weight of 7.5 tonnes transporting material to or from the site shall use Ashley Avenue.

10. With the exception of the operation of the screener and crusher plant, operations on site shall only take place between the hours of 07:00 - 19:00 Monday to Friday and 07:00-14:00 on Saturdays. The screener and crusher plant shall only be operated between the hours of 07:00 and 18:00 Monday to Friday. Overnight deliveries of waste shall only take place between the hours of 19:00 - 07:00 Monday to Saturday and no other site operations shall take place during these overnight hours. No operations shall take place on Sunday, Bank or Public Holidays.

11. A Travel Plan shall be submitted to and thereafter approved by the Waste Planning Authority within two months of the date of the planning permission hereby granted which shall set out measure to promote vehicle movements outside of peak periods of 07:30-09:30 and 16:30- 18:30.

12. Measures shall be taken to ensure that vehicles leaving the site do not deposit mud or other materials on the public highway. Such preventative measures shall include site floor cleaning, the use of wheel and chassis cleaning equipment and the netting/sheeting or enclosure of loaded vehicles to and from the site.

13. No vehicles associated with the development hereby permitted and operation of the site shall park or wait on Ceasar's Way at any time.

14. The noise mitigation and management measures set out in the Dust and Noise Management Plan shall be fully implemented and adhered to at all times during the development hereby permitted.

15. The dust mitigation and management measures set out in the Dust and Noise Management Plan shall be fully implemented and adhered to at all times during the development hereby permitted.

16. The height of recycled aggregate or other material stockpiles shall not exceed 0.5 metres below the height of the retaining walls of the aggregate storage bays (as set out in Drawing PL10 P10).

17. Plant and machinery shall only be operated from ground level and shall not be undertaken from stockpiles

18. All vehicles, plant and/or machinery and shall be maintained and serviced in accordance with the manufacturer's specification at all times and fitted with closed engine covers and effective silencers.

19. The development hereby permitted shall be undertaken in accordance with the Flood Risk Assessment and Drainage Strategy. No water run-off that may arise will be accepted into the M20 highway drainage systems and there shall be no connections into those highway drainage systems.

20. The development hereby permitted shall be undertaken in accordance with the approved Surface Water Drainage Scheme and it shall be fully implemented and adhered to at all times during the development hereby permitted.

21. A Drainage Scheme Verification Plan shall be submitted to and approved by the Local Planning Authority within 6 months of the date of the planning permission hereby granted. The Report shall contain information and evidence (including photographs) of implementation of the drainage scheme.

22. The development hereby permitted shall be lit in accordance with the lighting details shown in drawings PL10 Rev P10 and PL14 Rev P1. No lighting structures other than those shown in these drawings shall be installed closer to the M20 boundary fence than 1.5 times the column height nor be directed towards the M20 unless approved in writing by the Waste Planning Authority who shall consult National Highways.

23. Unless otherwise approved beforehand in writing by the Waste Planning Authority, no piling or other foundation works using penetrative methods shall take place at the site.

24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Waste Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Waste Planning Authority. The remediation strategy shall be implemented as approved.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, no additional buildings, fixed plant or machinery shall be installed on site without prior permission in writing by the Waste Planning Authority of their siting, design and external appearance.

New Conditions

26. Nighttime waste delivery operations shall take place on no more than 60 working nights in any 90 day period.

27. Submission and approval in writing of an Operational Management Plan to include the following matters:

- **Operational routing plans;**
- **Permitted operational traffic arrival and departure times;**
- **Management of loose loads;**
- **Management of water spray and dust from the aggregate wash facility; and**

- **Cleaning of operational vehicles on-site.**

And the following *INFORMATIVE* be imposed as requested by the Environment Agency:

Connection to mains foul drainage not feasible (no foul drainage assessment submitted) The application indicates that a permit to discharge may be required. Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order: 1. Connection to the public sewer 2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation) 3. Septic Tank Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, additional to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not. Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply. Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development. Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit. Further advice is available at: Septic tanks and treatment plants: permits and general binding rules.

- 6) Following questions and debate it was agreed that the following condition be added to the motion:

28. Details of the number of HGV deliveries shall be provided to the County Planning Authority upon request.

- 7) Upon being put to the vote, the amended motion was declared CARRIED.

10. D1 - Erection of a new two storey teaching block, reorientation of existing playing pitch, hard and soft landscaping and ancillary works to facilitate a 1 FE

**expansion at Northfleet Technology College, Colyer Road, Northfleet,
Gravesend, Kent, DA11 8BG - GR/25/328 (KCC/GR/0034/2025)**
(Item D1)

Mr Rayner left the meeting following his declaration of interest in this item.

- 1) Mrs Palmer, Principal Planning Officer, outlined the report.
- 2) It was proposed by Chair and seconded by Mr Samme:

That the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED SUBJECT TO the imposition of conditions covering (amongst other matters) the following:

- 1. A 3-year time limit for commencement of the development;*
- 2. The development to be carried out in accordance with the permitted details and plans;*
- 3. The development shall be constructed in accordance with the details of all construction materials set out in the submitted documents and application drawings;*
- 4. That all construction works be undertaken in accordance with the submitted Construction Environmental Management Plan;*
- 5. The submission and approval of an updated School Travel Plan prior to occupation of the new classroom building, and ongoing review;*
- 6. That any contamination not previously identified is found to be present at the site then a remediation strategy to be submitted and thereafter implemented as approved;*
- 7. The submission of a detailed sustainable surface water drainage scheme prior to commencement of the development;*
- 8. The submission of a verification report pertaining to the surface water drainage scheme prior to occupation of the building;*
- 9. The submission of a Landscape and Ecological Management Plan (LEMP) prior to occupation of the new building, to include habitat creation and enhancement measures, details of tree, scrub and hedgerow planting and modified grassland enhancement, tree protection measures, full planting schedule utilising primarily native species, elevation drawings detailing the model and location of two integral bat boxes, rolling, long-term maintenance measures covering up to a 30-year period; and details of responsible persons;*
- 10. The submission of a written scheme of investigation for archaeological field evaluation works prior to the commencement of development;*
- 11. The development to be carried out in accordance with the submitted landscape scheme and associated plans within the first planting season following completion of the development.*

The development shall also be subject to the submission of a Biodiversity Gain Plan, prior to the commencement of development, in accordance with paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended).

And the following informatives:

a. only clean uncontaminated water should drain into the surface water drainage system; and those for the removal of waste from the site;

b. the School Travel Plan should be submitted on the County Council's 'Jambusters Travel Plans for Schools' system to allow the College to benefit from various grant initiatives which encourage active and sustainable travel;

c. ensure that any works which may result in impacts to nesting birds should be conducted outside of the core nesting season;

d. the standard Biodiversity Net Gain informative.

3) Upon being put to the vote the motion was declared CARRIED.

11. County matter applications *(Item E1)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 22 January 2025 relating to:

E1 County matter applications.

12. County Council developments *(Item E2)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 22 January 2025 relating to:

E2 County Council developments.

13. Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 *(Item E3)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 22 January 2025 relating to:

E3 - Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

14. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 *(Item E4)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 22 January 2025 relating to:

Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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SECTION D
DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents: the deposited documents; views and representations received as referred to in the reports and included in the development proposals dossier for each case; and other documents as might be additionally indicated.

Item D1

Installation of electric bus charging infrastructure, LV feeder pillar and associated equipment to support the charging infrastructure; 3no. EKO Energetyka Link 450kw electric bus chargers; creation of new entrance and exit accesses for buses and pedestrians; diversion of a Public Right of Way (PROW) where it crosses Kent Fastway; relocation and removal of two existing uncontrolled crossings of Kent Fastway; new lighting columns; new triangular island bus stop, and associated landscaping at Acacia Hall Car Park, South of Dartford Town Centre, along Kent Fastway, Dartford, Kent, DA1 1RX – DA/25/467 (KCC/DA/0047/2025)

A report by Head of Planning Applications Group to Planning Applications Committee on 12 November 2025.

Application by Kent County Council Major Capital Programme Team for the installation of electric bus charging infrastructure, LV feeder pillar and associated equipment to support the charging infrastructure; 3no. EKO Energetyka Link 450kw electric bus chargers; creation of new entrance and exit accesses for buses and pedestrians; diversion of a Public Right of Way (PROW) where it crosses Kent Fastway; relocation and removal of two existing uncontrolled crossings of Kent Fastway; new lighting columns; new triangular island bus stop, and associated landscaping at Acacia Hall Car Park, South of Dartford Town Centre, along Kent Fastway, Dartford, Kent, DA1 1RX - DA/25/467 (KCC/DA/0047/2025)

Recommendation: Permission be granted subject to conditions.

Local Member: Mr Ryan Waters

Classification: Unrestricted

Introduction

1. This application was included in papers for the 17 September 2025 Planning Applications Committee. Prior to the Committee, it was identified that information provided to the Planning Authority relating to the financial considerations for the proposal was incomplete. The report was therefore removed from the agenda pending clarification and consideration as to whether the revised information raised additional material planning considerations and whether the officer's report required revision.
2. Additional information in the form of a Supplementary Planning Statement has been provided by the applicant regarding the amount of Department for Transport (DfT) ZEBRA (Zero Emission Bus Regional Areas) funding associated with this scheme. Whilst financial matters are not usually a relevant material consideration in the

Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

determination of planning applications, in this case, not having regard to the local finance considerations as set out in the Localism Act 2011 would mean that the Committee had not assessed all relevant material planning considerations in its decision making. This matter is set out in detail within the report.

3. The Supplementary Planning Statement providing further information in respect of finance considerations is appended in full to this report (*Appendix 1 – Supplementary Planning Statement*). The Planning Authority undertook further consultation with all consultees and interested parties on the additional material. This Committee report has been updated with regard to local finance considerations, with ZEBRA funding amounts amended, and the responses received to the additional consultation included. All other matters remain have been reviewed and remain as previously published for the September meeting of the Planning Applications Committee. The officer recommendation and conclusions remain unchanged.

Site

4. The application site is located to the south of Dartford Town Centre and forms part of the Acacia Hall Car Park, which is owned and operated by Dartford Borough Council. The application site has been fenced off and out of use prior to submission of this application, but has recently been temporarily reopened, accommodating 16 parking spaces. Kent Fastway, part of the Fastrack Kent Thameside Bus Rapid Transit service (see paragraph 5 below) runs to the immediate east of the site, beyond which lies Darenth Road. To the south of the site lies the wider Acacia Hall Car Park, beyond which lies Dartford Central Park, which also extends to the west. To the immediate west of the site, beyond a mature tree line, lies the River Darent, beyond which is further car parking, various buildings including Acacia Hall, and a residential property owned by the Diocese of Rochester called The Vicarage. The area to the west of the site is also allocated as a Biodiversity Opportunity Area in the Dartford Local Plan. A Public Right of Way runs along the northern boundary of the site, beyond which lies a heavily treed area and a single storey building used as a meeting hall. Dartford Town Centre Conservation Area is located to the east of the site, beyond Darenth Road, to the north of the site beyond the treed area, and to the immediate west, including the Vicarage. The Conservation Area includes a number of Listed Buildings, including Acacia Hall and the Grade I Listed Holy Trinity Church. The site is within flood zone 1 (low probability of flooding).

Background and Planning History

5. Fastrack Kent Thameside is a Bus Rapid Transit (BRT) service operating in the Gravesham and Dartford area. This existing Fastrack BRT network has been in place since 2006 and aims to provide fast, reliable, and efficient transport across Kent Thameside. There are currently four Fastrack bus routes in Kent Thameside, serving around 2.8 million passengers per annum. The Fastrack coverage area includes Dartford, Bluewater, Ebbsfleet, Gravesend, Amazon LCY3 and Greenhithe. Fastrack is an integral part of the regeneration of the Northwest Kent area, and links key destinations and points of interest via a mix of dedicated bus lanes with priority signalling and shared carriageway. The area surrounding the Fastrack routes is due for significant development and growth in the coming years such as the Whitcliffe development (located in Ebbsfleet Garden City) of 6,250 homes which Fastrack will fully serve.

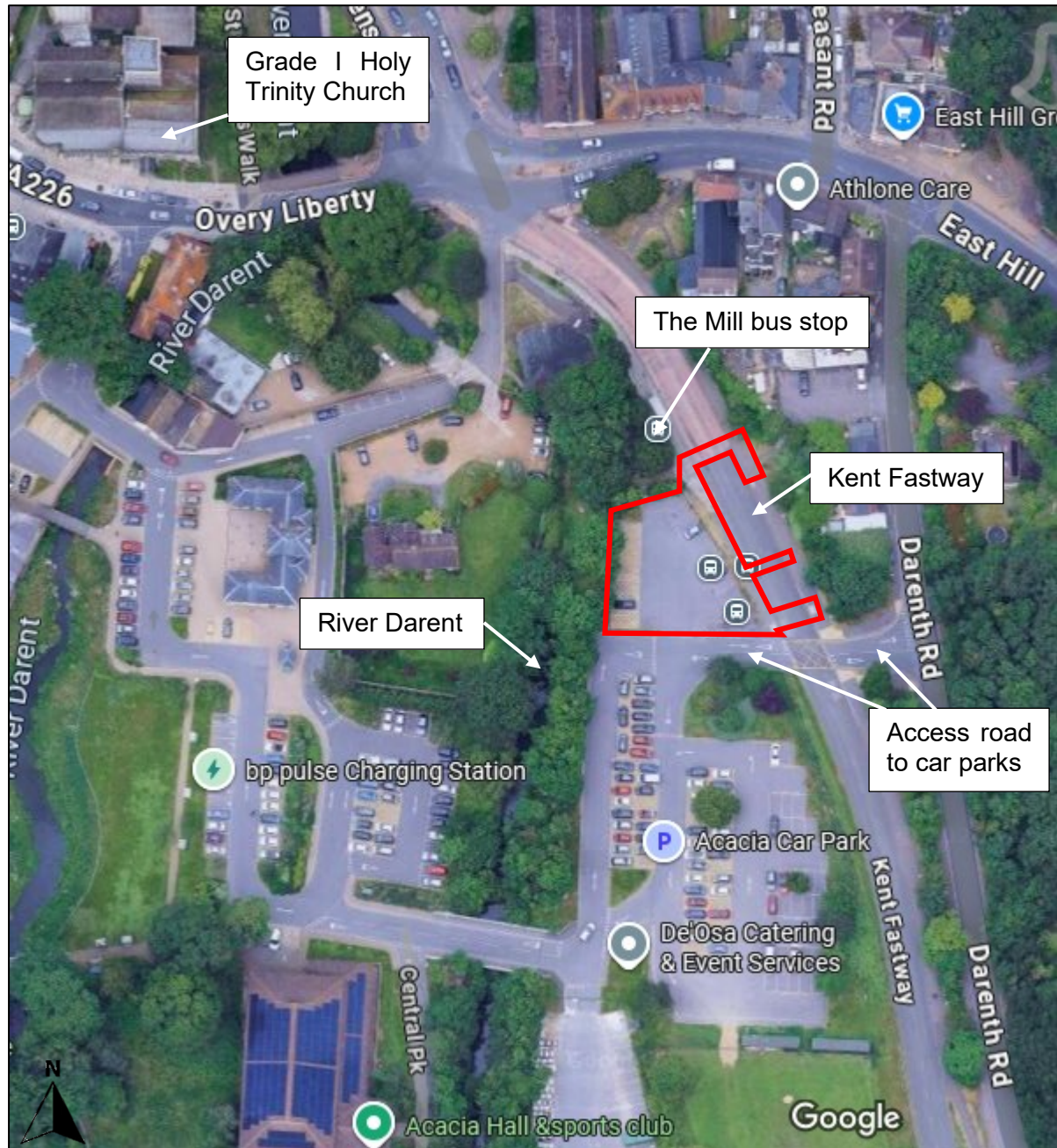
Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

6. KCC strategically commissioned the purchase and 15-year operation of an electric bus fleet to operate the Fastrack Thameside Network. A tender exercise led to the signing of a contract with London General Transport Service Limited [as Go-Ahead] to operate Fastrack Thameside Network. The contract cost includes a one-off payment of £6,006,021 for the purchase of the buses granted by the Department for Transport (DfT) under their Zero Emission Bus Regional Areas (ZEBRA) scheme and an on-going service charge of £7 million per year for 15 years starting from November 2024, mostly funded by bus fare revenue. The ZEBRA scheme was introduced by the Department for Transport (DfT) to encourage local authorities to work in conjunction with local transport partners, and apply for additional support funding to accelerate the introduction of fully electric public transport in towns and cities across the UK. The Kent wide electrification programme (including Dover Fastrack) is supported by a £9.525 million ZEBRA grant from the Department for Transport (DfT), of which £7.85 million is allocated specifically to the Fastrack Kent Thameside network. The additional information provided by the applicant (see Appendix 1) identifies that just over £6 million was provided for Thameside vehicles and depot chargers, and £840k and just over £1 million for opportunity charger terminus' at Gravesend and Acacia Hall respectively. The contract sponsored the purchase of 28 electric vehicles, which were delivered in November 2024, worth £12 million. These vehicles require access to on-street fast chargers to operate, which are referred to as opportunity chargers and are part of the electric charging infrastructure system.
7. The Gravesham Bus Hub, which includes electric bus charging infrastructure, was granted planning permission by the County Planning Authority in November 2020 (application reference GR/20/848) and this site is now energised. Further bus charging facilities are required in Dartford to support the electrification of the Fastrack Kent Thameside BRT network. The applicant has identified the application site at Acacia Hall Car Park to be the location for the bus charging facilities required in Dartford.
8. A previous planning application was submitted in March 2024 (planning reference KCC/DA/0036/2024 (DA/24/1103)), which proposed a very similar scheme to that we are now considering. The applicant however withdrew that application in December 2024, with a view to resubmitting a further planning application which would endeavour to address issues raised as a result of consultation and publicity. The application detailed throughout this report is that further submission.
9. As further background, to power the pantograph chargers, a substation would be required. In addition, indicative details of a gull wing canopy/shelter, to be located in the middle of the triangular bus island, have been shown on the application drawings for information. Both the substation and canopy, due to their height and limited size, would fall under the definition of permitted development under Part 12 of the General Permitted Development Order (Development by local authorities) Class A of the Town and County Planning (General Permitted Development) (England) (Order) (Amended) 2021. Unless details change, these elements of the scheme would not require planning permission, and are therefore not proposed as part of this application.

Item D1

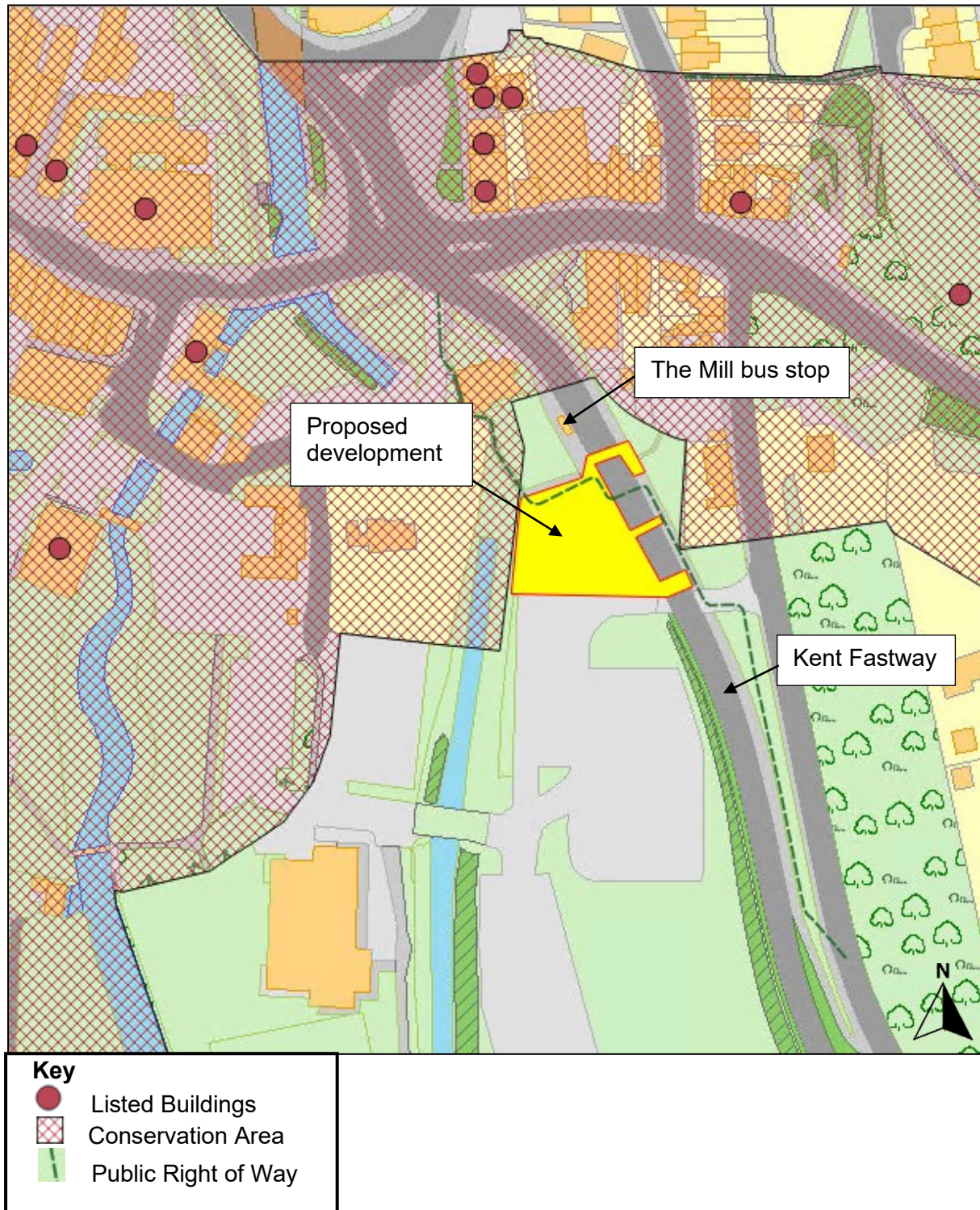
Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

Location Plan



Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

General Location Plan



Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

Proposal

10. This planning application proposes the installation of electric bus charging infrastructure, LV (low voltage) feeder pillar and associated equipment to support the charging infrastructure; 3no. EKO Energetyka Link 450kw electric bus chargers; creation of new entrance and exit accesses for buses and pedestrians; relocation and removal of two existing uncontrolled pedestrian crossings of the Kent Fastway; new lighting columns; a new triangular island bus stop, and associated landscaping which includes the planting of semi-mature trees on the west side of the site to provide a visual screening of the proposed development. The application originally included the diversion of a Public Right of Way (PROW) where it crosses the Kent Fastway. This element is no longer required - see paragraph 92 below.
11. The application site measures 1188m² in size and is located at Acacia Car Park along Kent Fastway. It should be noted that the area proposed for the Acacia electric bus charging hub had not been used for parking since 2022 and had been fenced off resulting in the loss of 16 car parking spaces. However, circa 50 spaces are available in the existing car park to the south of this site, and a further car park located to the west has approximately 70 spaces. At the time that this planning application was submitted, Dartford Borough Council (DBC) had reopened the space, as a short-term and temporary measure to mitigate a loss of car parking due to the town centre regeneration works. The applicant was informed by DBC that this was not a long-term reinstatement of public parking, nor was it in response to a current increase in parking demand.
12. The proposed pantograph style electric bus chargers would have a height of 5.14m and occupy 1.36m x 0.98m of floor space at each of the 3 proposed locations within the proposed triangular island bus stop. The pantograph chargers are proposed to be light grey in colour. The applicant is proposing new tree planting along the site's western boundary which would include a mixture of native species, including hornbeam, field maple, hawthorn and wild cherry, that would provide ecologically appropriate and effective long-term screening. It is proposed that these would be planted as semi-mature stock to ensure an immediate contribution to screening and amenity value, and to ensure that a hornbeam is positioned in the northwest corner of the site to fill a gap in the existing vegetation along the western boundary.
13. As part of this scheme, a new vehicular entrance and exit is proposed to be created into the electric bus charging hub from the existing Kent Fastway which runs along the eastern boundary of the application site. The applicant has confirmed that the proposal would include several additional civil works, to aid with the practical and aesthetic utilisation of the site. These would include:
 - Formation of kerbed passenger waiting area using modular paving. Kerbing would include DDA compliant pedestrian access;
 - Block paving finish to island;
 - Reprofilling and resurfacing of the bus turning area for the bus hub to interface with the existing Kent Fastway including reconstruction of the existing grass verge;
 - Review existing street lighting and amend/extend as necessary to ensure lighting is suitable for an operational bus charging hub, whilst ensuring minimal light pollution to the surrounding residential area and low impact on the local biodiversity;

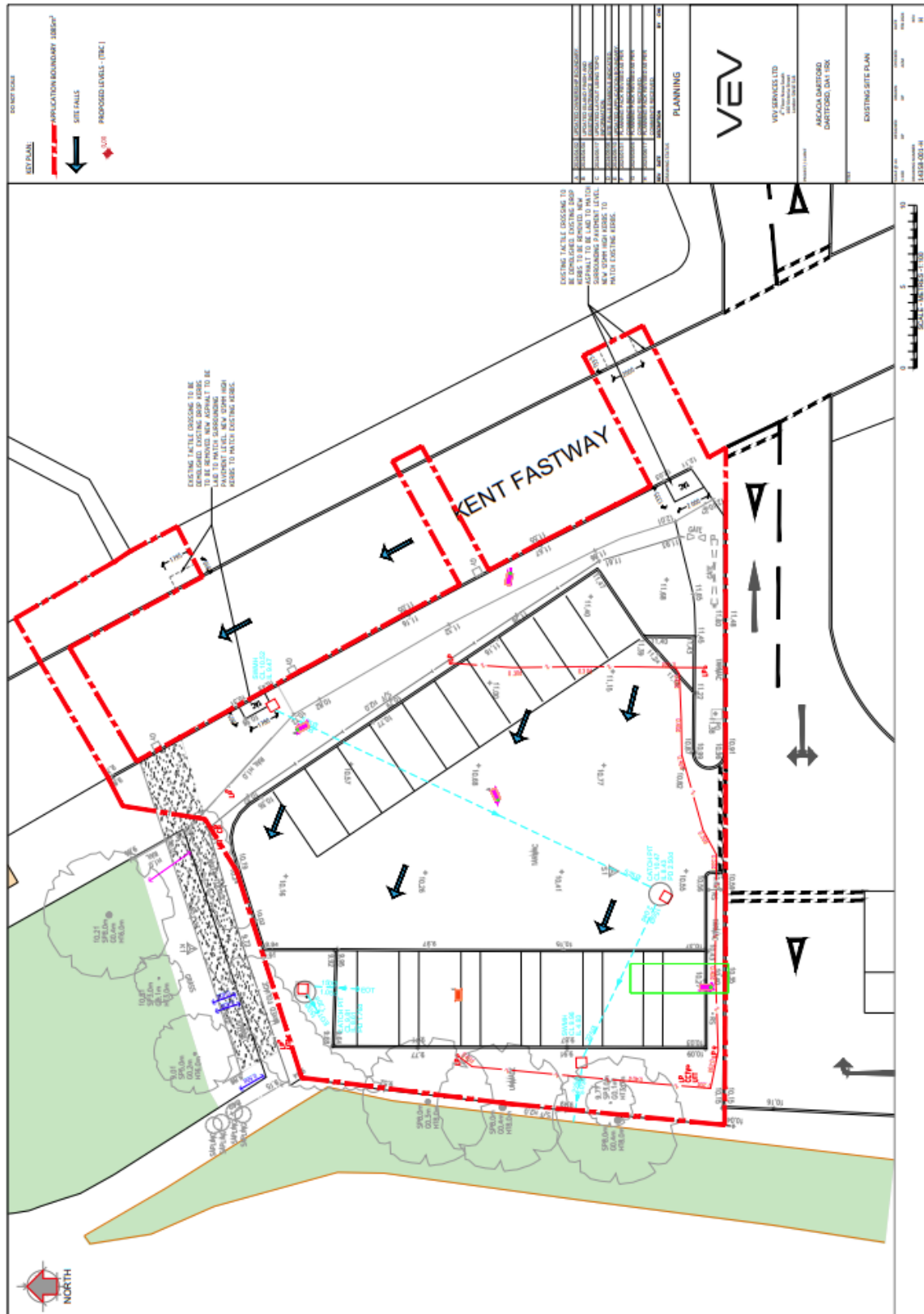
Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

- Road markings for 'bus stopping' areas in the relevant places around the new Fastrack bus charging hub island where the electric bus chargers would be located;
 - Continuous paving with raised section to facilitate ease of movement for wheelchair users and pedestrians;
 - A slight diversion of the existing PROW where it currently crosses Kent Fastway (due to the proposed location of the vehicular entrance into the bus charging hub).
14. Further works include a proposed LV (low voltage) feeder pillar to be located in the southwestern corner of the application site, surrounded by an Armco barrier for protection. A total of 5 new lighting columns are proposed (3 located within the triangular bus island, 1 located by the LV feeder pillar and 1 located at the edge of the widened grass verge along the western boundary). The applicant has confirmed that the proposed lighting strategy for the site has been carefully developed to minimise potential light spill, using low-level, directional LED luminaires with no upward light output.
15. It is intended that the Acacia Hall Bus Hub would operate as an operational bus charging station, with a passenger waiting area to replace the existing Mill bus stop and shelter (located on the Kent Fastway route, to the north of the application site). The Fastrack services operates over 4 routes over a 24 hour period.
16. The applicant has confirmed that the number of electric buses using the chargers would vary between a minimum of 1 charge per hour (at night) and maximum of 12 charges per hour at regular intervals (Monday to Sunday daytime) across the proposed 3 chargers depending on day, time of day, and number of electric bus routes operating. It is expected that the charging time would be between 30 seconds and 6 minutes per charge depending on operational needs. The charging would most often take place during the bus passenger pickup and drop off time.

Item D1

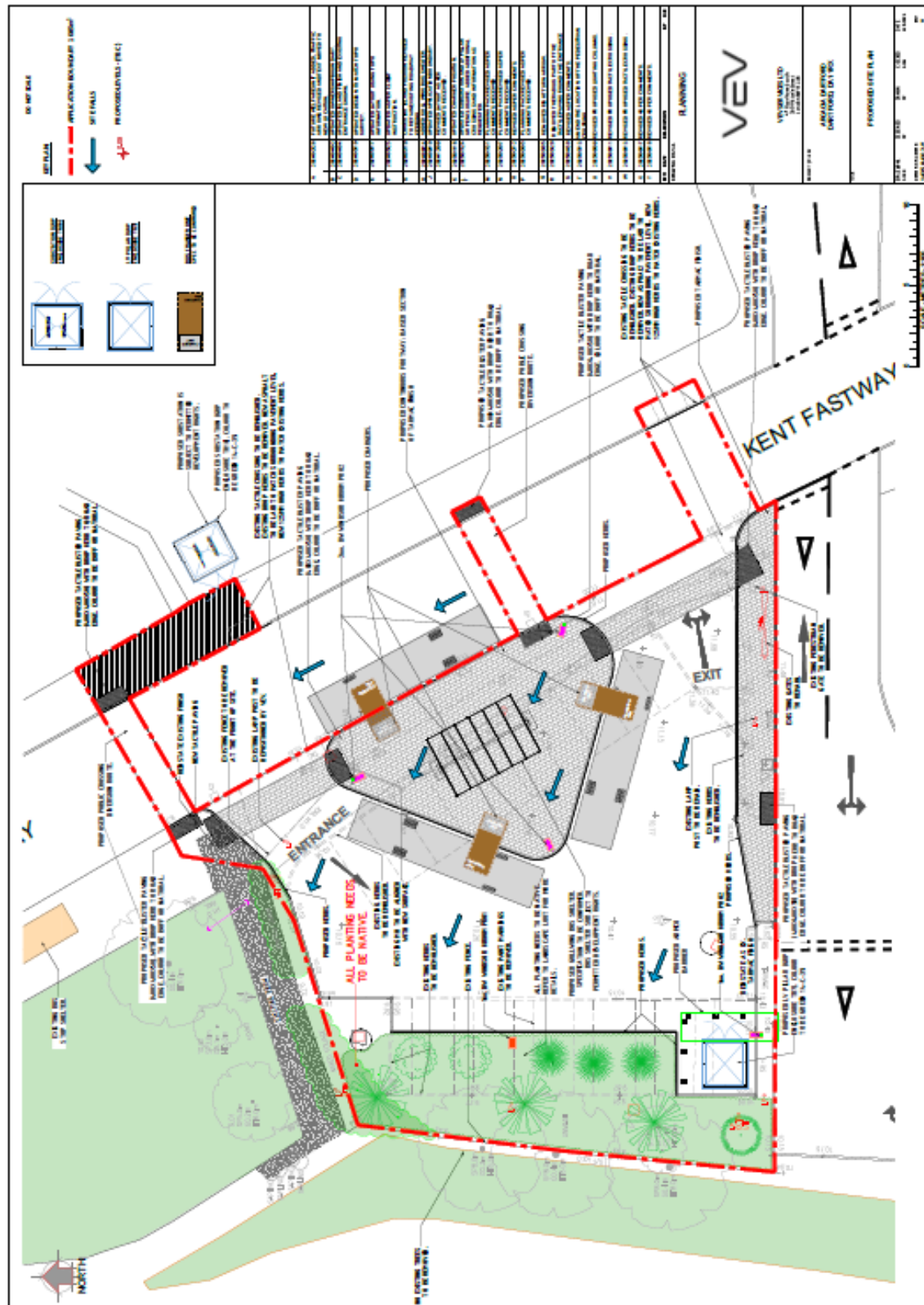
Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

Existing Site Plan



Item D1

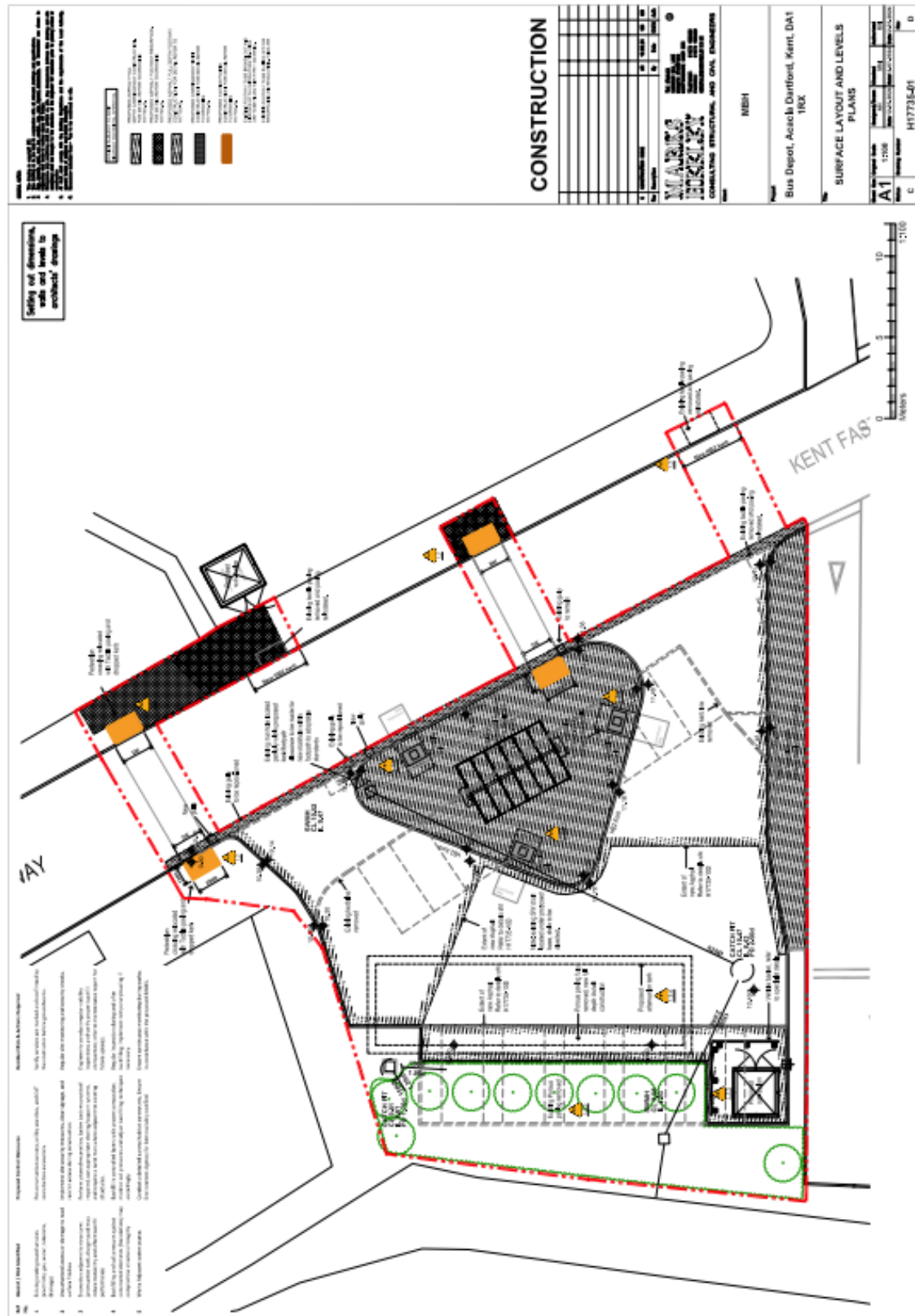
Proposed Site Plan



Item D1

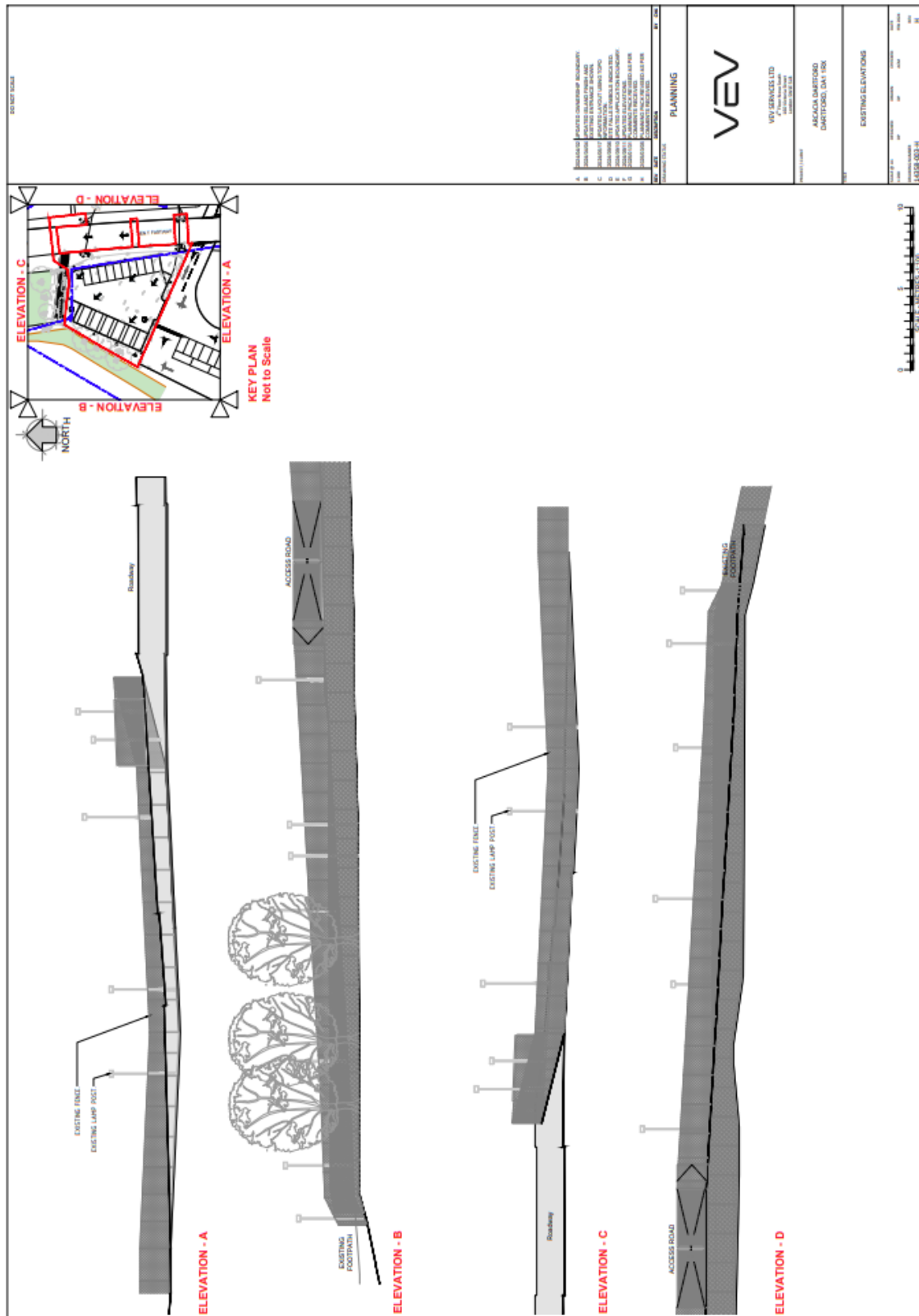
Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

Surface Layout and Levels Plan



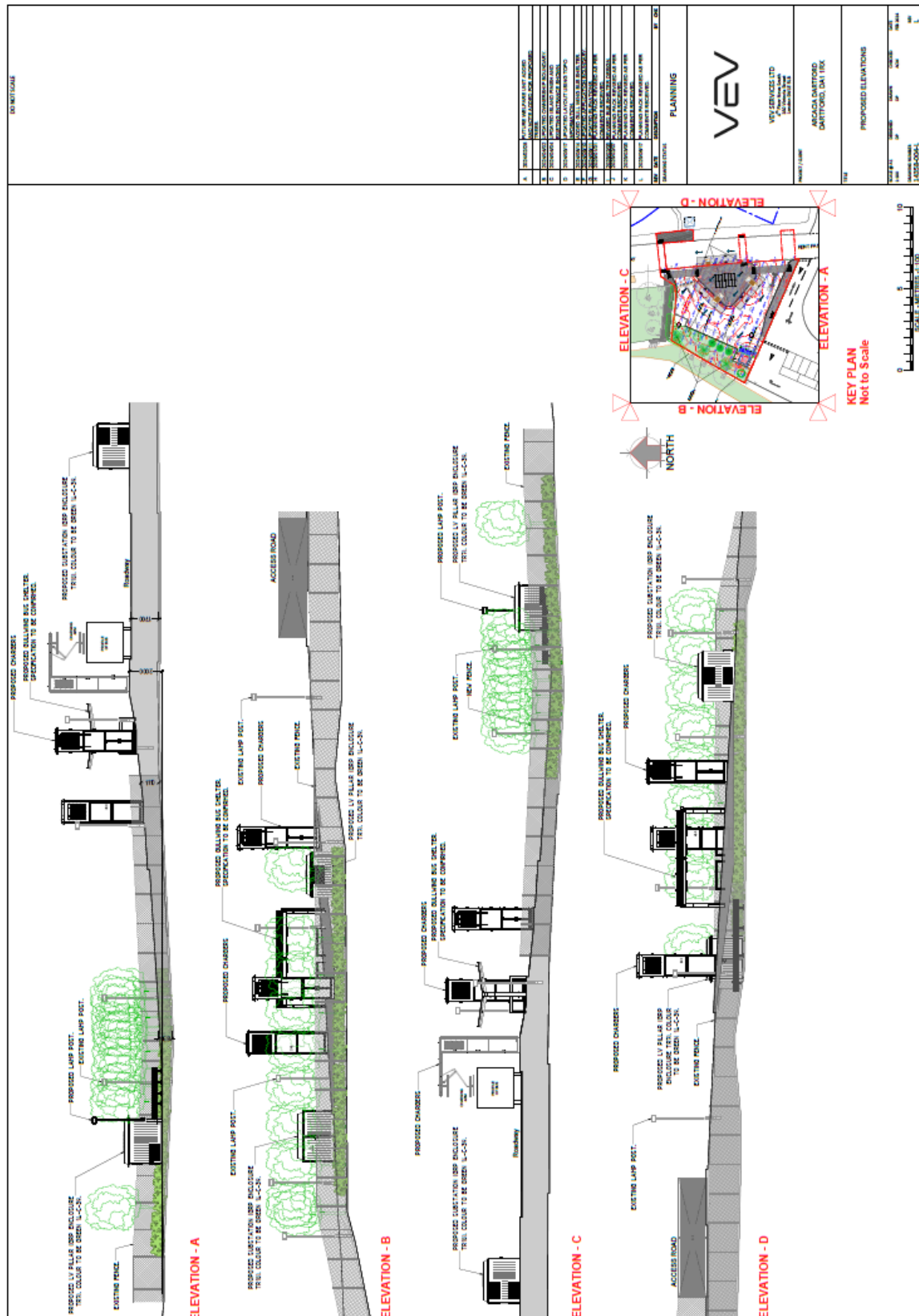
Item D1

Existing Elevations



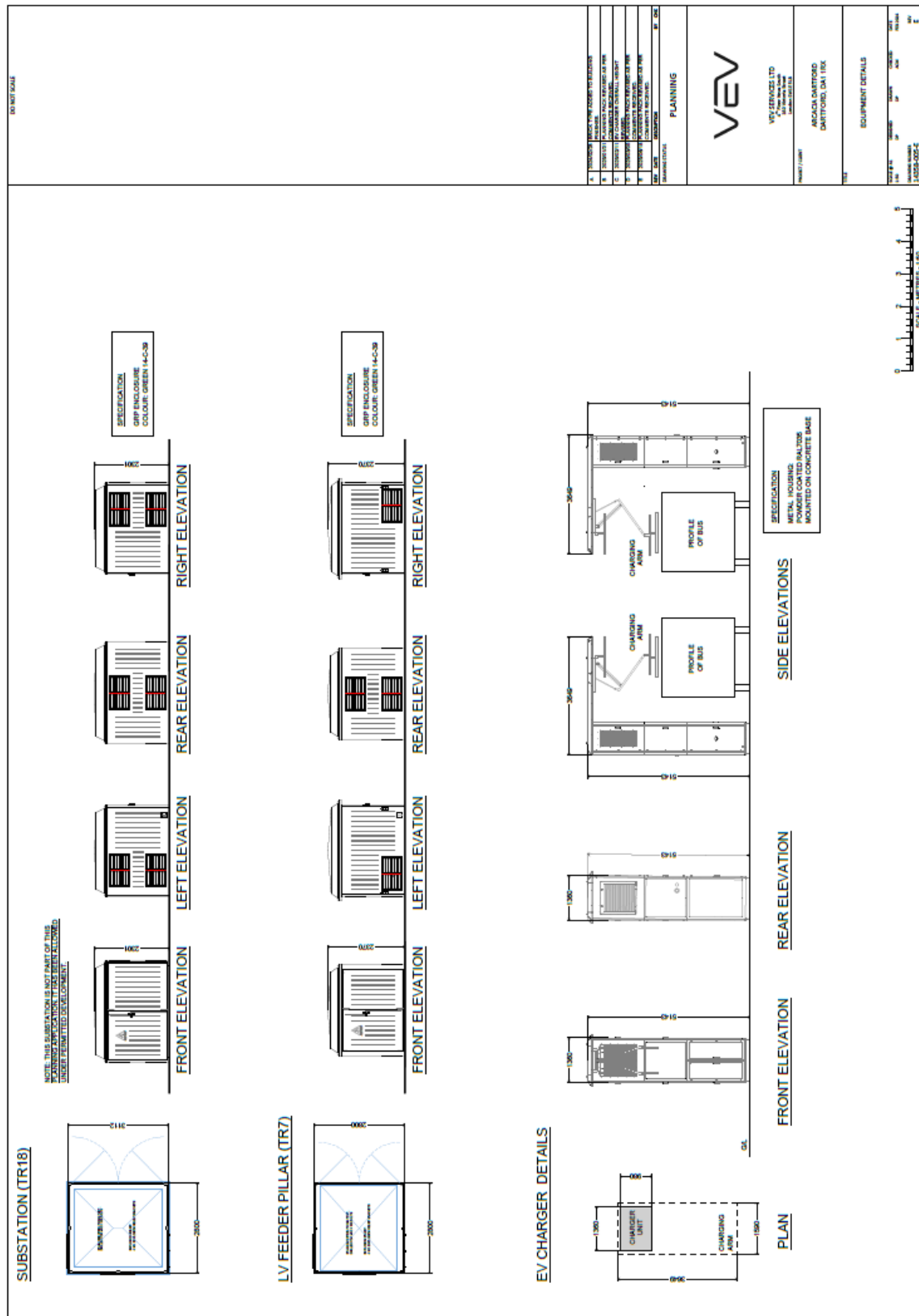
Item D1 Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

Proposed Elevations



Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

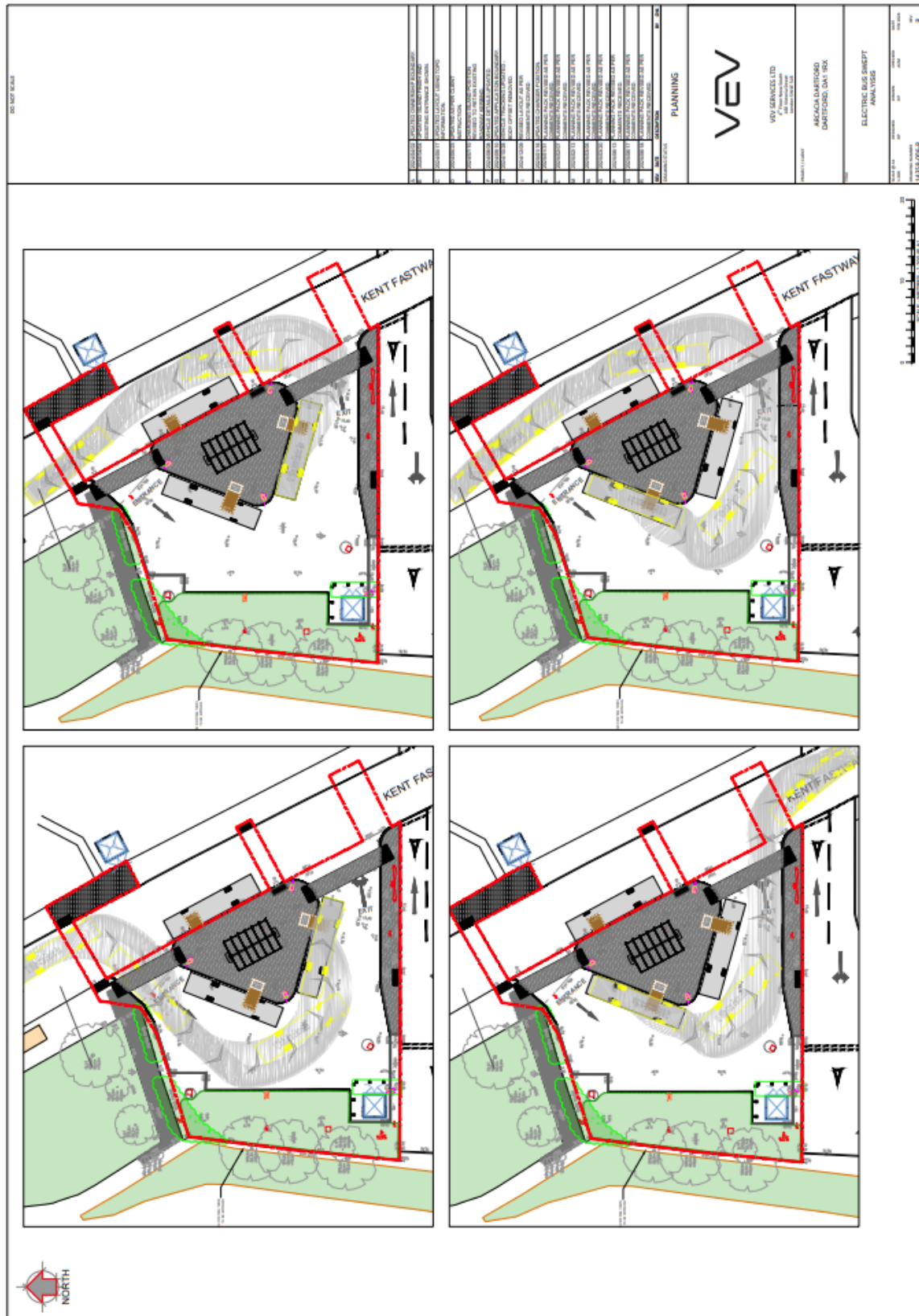
Proposed Equipment Details



Item D1

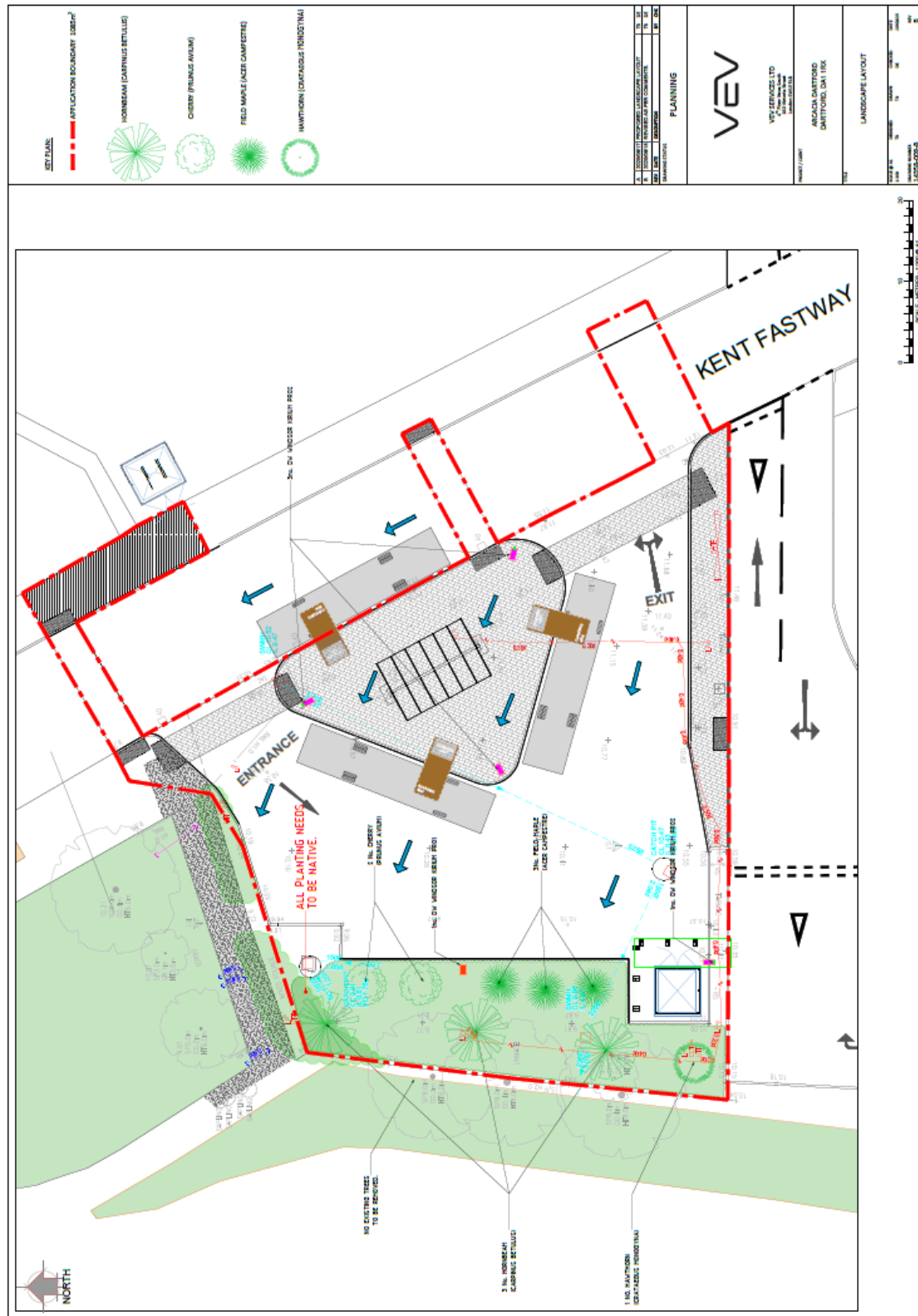
Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

Electric Bus Swept Path Analysis



Item D1

Proposed Landscape Layout



Item D1

Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)

Image of Proposed Charger



3D image of the proposed electric bus chargers from Kent Fastway where vehicles cross to gain access to the Acacia Hall Car Park



Item D1

**Installation of electric bus charging infrastructure at Acacia Hall
Car Park, South of Dartford Town Centre - DA/25/467
(KCC/DA/0047/2025)**

3D images of the proposed electric bus chargers



Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025) ---

Planning Policy

17. The following Guidance/Statements and Development Plan Policies summarised below are relevant to the consideration of the application:

- (i) **National Planning Policy Framework (NPPF) December 2024** and the **National Planning Policy Guidance**, sets out the Government's planning policy guidance for England, at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning applications but does not change the statutory status of the development plan which remains the starting point for decision making. However, the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

In determining applications, the NPPF states that local planning authorities should approach decisions in a positive and creative way, and decision takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

- Planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation (*paragraph 90*).
- public rights of way should be protected and enhanced, including taking opportunities to provide better facilities for users (*paragraph 105*).
- transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve realising opportunities from existing or proposed transport infrastructure and changing transport technology and usage (*paragraph 109*).
- whether impacts from the development on the transport network (in terms of capacity or congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree (*paragraph 115*). Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road would be severe (*paragraph 116*).
- applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations (*paragraph 117*).
- achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Planning decisions should ensure that developments would function well and add to the overall quality of an area; be visually attractive as a result of good architecture; layout and appropriate and effective landscaping; be sympathetic to local character and history, including the

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surrounding built environment and landscape setting; establish or maintain a strong sense of place, creating a welcoming and distinctive place to live, work and visit; include an appropriate mix of development and support local facilities and transport networks; and create places that are safe, inclusive and accessible (*paragraph 135*).

- the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure (*paragraph 161*).
- when determining planning applications for all forms of renewable and low carbon energy developments, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future (*paragraph 168*).
- planning decisions should contribute to and enhance the natural and local environment, minimise impacts on and provide net gains for biodiversity, and prevent new and existing development from contributing to unacceptable levels for soil, air, water or noise pollution (*paragraph 187*).
- planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal (*paragraph 208*).

(ii) The adopted **The Dartford Plan, Dartford Borough's Local Plan to 2037 (adopted April 2024)**

Policy S1

Borough Spatial Strategy: Seeks to ensure that sustainable development will occur at planned locations in the Borough to meet assessed needs, securing new infrastructure provision and brownfield land re-use, creating neighbourhoods resilient and adaptive to climate change. Development should provide a diverse and complementary balance of uses and services within settlements and minimise the necessity to travel by private vehicles.

Section 7 part b, seeks the provision of infrastructure, and improvements to walking and cycling links, railway stations and the bus/Fastrack networks.

Policy S2

Infrastructure Planning Strategy: Seeks that Borough development will be plan-led, and major proposals master planned and phased, in order to ensure the co-ordinated delivery of new infrastructure, and that demand is managed to remain within capacity as far as possible until necessary new infrastructure is provided. New services and

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facilities will be provided to meet Dartford Borough's needs with key infrastructure provision.

Section 4, part b, seeks the provision of new and improved Fastrack and other bus services/routes, including addressing non-dedicated sections of Fastrack routes which are vulnerable to general traffic congestion and bus priority at junctions where possible.

Policy S3

Climate Change Strategy: Seeks to ensure that development is well located, and innovatively designed and constructed, to mitigate and adapt to the effects of climate change. Development in the Borough should contribute to minimising carbon emissions from properties and processes, and reducing the need for unsustainable travel, avoiding vulnerability and increasing resilience to the effects of climate change by a package of bespoke measures integrated within development at an early stage of design and planning.

Section 7 seeks to ensure that the design, location and construction of development will minimise energy consumption and incorporate renewable or low/zero carbon energy sources, and allow for other new sustainable technologies to be provided or readily incorporated in the future.

Policy M1

Good Design for Dartford: Seeks that development must be shown to be suitable in terms of its height, mass, form, scale, orientation, siting, access, overlooking, overshadowing, detailing, and landscaping relative to neighbouring buildings and the wider locality. Development should satisfy all of the locally specific criteria for good design in the Borough, including amongst others, that appropriate regard is had to connectivity, heritage assets and biodiversity gain.

Policy M2

Environmental and Amenity Protection: Seeks to ensure that development is designed and located to not result in unacceptable material impacts on neighbouring uses including, amongst other matters, in relation to air quality, intensity of use, noise disturbance, and light pollution.

Policy M3

Sustainable Technology, Construction and Performance: Seeks to ensure that the design, construction and whole life carbon cost of development must contribute to the mitigation of, and adaption to, climate change. This includes, but is not limited to, reducing embodied and operational carbon emissions. Applicants should demonstrate best endeavours to use recognised assessment tools/quality standards.

Section 9 states that in determining applications for small and large scale low/zero carbon technology and installations, the economic and environmental benefits of the proposal will be weighed against the individual and cumulative impact of the development.

Policy M4

Flood Risk and Riverside Design: Seeks to ensure that development with a frontage along the Rivers Thames or Darent will be expected to

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fully explore the potential for improving, amongst other matters, biodiversity. Planning permission for development will only be granted where it can be demonstrated that the site is safe from all types of flooding, now and for the lifetime of the development, taking into account the effects of climate change and it does not materially displace flood water or worsen flood risk elsewhere.

Policy M5

Designated Heritage Assets: Designated heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Any harm or loss will require clear and convincing justification.

Section 5 states that development proposals affecting listed buildings must have special regard to the desirability of preserving the building or its setting. Loss of or harm to a statutorily listed building or its setting will only be permitted in exceptional circumstances.

Section 6 states that development proposals affecting a conservation area must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Policy M6

Historic Environment Strategy: Seeks to ensure that development must contribute to the conservation and enjoyment of the Borough's historic environment.

Development proposals which may affect the significance of both designated and non-designated heritage assets or their setting must demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals must aim to reflect and interpret the historic character of a site and conserve its most significant historical and/or architectural aspects.

Policy M14

Biodiversity and Landscape: Section 3 seeks to ensure that developments will protect and enhance biodiversity. In the event that development adversely affects any existing habitats, this must be replaced by compensatory habitat of a similar type, size and condition in close proximity to that which is being lost. The new national requirements for at least 10% biodiversity net gain will apply to all applicable developments. Developers must be able to demonstrate that impacts on ecology and biodiversity could not reasonably be avoided or mitigated on-site before biodiversity offsetting off-site will be considered. Biodiversity Net Gain will be measured using DEFRA's latest biodiversity metric and habitats will need to be secured for at least 30 years.

Section 4 seeks to ensure that all new developments be designed and laid out in a way which is sympathetic to their landscape setting.

Policy M16

Active Travel, Access and Parking: Seeks to ensure that development must be of a design and layout that promotes walking, cycling and public transport use through provision of attractive, well-

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designed and safe routes which address the needs of users. Design features should be provided for people with mobility and sensory difficulties, especially at road crossing points, public transport stops, and changes in level on walking routes.

Other Material Considerations

18. In addition to the considerations arising from the planning policy section above, local finance considerations and other strategy documents are also material considerations for the determination of this application.

- (i) The **local finance considerations arising from Section 143 of the Localism Act 2011**.

Section 143 amends Section 70 of the Town and Country Planning Act 1990 (determination of applications for planning permission: general considerations) such that in the determination of a planning application, the local planning authority must have regard to:

- (a) the provisions of the development plan, so far as material to the application;
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 70(4) of the 1990 Act (as amended) defines a local finance consideration as a grant or other financial assistance that has been, that will or that could be provided to a relevant authority by a Minister of the Crown. In this case, the financial assistance is that arising from the award of £9.525 million for the Kent wide Fastrack electrification programme, granted by the Department for Transport (DfT) under their Zero Emission Bus Regional Areas (ZEBRA) scheme, of which £7.85 million (excluding legals and risk contingency costs) is allocated specifically to the Fastrack Kent Thameside network. This is a new scheme introduced by the Department for Transport (DfT) to encourage local authorities to work in conjunction with local transport partners and apply for additional support funding to accelerate the introduction of fully electric public transport in towns and cities across the UK. In deciding an application for planning permission where a local financial consideration is material, decision takers need to ensure that the reasons supporting the decision clearly state how the consideration has been taken into account and its connection to the development.

- (ii) The **County Council's Local Transport Plan 5: Striking the Balance (2024-2037) (LTP5)** adopted in December 2024 sets out the following:

1. Our Ambition for Transport in the County: We want to improve the health, wellbeing, and economic prosperity of lives in Kent by delivering a safe, reliable, efficient and affordable transport network across the county and as an international gateway. We will plan for growth in Kent in a way that enables us to combat climate change and preserve Kent's environment. We will do this by delivering emission-free travel by getting effective dedicated infrastructure to electrify vehicles, increase public transport use and make walking and cycling attractive.
2. Policy Objective 7: Reduce the volume of carbon dioxide equivalent emissions entering the atmosphere associated with surface transport activity on the KCC

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managed highway network by an amount greater than our forecast “business as usual” scenario. This means achieving a greater fall than those currently forecast of 9% by 2027, 19% by 2032 and 29% by 2037.

Consultations

19. Views were invited on the application as originally submitted and the additional finance information provided in Appendix 1. The following consultee responses were received:

Dartford Borough Council made detailed comments on the proposal which are summarised below:

Whilst noting that the Dartford Local Plan to 2037 supports the principle of the development which would facilitate green energy, and recognises the benefits of the conversion of Fastrack buses to electric, the Borough Council considers it important to assess the details and impacts of the proposed bus charging infrastructure, particularly given the sensitive nature of the proposed location. The Borough Council request that KCC, as planning authority, take the following into account in reaching a balanced determination of this application:

- impact of the proposal on visual amenity and town centre landscape amenity, given the intervisibility between the site and the town centre;
- need for the development in this location;
- impact of the development on the character and appearance of the adjoining Conservation Area, and the setting of nearby Listed Buildings;
- a requirement for the submission of a detailed landscaping scheme, to include native species, and a maintenance and management plan for such planting;
- a requirement for a condition requiring details of any further structures on site, including bus shelters, to be agreed;
- highway matters (including proposed junction relationships, vehicle access to the carpark, and pedestrian routes across the site towards the town centre);
- impact on neighbouring occupiers and their amenity, including from intensification of use of the site, noise, light and air pollution;
- clarity is required regarding levels and the reprofiling of the site, and potential archaeological impact. The County Archaeologist should advise, and
- impact on ecological matters needs to be carefully considered given the sites location close to the River Darent, existing mature trees and areas of landscaping. Advice should be sought from the Environment Agency, KCC's Flood and Water Management Officer, and KCC's Ecologist.

No comments have been received on the additional financial information.

KCC Highways and Transportation Officer raises no objection to the proposal subject to the imposition of conditions for the completion and maintenance of the access and egress points to the electric bus charging hub; the permanent retention of the pedestrian visibility splays with no obstruction over 0.6m above the carriageway level within the splays, and the removal of existing pedestrian crossing points and the reinstatement of the footway and kerbs in accordance with details to be submitted and approved prior to the use of the site commencing. An informative is also requested which reminds the

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applicant that planning permission does not convey any approval to carry out works on or affecting the public highway.

KCC Highways and Transportation Officer confirms that no additional transport information is included in the supplementary planning statement regarding finance and as such the previous comments remain valid and should be referred to, particularly in relation to requested conditions/planning obligations.

Public Rights of Way (West Kent PROW Team) raise no objection to the proposal.

No comments have been received on the additional financial information.

KCC Ecologist raises no objection subject to the imposition of conditions, including the deemed condition requiring the submission and approval of the Biodiversity Gain Plan prior to the commencement of development; a condition to secure the submission of a simple landscaping management plan, and details of the precautionary mitigation required to clear any vegetation to be included within a construction environmental management plan.

No comments have been received on the additional financial information.

KCC County Archaeological Officer raises no objection subject to the imposition of two conditions, one to secure the implementation of a programme of archaeological work in accordance with a written specification and timetable to be approved by the County Planning Authority and one to provide a Post Excavation Assessment Report for approval within 6 months of the completion on site.

In respect of the additional financial information, confirms that the advice remains unchanged.

KCC Conservation Officer raises no objection to the application. Having reviewed the proximity of the proposed works to the heritage assets, including Listed Buildings and the Conservation Area, together with the site topography and surrounding features and landscaping, the Conservation Officer concluded that the proposal would cause less than substantial harm to the setting of heritage assets.

Having reviewed the supplementary planning statement and concluded that it contains no further information relevant to the assessment of the application for its impact on built heritage, the Conservation Officer confirms that the previously submitted assessment and opinion remain unchanged.

KCC Flood and Water Management Officer raises no objection subject to the imposition of a condition for a verification report pertaining to the surface water drainage system to be submitted prior to first use of the development.

In respect of the additional financial information, confirms that there is nothing further to add at this time and refers to their previous response.

Environment Agency raise no objection subject to conditions requiring the submission of a strategy to deal with the potential risks associated with any contamination prior to commencement of development; a verification report to be submitted before the

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development is first brought into use; no further development being undertaken if additional contamination is found that had not previously identified; and no infiltration of surface water into the ground without consent. A drainage informative has also been requested which reminds the applicant that only clean uncontaminated water should drain to the surface water system.

The Agency has confirmed that they have no comments to make on the additional finance information.

Local Member

20. The former local County Member for Dartford East, Penny Cole, was notified of the application on 23 April 2025. Following the County Council elections in May 2025, the newly elected Member, Ryan Waters, was notified of the application including the additional finance information. He has advised that:

“Following the review of these documents I would like to add my full support for this application. The benefits to the local community, both directly and indirectly, in particular the ongoing improvement this will bring to the Dartford Bus services, are clear and the feedback I have had from local residents has also been supportive”.

Publicity

21. The application was publicised by the posting of 12 site notices and an advertisement in a local newspaper, which was published on 1 May 2025.

Representations

22. In response to the publicity, 2 letters of objection and 1 letter of support to the application have been received.

A summary of the main planning issues raised is set out below:

Support

- The bus network in and around Dartford is in serious need of investment.
- The charging points are proposed on the furthest edge of an existing large car park and next to a busway, so the claim that the proposal could affect heritage assets ‘is a bit of a stretch’.

Objection

- There are no proposed levels on the Proposed Site Plan, making it impossible to see how the ground levels are changing.
- What are the proposals for the alteration of the PROW? The route currently is poor and sightlines almost non-existent.
- There is no information submitted to demonstrate what the impact would be from the loss of the parking spaces on the wider highway network with regards to any overspill.

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- The proposed charging structures, given their elevated position in the context of the wider landscape, would be highly visible from the Conservation Area and harm the character and appearance of the area.
- While an Archaeological Written Scheme of Investigation (WSI) has been submitted, it does not amount to a full desk-based Archaeological Assessment. Given the potential for disturbance to below-ground remains, this omission is significant.
- Whilst the proposal seeks to bolster tree planting along the northwestern boundary of the site the tree planting does not reach a sufficient height to provide adequate screening for properties to the west. Given that the proposal solely relies on the provision of tree planting as screening mitigation, which will take a number of years to grow it is not considered that this level of planting is adequate to shield neighbouring properties from light spill or protect the privacy of its residents.
- A Noise Impact Assessment (NIA) has not been submitted to support the application. There is no accompanying information to demonstrate a noise assessment has been carried out regarding noise associated with the charging infrastructure and the use of the site as a bus stop for members of the public.

The Supplementary Planning Statement was also sent to the 3 members of the public that commented on the original planning application. One response has been received and is shown below.

- The additional information provided does not resolve the concerns previously raised. Accordingly, the registered objection remains in place.

Discussion

23. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph 17 above. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal therefore needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation, publicity and in this case the Localism Act.
24. This application is being reported for determination by the Planning Applications Committee due to objections received from two local residents following publicity of the application. In my opinion, the key material planning considerations in this particular case are the principle of development and the need; funding matters arising from the Localism Act; siting and design; impact on residential amenity including noise and light pollution; heritage and archaeological impacts; transportation and highway considerations; Public Rights of Way; Ecology and Biodiversity Net Gain; drainage and contamination, and construction.

Principle of Development and Need

25. Fastrack Kent Thameside is a Bus Rapid Transit (BRT) service operating in the Gravesham and Dartford area. This existing Fastrack BRT network has been in place since 2006 and provides fast, reliable, and efficient transport across Kent Thameside. There are currently four Fastrack bus routes in Kent Thameside, serving around 2.8 million passengers per annum. The Fastrack coverage area includes Dartford, Blawater, Ebbsfleet, Gravesend, Amazon LCY3 and Greenhithe. This service is also

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key to future local housing developments including the Ebbsfleet Development Corporation Masterplan.

26. Fastrack is also seen as an integral part of the regeneration of the Northwest Kent area, providing essential access to business and employment opportunities, education, healthcare and shopping. It links key destinations and points of interest via a mix of dedicated bus lanes with priority signalling and shared carriageway. The area surrounding the Fastrack routes is due for significant development and growth in the coming years and, with current levels of traffic congestion considered to be at critical levels, Fastrack is central to supporting the growth agenda by increasing the modal share between public transport and cars.
27. The applicant advises that the main objectives of this proposed scheme are as follows:
 - To provide charging points for electric buses at Acacia Car Park.
 - To make public transport more accessible for people travelling into Dartford Station & Dartford Town Centre, and from Dartford to nearby sites of importance such as Darent Valley Hospital, Bluewater & Ebbsfleet International.
 - To reduce the emissions created by public transport services in Kent.
28. The Gravesham Bus Hub, which includes electric bus charging infrastructure, was granted planning permission by the County Planning Authority in November 2020 (application reference GR/20/848) and this site is now energised. Further bus charging facilities are required in Dartford to support the electrification of the Fastrack Kent Thameside BRT network. The applicant has identified the application site at Acacia Hall Car Park to be the location for the bus charging facilities required in Dartford.
29. Due to a delay in constructing and energising the electric charging infrastructures at the Gravesham and Dartford sites, this necessitated implementing the London General Transport Service Limited (as Go-Ahead) contract with a temporary diesel fleet of buses. Partial progress on delivery of the charging infrastructure means that the Gravesend site is now energised, and an increasing number of electric buses are entering into service. Eleven diesel vehicles would be retained to operate the route terminating at Acacia Hall once Gravesend terminal is fully operational. The applicant has confirmed that operating a mixed fleet creates significant complications on the delivery of the bus service for the operator.
30. The applicant has identified a number of consequences should it be unsuccessful in securing planning permission for the second terminus at Acacia Hall. These include:
 - Loss of opportunity for cleaner air and carbon reduction by not fully using the new Fastrack vehicle fleet for the residents of Dartford and Gravesend.
 - Complication in operation of a mixed fleet of buses leading to reduced reliability and punctuality.
 - Reduced fare revenue income on Fastrack due to reduced fleet performances.
 - Risk of long term vehicle battery degradation from under use of the vehicles.
 - Risk of vehicle damage in storage/transfer.
 - Reputational risk to Kent County Council and the Fastrack brand.
 - Risk of request for the partial return of ZEBRA funding to the DfT (see paragraphs 35 to 37 below).
 - Potential loss of credibility in ability to deliver DfT grants in the future and therefore limiting access to further grants.

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31. The adopted Dartford Plan, Dartford Borough's Local Plan to 2037 (adopted April 2024) sets out in Policy S2, the need for necessary infrastructure to be in place to support the provision of new and improved Fastrack services. Furthermore, Policy S1 seeks the provision of infrastructure and improvements to the bus/Fastrack networks, while Policy S3 seeks to minimise carbon emissions and energy consumption and incorporate renewable or low/zero carbon energy sources. The proposed development would therefore accord with these elements of the Dartford Borough Core Strategy.
32. The County Council's Local Transport Plan 5: Striking the Balance (2024-2037) (LTP5), adopted in December 2024, seeks to combat climate change by delivering emission-free travel by introducing effective dedicated infrastructure to electrify vehicles and to increase public transport use. Furthermore there is support to reduce the volume of carbon dioxide equivalent emissions entering the atmosphere associated with surface transport activity on the KCC managed highway.
33. In terms of the overarching guidance of the NPPF, at the heart is a presumption in favour of sustainable development. It also states that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts. It should help to contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure (*paragraph 161*). Furthermore, when determining planning applications for all forms of renewable and low carbon energy developments, local planning authorities should give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future (*paragraph 168*).
34. It is evident from the above that there is clear policy support and backing for the delivery of the infrastructure required for the electrification of the Dartford Fastrack scheme.

Funding – Localism Act

35. Whilst monetary matters are not usually a relevant material consideration in the determination of planning applications, in this case, not having regard to the finance considerations in relation to the Localism Act (2011) would mean that the Committee had not assessed all relevant material planning considerations in its decision making. Paragraph 143 of the Localism Act 2011, titled '*Applications for Planning Permission: Local Finance Considerations*' states that local planning authorities should have regard to local finance considerations as a material consideration where they are relevant to the application before them. Local finance considerations are thereafter defined as 'a grant or other financial assistance that has been, or will be, provided to a relevant authority by a Minister of the Crown'.
36. KCC strategically commissioned the purchase and 15-year operation of an electric bus fleet to operate the Fastrack Thameside Network. A tender exercise led to the signing of a contract with London General Transport Service Limited [as Go-Ahead] to operate Fastrack Thameside Network. The contract cost includes a one-off payment of £6,006,021 for the purchase of the buses granted by the Department for Transport (DfT) under their Zero Emission Bus Regional Areas (ZEBRA) scheme and an on-going service charge of £7 million per year for 15 years starting from November 2024, mostly funded by bus fare revenue. The ZEBRA scheme was introduced by the Department for Transport (DfT) to encourage local authorities to work in conjunction with local transport partners, and apply for additional support funding to accelerate the introduction of fully

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electric public transport in towns and cities across the UK. The Kent wide electrification programme (including Dover Fastrack) is supported by a £9.525 million ZEBRA grant from the Department for Transport (DfT), of which £7.85 million is allocated specifically to the Fastrack Kent Thameside network. The contract sponsored the purchase of 28 electric vehicles, which were delivered in November 2024, worth £12 million. These vehicles require access to on-street fast chargers to operate, which are referred to as opportunity chargers and are part of the electric charging infrastructure system.

37. The securing of the above funding for the delivery of the Acacia Hall electric bus charging hub is therefore, in this instance, a material consideration in the determination of this planning application. The following aspects are relevant. As advised by the applicant, should permission not be granted for this scheme, the Department for Transport's ZEBRA funding agreement would be jeopardised, leading to the risk of a request for the partial return of the ZEBRA funding to the DfT. Without the infrastructure to operate the full electric fleet, Kent County Council (KCC) may be required to return up to the full ZEBRA grant allocated to Thameside (£7.85 million). As a minimum, the funding allocated to 11 vehicles and the delivery of the Acacia Hall bus terminus may have to be returned, which is estimated to be £3.36 million (£2.36m for vehicles and £1m for Acacia Hall). The applicant advises that a significant amount of this figure has already been committed, and this would need to be funded from other sources. Further, should the grant have to be returned, this may also undermine Kent County Council's strategic positioning, weakening its eligibility for future Department for Transport funding and jeopardising the delivery of linked schemes supported through the Bus Service Improvement Plan (BSIP), which is a significant source of funding for KCC for all bus services across Kent. I therefore consider that this matter should be given significant weight in the determination of this application.

Siting and Design

38. The proposed location for the electric bus charging infrastructure had been identified by the applicant based on a combination of operational efficiency, minimal disruption to the existing transport network, and the opportunity to repurpose underutilised land. Situated approximately 10 metres from an existing bus stop and shelter (The Mill) and immediately adjacent to the existing Kent Fastway, the applicant has confirmed that the site would enable a seamless access for buses without the need for diversion from established routes. This would promote continuity of service and would avoid additional movements through Dartford Town Centre or surrounding residential areas, thereby supporting the efficient and sustainable operation of the network.
39. Importantly, the site lies outside the core of Dartford's historic centre, significantly reducing potential impacts on designated heritage assets in comparison to more centrally located alternatives. The Acacia Hall car park, which is in Dartford Borough Council's ownership, had been unused for over a year prior to the submission of this planning application, with no resulting pressure on capacity in the adjacent parking areas. This suggests that the site could be viably repurposed for charging infrastructure without adverse effects on local parking provision.
40. Initially, a site at Home Gardens was considered for the charging hub as this is where the current bus interchange is located in Dartford. However, the Borough Council raised concerns regarding the potential visual harm of the Home Gardens site, particularly given the site's proximity to the Civic Centre. To explore this further, a detailed

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feasibility study was commissioned, which was followed by feasibility design drawings in August 2022. These documents provided early indications of the comparative benefits of the Acacia Hall site.

41. Subsequently, in March 2023, UK Power Networks (UKPN) formally confirmed the electrical constraints at Home Gardens, and that there were already competing demands for electricity capacity. This would significantly limit the ability to secure the required capacity for an electric bus charging hub at that location. The applicant advises that they then engaged with Dartford Borough Council officers to reflect on these issues and document the rationale for prioritising the Acacia Hall car park site as the more viable and deliverable option.
42. I am therefore satisfied that the applicant has considered alternative sites for the proposed electric bus charging hub and, due to the unsuitability of the Home Gardens site in terms of the required power supply, has selected the application site for operational efficiency, minimal disruption to the existing transport network, and the opportunity to repurpose underutilised land.
43. The site plan accompanying the planning application includes detailed information derived from a topographical survey. This survey has accurately captured the existing site levels and illustrates the proposed finished levels post-development. The applicant has confirmed that the central hub area and associated roadway have been designed to follow the existing topography as closely as possible, thereby minimising any significant alterations to the current ground levels. The installation of pantograph chargers has also been carefully considered, with all units to be mounted upright on plinths that are positioned in accordance with the surveyed site gradient. Specifically, over the 13m length of the newly raised island, there would be an approximate level difference of 470mm (47cms). This equates to a 3.6% gradient, or a 1:26 slope ratio, which falls within acceptable standards for accessibility and operational functionality.
44. To minimise the visual impact of the charging system on the nearby area, the applicant confirmed that the charger selection process involved assessing the visual impact of the chargers, with the EKO pantograph charger providing a look that was considered to best fit the aims and suggestions of the Borough Council, with a streamlined design to soften the visual impact. The proposed use of a light grey colour finish for these structures has been carefully chosen to minimise visual impact and to integrate with the natural surroundings as it is recognised that some elements of the development, such as the pantograph height, may be partially visible from certain viewpoints. It should be noted that the chargers themselves cannot be reduced in height due to operational requirements, so they have been limited to the minimum necessary height of 5.14m.
45. To reduce the visual impact of the electric bus chargers and to address concerns raised by the Borough Council, the applicant has proposed additional tree planting along the western boundary of the site. This planting would consist of native species such as Hornbeam, Field Maple, Hawthorn, and Wild Cherry, which are fast-growing, resilient trees capable of reaching heights of approximately 25 metres and providing effective long-term screening for nearby residents and the adjacent Dartford Town Centre Conservation Area.
46. Subject to the imposition of conditions regarding the landscaping scheme to be implemented as submitted, and be managed and maintained; the development being

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carried out in accordance with the submitted details and using the external materials and colour finishes as specified in the application documents, I consider that the siting and design of the proposed development is acceptable in principle. Subject to these conditions I consider that the development would accord with paragraphs 90, 135, and 187 of the NPPF and with Policies S1, M1, M2 and M14 of the Dartford Borough Local Plan. I would give this moderate weight.

Impact on Residential Amenity (including Noise and Light Pollution)

47. The proposed development would support the introduction of electric buses, replacing the existing diesel-powered vehicles. This transition would significantly reduce local noise emissions and improve the acoustic environment for nearby residents. Although the site would serve as a stop, it is important to note that this is proposed to replace the existing Mill stop located some 10m to the north of the application site. The applicant has confirmed that the site would not be a busy terminus, and passenger activity at this location is expected to remain minimal. Whilst the applicant acknowledges the concerns regarding general noise from operations, the combination of quieter electric vehicles and limited passenger use means the overall impact of this proposal would be low. Noise is discussed in great detail in paragraphs 50 to 56 below.
48. An updated lighting plan has been submitted which provides further clarity on the number, location and orientation of the proposed lighting columns. The proposed lighting is discussed in greater detail in paragraphs 57 to 64 below. Subject to the conditions proposed below, the impact upon amenity is considered acceptable.
49. To provide screening to protect the amenity of residential occupiers to the west and also to conserve the setting of the nearby Conservation Area, the application proposes the bolstering of the existing tree planting along the western boundary of the site. To further reduce visual impact and to enhance immediate visual mitigation, the proposed landscaping scheme includes semi-mature tree planting along the western boundary, as set out in paragraph 45 above. The use of semi-mature stock ensures visual benefits are delivered from the outset, rather than relying solely on long-term growth. Additionally, a Hornbeam is proposed to be positioned in the northwest corner of the site to fill a gap in the existing vegetation along the western boundary.

Noise

50. The facility is primarily intended as a charging point for Fastrack electric buses with some short-term layover, rather than a high-traffic passenger terminus. Passenger activity is expected to remain minimal. The applicant has confirmed that a recent 14 day report (2–16 June 2025) recorded just 39 boardings at The Mill and Acacia Hall combined, which is less than three per day on average. While alighting data was not captured, the applicant considered it is likely to be of a similarly low scale.
51. By comparison, Home Gardens accommodates approximately 750 boardings daily, clearly demonstrating that Acacia Hall is not a key passenger destination. Its potential to generate additional demand is inherently limited, regardless of how many bus routes might serve this site. Although Routes A and AZ would also visit the hub for charging purposes, they follow the same alignment to Home Gardens as Route B and therefore offer no new journey opportunities. As a result, it is considered that no material increase in passenger numbers would be expected.

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52. In terms of bus operations, most services at Acacia Hall are scheduled to dwell for nine minutes. During these layover periods, charging times were expected to be brief, typically between 1 to 6 minutes, meaning that any associated noise from the charging infrastructure would be infrequent and short in duration, further limiting any potential impact on nearby receptors.
53. Specification reports have been provided as part of the planning application for the chargers and electric buses. The applicant has explained that to provide a sense of scale, a normal conversation typically measures around 60 dB, while a busy street can reach up to 80 dB. In contrast, the EKO pantograph bus chargers operate at a maximum of 65 dB, and the electric buses generally remain well below 66 dB, with that upper limit typically reached only during reversing - a manoeuvre not expected as part of routine activity on site. In comparison, traditional diesel buses can emit 80–85 dB during idling or acceleration. This means the switch to electric vehicles would reduce noise by approximately 15–20 dB, which on a logarithmic scale equates to a sound energy reduction of over 75%. In practical terms, the quiet hum of an electric bus is much closer to background ambient noise than the persistent rumble of a diesel engine, marking a significant improvement for nearby residents and passers-by.
54. Whilst recognising the concerns about potential operational noise, the overall impact on surrounding amenity is expected to be low. This would be due to the combination of quiet, zero-emission electric vehicles, short and infrequent layovers, minimal passenger activity and low-noise charging infrastructure. Collectively, these factors ensure that acoustic disruption would remain negligible, representing a substantial improvement over historic diesel operations and supporting a quieter, cleaner environment for nearby residents and visitors.
55. It is considered that the application would not result in an adverse impact in relation to noise during the operational phase, and that any impacts during construction would be dealt with through good construction management processes and enforced through adherence to an approved Construction Environmental Management Plan (CEMP). It is considered that the wider benefits of providing the electric bus chargers and running quieter electric buses rather than diesel buses would off-set the temporary construction impacts, and therefore the scheme is considered to be acceptable in this regard.
56. I am therefore satisfied that the potential noise impact from the creation and operation of the proposed electric bus charging hub would be acceptable and that the combination of quieter electric vehicles and limited passenger use means the overall impact would be low. Noise emissions and the acoustic environment for nearby residents would arguably be improved.

Lighting

57. The planning application proposes a total of 5 new lighting columns with 3 light columns located within the triangular bus island, 1 light column by the LV feeder pillar and 1 light column at the edge of the widened grass verge along the western boundary. All new lighting columns are proposed to be 6m in height. The lighting strategy for the site has been carefully developed to minimise the potential for light spill, using low-level, directional LED luminaires with no upward light output.

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58. It should be noted that an appropriate level of lighting is required so that pedestrian movements and vehicular activities can proceed safely. Poor lighting levels and/or the lack of lighting could lead to incidents involving injury through accident, and potential criminal damage and theft. The lighting proposed for this scheme would help to deter any antisocial behaviour or loitering in the area compared to the existing inadequately lit car park. Pedestrian and vehicle routes need to be adequately illuminated to provide safe passage on the site, and ingress and egress routes to be illuminated to compatible levels with connecting roads. It should be noted that the existing Kent Fastway has lighting columns that measure 10 metres in height and so the proposed lighting would be viewed against the existing level of lighting.
59. The scheme is designed so as to ensure that external lighting would be concentrated in the appropriate areas and that upward light would be minimised, reducing unnecessary light pollution, energy consumption and nuisance to adjacent property. The proposed lighting has been designed to concentrate the main beam of illuminance onto each of the three bus and charger locations. The LED lamp sources would provide improved colour rendering requiring less intensity as well as providing for accurate targeting of light beams to restrict any spill light above and outside of the horizontal task plane. All external lighting would be controlled by a daylight sensor time switch which would prevent operation during daylight hours.
60. In designing the scheme, particular attention has been given to eliminating any light trespass and glare. Where appropriate, the applicant has advised that masking/shrouds would be fitted to the rear of the lanterns. Existing and proposed boundary treatment, along with the benefit of good lighting design with new LED technology would restrict any spillage of light and mitigate any nuisance to adjacent highways, neighbouring residents, and wildlife habitats.
61. Given the close proximity to the River Darent, the County Council's Ecologist has recommended that baffles are included on the lights closest to the River Darent to further minimise light spill. She further recommends that the lighting is switched off or dimmed for periods when the lighting is not required. The inclusion of baffles can be covered by the imposition of a planning condition and an informative to request that the lights are switched off or dimmed. My recommendation below addresses these.
62. It should also be noted that the applicant would welcome the imposition of a planning condition requiring a lighting strategy to be submitted and approved prior to the bus hubs first operation. This strategy would set out the exact specifications of the luminaires, their siting, mounting heights, beam angles, shielding measures, and illumination levels. It would also demonstrate compliance with the relevant best practice guidance and confirm that post-installation verification would be undertaken. The applicant has also confirmed that they would be happy to agree to a condition stating that no additional lighting could be installed on site unless further approval is first obtained.
63. I am therefore satisfied that the application has satisfactorily considered the potential lighting impact associated with the proposed electric bus charging hub and acknowledge that the proposed lighting scheme has been designed to minimise the impact of proposed lighting upon surrounding development.

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64. Subject to the imposition of a condition regarding the submission of a lighting strategy including exact specifications of the luminaires, their siting, mounting heights, beam angles, shielding measures and illumination levels; and conditions regarding baffles to be included on the proposed lights nearest the river; post-installation verification of the installed lighting to be undertaken; no additional lighting to be installed at this site unless further approval is first obtained, and a landscaping scheme to be implemented as submitted and be managed and maintained, I consider that the development would not have an unacceptable adverse impact on the residential amenity in terms of noise and lighting impacts and would accord with paragraph 135 of the NPPF and Policies M1, M2, M5 and M14 of the Dartford Borough Local Plan. I would give this moderate to high weight.

Heritage and Archaeological ImpactsHeritage considerations

65. The planning application is supported by the submission of a Heritage Statement. From a heritage perspective, the site is visually and physically separated from the Dartford Town Centre Conservation Area by the Fastrack corridor, tree screening and existing buildings, a relationship acknowledged in the submitted Heritage Assessment and supported by the Dartford Conservation Area Appraisal. Although the tops of the pantograph chargers may be visible above the western tree line, these elements would be read against the existing vegetated backdrop to the east and would not appear starkly silhouetted on the skyline. The proposed light grey colour for the pantographs would minimise their visual prominence, and would be secured by a recommended planning condition.
66. In relation to heritage impact, the Heritage Assessment concludes that the proposal would result in no harm to the significance of nearby heritage assets. This conclusion is reached through a detailed site-based assessment, considering the topography, visibility, and existing landscape features. While it is acknowledged that judgments on heritage impact can vary, the mitigation proposed, including additional semi-mature tree planting and the careful selection of materials, would ensure that the proposal avoids adverse effects on the setting or significance of heritage assets.
67. The County Council's Conservation Officer was consulted on the planning application and has reviewed the proximity of the proposed works to the heritage assets, including the Listed Buildings and the Conservation Area, together with the site topography and surrounding features and landscaping. He has confirmed that in his opinion the proposals would cause less than substantial harm to the setting of nearby Listed Buildings and the character and appearance of the Conservation Area. In light of the local objections as set out in paragraph 22 above, he further advises as follows.

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Plan showing the area of the Dartford Town Centre Conservation Area



Photograph showing the location of the Listed Buildings near to the application site (which is edged in a red line)

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68. The setting of the Grade I Listed Holy Trinity Church (shown below on the bottom left) is broadly determined by the surrounding buildings in the High Street. Open outlook towards the east and southeast are acknowledged to be closed by mature trees, preventing direct visual contact with the application site, despite the rising land on the opposite side of the river.



Photograph showing the Grade I Listed Holy Trinity Church and Overy Street

69. Other Listed Buildings to the north of the application site in Overy Street, have a setting dominated by a road junction and the established Fastrack route. The County's Conservation Officer has stated that the application site could be visible across the road junction, over the roof of the Royal Victoria Mill Hall and through the existing trees, but the distance and intervening visual features would make any visual impact minor in the context.



Photograph showing A226 Overy Liberty traffic light junction looking south (to the right) towards Kent Fastway

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70. The County's Conservation Officer went on further to confirm that the Listed Buildings to the west, Acacia Hall and Bridge House, were some distance from the application site, to the opposite side of the River Darent. An existing tree belt screens the application site from direct view but, as the site is on rising ground, some parts may be visible, especially in winter when the trees are bare. They would however be set against the wooded slope behind to the east, so would not be seen against the sky from ground level. Visual impact would further be reduced by the unlisted buildings that block direct views from the Listed Buildings. The space between the existing buildings is largely given over to car parking. This has been landscaped but the County's Conservation Officer does not consider them to contribute positively to the setting of the Listed Buildings.



Photograph looking eastwards towards the application site with The Vicarage property to the right

71. The Conservation Area extends across the river and borders the western edge of the application site, but the area is now dominated by car parking. The close proximity of the application site to the Conservation Area at this point, could increase its visual impact, even though this is mitigated by tree screening. However, given the existing character of the area, the Conservation Officer considers that any harm would not be substantial.

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Photograph looking eastwards towards the application site (behind tree line)

72. I note that the County's Conservation Officer raises no objection to the development, concluding that the public benefit arising from the electric bus charging and public transport benefits of the proposals would outweigh the less than substantial harm to heritage assets. Subject to further mitigation through additional screening and appropriate colouration of the pantograph towers, which are included in the application and would be secured by condition, I am satisfied that the applicant has considered the heritage impacts upon the nearby Conservation Area and Listed Buildings.

Archaeology considerations

73. The planning application is supported by the submission of a Written Scheme of Investigation (WSI) for Archaeological Evaluation. The WSI outlines the necessary measures to manage any archaeological potential associated with the site, taking into account the scale and nature of the proposed development. The WSI has been accepted by the County's Archaeological Officer as the most appropriate way forward in terms of understanding the archaeological potential of the site and the likely impacts that could occur. This would provide sufficient detail to manage any potential archaeological interest on site through a programme of works. Furthermore, this approach was considered appropriate given that a watching brief was undertaken in 2006 during the development of the Kent Fastway, and which provided sufficient archaeological data for the site. As such, a new desk-based assessment is not deemed necessary.
74. The County Archaeologist states that the submitted WSI is appropriate for the first stage of the archaeological work, and therefore raises no objection to the development, subject to the imposition of conditions to secure this work. These would include the need to secure the implementation of a programme of archaeological work in accordance with a written specification and timetable to be approved by the County Planning Authority (prior to the commencement of development) and to provide a Post Excavation Assessment Report for approval within 6 months of the completion on site and for the measures outlined in the Post Excavation Assessment Report to

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implemented in full and in accordance with the agreed timings. Subject to the imposition of these conditions, which are included in the recommendation below, I am satisfied that the archaeological potential at the application site has been satisfactorily addressed.

75. Subject to the imposition of conditions that the development is carried out in accordance with the submitted details; is to be carried out using external materials and colours as specified; a landscaping scheme to be implemented as submitted and be managed and maintained, I consider that the development would not have an detrimental impact on heritage features, including the setting of Listed Buildings and the character and appearance of the Conservation Area, as well as upon archaeological potential. Given the findings of the Heritage Statement and the WSI for Archaeological Evaluation documents, and the views of the County Archaeologist and Conservation Officer, it is considered that the development would accord with the guidance of the NPPF, specifically paragraph 190 and Dartford Borough Council policies M1 and M6. I would give this moderate to high weight.

Transportation and Highway Considerations

76. The planning application is supported by the submission of a Transport Statement, a Road Safety Audit Combined Stage 1 and 2, as well as a number of highway drawings. The application was also supported by vehicle swept path analysis, which confirmed that the three charging locations could be accessed independently and that the facility could be accessed and egressed successfully from the Kent Fastway, with a point of entry to the north of the passenger waiting area and point of egress south of the waiting area immediately adjacent to the Acacia Car Park exit, with only a small kerbed margin retained to separate these junctions. The Road Safety Audit, concluded that that there were no road safety issues identified as a result of the proposed development.
77. As part of this scheme a new entrance and exit is proposed to be created into the electric bus charging hub from the Kent Fastway. The proposed bus vehicle tracking layout has been provided in support of this application and shows how each bus route can easily and safely access the chargers. A new pedestrian walkway is proposed to the south of the site, separating the remaining car park and the bus chargers. This new walkway is proposed to provide a safer route for pedestrians to enter and exit the car park. The existing walkway was too narrow and was gated which meant most pedestrians had to use the road as an egress point which was dangerous for all parties.

Existing site

78. The area proposed for the Acacia Hall electric bus charger hub has largely been unused for parking since 2022 and has been fenced off, although Dartford Borough Council (DBC) has recently reopened the space this is a short-term and temporary measure. The applicant understands from DBC that this is not a long-term reinstatement of public parking, nor is it in response to a current increase in parking demand.
79. Given the extended period during which this area has not been in operational use as a car park, the impact of its removal has, in practice, already been absorbed into the functioning of the surrounding network. On this basis, I would agree with the applicants' highways consultant that a parking demand survey would be unlikely to provide meaningful insights at this stage, since the site's removal has already been experienced by the public for a significant period.

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80. In relation to Blue Badge provision, the application recognises the importance of ensuring accessible parking is maintained. While the proposal results in the loss of six accessible bays, the applicant has confirmed that 23 accessible bays would remain available within the wider Acacia Hall car park, which comprises a total of 325 spaces. This retained provision exceeds the requirements of Dartford Borough Council's Local Plan, which recommends 17 accessible spaces for a car park of this size. It is also important to note that the accessible bays being permanently removed have not been available for use for some time. Alternative Blue Badge bays are located to the northwest of the site, offering convenient access and ensuring that the removal of these six bays would not adversely impact accessibility.

Existing Junction

81. It should be noted that the existing car park access adjacent to the site, whilst described as a crossroad in form, does not function as a conventional crossroad, with turning movements restricted to ahead only. While vehicles may cross Kent Fastway to access the wider Acacia Hall car park, only buses are allowed to travel along Fastway.

Proposed Junction Relationship and Vehicle Swept Path Analysis

82. As part of the scheme, a new vehicular entrance and exit is proposed to be created into the Electric Bus Charging Hub from the existing Kent Fastway which runs along the eastern boundary of the application site. The proposal includes separation between the proposed site egress and the adjacent Acacia Hall car park access, via the retention of a 3m wide pedestrian island. Whilst concern has been raised about the separation between the car park access and the bus egress, the applicant has confirmed that this layout had been designed specifically to avoid conflict between general traffic and bus operations. The proposal demonstrates that these adjacent junctions can achieve a good level of intervisibility between them, which would allow drivers to acknowledge each other's presence and enter Kent Fastway and/or Darent Road when it is clear and safe to do so, acknowledging that traffic travelling between Acacia Hall car park and Darent Road would not be turning in/out of Kent Fastway, removing potential points of conflict that might be expected at traditional crossroad locations.
83. The submission is supported by vehicle swept path analysis. These confirm that the three charging locations could be accessed independently and that the facility could be accessed and egressed successfully from Kent Fastway. Kent Highways were consulted on the proposed layout and raised no objection, subject to the completion and maintenance of the access and egress points as shown on the submitted drawings prior to the use of the site and imposition of appropriate conditions for visibility splays for both vehicles and pedestrians to be retained and kept clear of any vegetation. I am therefore satisfied that the application has satisfactorily considered the proposed junction arrangements with both the new entrance and exit into the electric bus charging hub and how it fits into the existing highway layout, with the current vehicular entrance and exit into the remaining Acacia Hall car park.
84. The vehicle swept path analysis also demonstrates that each of the proposed set down locations for the electric buses are independently accessible, that access to the facility would occur via a right turn entry movement into the northern crossover (access only – 6.8m wide) and that egress would occur from the southern crossover (egress only – 9.2m wide) which would allow both left and right turn egress, with junction radii to

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accommodate the swept path, ensuring the vehicle body does not encroach into any pedestrian margins. Furthermore, road markings would be included to define the one-way entry/egress arrangement, supported by no-entry road signage. The applicant has confirmed that the proposed facility would only be served by 12.2m long buses which is the size of the vehicle that has been used to define the dimension and kerb realignment of the proposed electric bus charging hub and the size of the electric buses that would be used along this Fastrack route.

Junction Visibility

85. The proposal is also supported by junction visibility splay information, which encompass both the egress crossover from the proposed facility and the adjacent Acacia Car Park egress. Junction visibility splays of 2.4m x 33m are indicated based on a 25mph design speed. The outcome of the junction visibility splays confirm that there would be intervisibility between the site egress and the Acacia Hall car park access, with no vertical features between such that would obstruct visibility and thus allowing drivers to acknowledge each other before entering the Kent Fastway. A planning condition has been requested by Kent Highways to ensure the provision and permanent retention of the vehicle visibility splays, as shown on the submitted drawings, with no obstructions over 0.6m above carriageway level within the visibility splays, are to be provided prior to the use of the site. This condition is incorporated in my recommendation below.

Pedestrian Visibility and Accessibility

86. The proposal is also supported by pedestrian visibility splays. The applicant has confirmed that the pedestrian visibility splays encompass each of the proposed informal pedestrian crossings on Kent Fastway, achieving 1.5m x 43m in each direction, confirming that there are no vertical features that would obstruct this splay. Traditional drop-kerb crossings are proposed rather than raised crossovers. A planning condition has been requested by Kent Highways and incorporated in my recommendation below to ensure the provision and permanent retention of the pedestrian visibility splays, as shown on the submitted drawings, with no obstructions over 0.6m above carriageway level within the visibility splays, to be provided prior to the use of the site.

Operational Management

87. The application proposes the following bus movements at the electric bus charging hub:
- Routes A and AZ: These services would enter from the north, charge at the hub, and use the internal loop to rejoin the Fastrack route. They would not interact with the Acacia Hall car park or its access.
 - Route B (formerly B/C): Would continue to use the existing junction with no change in frequency.

The estimated bus movements up to 275 buses/day would represent maximum operations, and no increase in vehicle conflicts beyond the current arrangement is anticipated. The facility is primarily intended as a layover and charging point for Fastrack electric buses, rather than a high-traffic passenger terminus. Passenger activity is expected to remain minimal, primarily limited to those who previously used the former Mill bus stop, which historically saw low usage.

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Fastrack bus route map close up on Dartford Station

88. The proposed facility has been designed to accommodate standard Fastrack electric buses currently operating within the network. In terms of site operations, the facility would be managed in line with established Fastrack procedures, and a clear operational framework already exists for layover and charging management. With regard to driver welfare, the anticipated layover times are short, as the facility is not designed for buses to stop for extended periods. Drivers would remain within their vehicles and use existing facilities already available within the wider Fastrack network.

Pedestrian movements

89. The applicant has acknowledged the Borough Council's concerns regarding the pedestrian environment between the Acacia Hall car park, the town centre, and Darenth Road and have considered the Council's ongoing efforts to improve pedestrian connectivity and active travel infrastructure throughout the town centre and wider Acacia site. The current pedestrian access arrangements to and from the Acacia Hall car park are limited with no dedicated or formal pedestrian route connecting the car park with the surrounding footway network. While there is an existing drop-kerb adjacent to the vehicular access, this serves primarily as a carriageway crossing point and not as a designated pedestrian entrance. There is also no internal pedestrian infrastructure within the car park itself to facilitate safe or accessible movement.
90. In terms of specific concerns raised, the application proposes an alternative north-south pedestrian route through the site, which would provide a more direct and accessible

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connection to the town centre. This would help address issues of permeability and support longer-term aspirations for improved access across the Fastrack corridor, particularly for users with reduced mobility, wheelchair users, or those with pushchairs. Pedestrians would be able to cross over the bus exit onto the triangular island and then safely either cross Kent Fastway or the bus entrance via the proposed crossings. I consider that the changes to dropped kerbs, tactile paving, and designated crossing points would address Dartford Borough Council concerns without compromising the safety or operational requirements of the Fastrack system. It should be noted that the proposed electric bus hub would not introduce any new bus route opportunities, and no material increase in passenger numbers is expected.

91. Subject to the imposition of conditions regarding the permanent retention of both vehicular and pedestrian visibility splays, and the size of the electric bus using the site to be no larger than a 12.2m long bus, I consider that the development would not have an unacceptable adverse impact on the local highway network including vehicular and pedestrian activity, and bus operational impacts and would accord with paragraphs 105, 109, 115, 117, 161, 168 and 187 of the NPPF and Policies S1, S2, S3, M1, M2, M3 and M16 of the Dartford Borough Local Plan. I would give this significant weight.

Public Rights of Way (PROW)

92. The PROW (public footpath DB53) runs to the north of the application site. The PROW crosses Kent Fastway and there are dropped kerbs to assist pedestrians with crossing this road. To create the proposed entrance into the electric bus charging hub, the alignment of this crossing needs to be moved slightly northwards and the dropped kerb crossings relocated. Following confirmation from the Council's PROW officer, that the PROW falls outside of the red line boundary of the application site, an order to amend the alignment of the PROW where it crosses the Fastway route is not required. The PROW, where it crosses Fastway, would be subsumed within Highways land (as PROWs are inherent with highways the alignment can fall anywhere within that land without requiring formal diversion). The PROW Team has raised no objection to the proposed work. I am satisfied that there are no further works required to the PROW.

Ecology and Biodiversity Net Gain

93. On 12 February 2024 the Government introduced legislation under Schedule 7A of the Town and Country Planning Act 1990 (as amended) requiring developers to deliver a minimum of 10% Biodiversity Net Gain (BNG) over the existing habitat and biodiversity value on the site. Policy M14 of the Dartford Borough Local Plan (2024) states that there should be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought.
94. In support of the application a Biodiversity Net Gain feasibility assessment was submitted alongside the Statutory Biodiversity Metric Calculation and a Preliminary Ecological Appraisal. The County Councils Ecologist has confirmed that they are satisfied that no further information on protected/notable species is required and if planning permission was granted, details of any precautionary mitigation required to clear any vegetation were to be included within a Construction Environmental Management Plan.

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95. The site is in close proximity to the River Darent. However the red line boundary of the application site is over 10m from the riverbank and therefore the County's Ecologist is satisfied that a river condition assessment would not be required as part of this application.
96. Furthermore the County's Ecologist noted that there were small areas of shrubs within the site that had not been specifically included within the metric but instead incorporated as part of the grassland. They advised that as details of the proposed habitat creation were not required prior to determination for mandatory BNG, they were satisfied that this did not need to be changed prior to determination, but advised that this point should be addressed within the biodiversity gain plan post determination.
97. A BNG of over 10% would be achieved through the enhancement of the grassland within the west of the site to other neutral grassland and the planting of at least 10 trees. The BNG may change due to the above changes requested but it is advised that this would not impact the proposal achieving a minimum of 10%.
98. The County Council's Ecologist has confirmed that sufficient information has been submitted to assess the impact of the development on ecology and was satisfied (following the revised BNG assessment) that the scheme as proposed would meet the requirements of the legislation. It was noted that onsite net gains reported for Area Habitats of 391% were anticipated and deemed feasible, alongside a required 30-year monitoring schedule.
99. It should also be noted that no trees are proposed for removal as part of this planning application, and the existing mature landscaping is proposed to be preserved and reinforced where appropriate. Measures have been carefully considered to maintain the character of the area while supporting biodiversity in line with the site's proximity to the River Darent and location in part within a designated Biodiversity Opportunity Area. In response to these sensitivities, a range of assessments have been undertaken, and measures incorporated into the proposals to mitigate potential impacts. These include the careful control of lighting, operational noise management through the transition to electric vehicles, and the retention of buffer landscaping zones adjacent to ecological receptors.
100. Development shall be subject to the deemed condition requiring the submission and approval of the Biodiversity Gain Plan prior to the commencement of development. Additional conditions are proposed to secure the submission of a landscaping management plan; precautionary mitigation required to clear any vegetation to be included within a construction environmental management plan, and a landscaping scheme to be implemented as submitted and be managed and maintained for 30 years. Subject to these conditions, I consider that the development accords with Policy M14 of the Dartford Borough Local Plan (2024) and with the aims and objectives of the NPPF, in that there would be no net loss of biodiversity and that opportunities to enhance biodiversity would be secured.

Drainage and Contamination

101. This application has been supported by the submission of a Surface Water Strategy Report. The proposed development would be located on an existing brownfield site (a

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surfaced car park) which is located in Flood Zone 1, which has a low probability of flooding.

102. The applicant has confirmed that the existing site is drained via porous paving, which (from the survey information available) drains to the existing water course adjacent the site. The existing parking bays form part of this original SuDs scheme with overland flow passing through the porous paving into the open graded sub-base into the existing water course. The applicant's Drainage Engineers were instructed to complete the drainage plans and drawings for this proposal, and these have been submitted alongside the planning statement for the application.
103. The proposed scheme extends the existing grass verge which is located to the western side of the application site and is proposing additional planting. This landscaped area extends across this permeable paved area. New drainage features would be required to adequately treat and attenuate the rainwater associated with this development. This would include below ground attenuation tanks or hydro-brake (a category of components that use hydraulics to control or enhance braking or to regularise water flow) to restrict the outflow, together with an engineered solution in the form of a vortex separator (removes pollutants from surface water drainage) in respect of pollution mitigation. The drainage scheme has been based upon disposal of surface water runoff via the adjacent water course. The drainage solution proposed limits outflow to 1l/s, ensuring that no increase in flood risk would result from the proposed development.
104. The County Council's Flood and Water Management Team have considered the details submitted in the Surface Water Strategy Report and have raised no objection, subject to the imposition of a condition requiring the submission of a verification report pertaining to the surface water drainage system prior to first use of the development.
105. The Environment Agency (EA) have commented that the previous use of the proposed development site as a car park presents a medium risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is within Source Protection Zone 1 and located upon a principal aquifer. However the EA concurs that the risks posed could be managed, however additional information would need to be secured via a planning condition prior to construction being undertaken. Further conditions include a verification report to be submitted before the development is first brought into use; no further development being undertaken if additional contamination is found that had not previously identified; and no infiltration of surface water into the ground without consent. A drainage informative has also been requested which reminds the applicant that only clean uncontaminated water should drain to the surface water system. Subject to these conditions, which are included in the recommendation below, the EA raise no objection to the development.
106. Given the above and subject to the imposition of conditions regarding water resources, I am satisfied that the proposals would accord with the aims of Policy M4 of the Dartford Borough Council Local Plan for flood risk and riverside design and paragraph 187 of the NPPF. I would give this moderate weight.

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Construction

107. Given the proximity of the development site to the existing Kent Fastway, neighbouring residential properties and the remaining and operational Acacia Hall car park, the scheme would need to be constructed in accordance with a Construction Environmental Management Plan (CEMP) which would set out measures to protect local amenity and the local highway network. The CEMP should include matters such as the hours of operation for construction; the number, frequency and routing of all construction and delivery vehicles accessing the site; parking and turning areas for construction and delivery vehicles and site personnel; timing of HGV movements; the provision of wheel washing and other facilities to prevent dust, dirt, detritus from entering the public highway (and a means to remove it if it occurs); and access arrangements. The CEMP would also need to include precautionary mitigation requirements to clear any vegetation as discussed above (in the BNG section). A condition to secure the above is included in the recommendation which would need to be submitted prior to commencement of development.

Conclusion

108. This planning application proposes the installation of electric bus charging infrastructure, and associated equipment including 3 electric bus chargers and a new triangular island bus stop, the creation of a new entrance and exit for buses and pedestrians, new lighting columns and associated landscaping at Acacia Hall car park in Dartford. The proposal has given rise to a variety of planning issues including the principle of development and the need; funding and associated considerations from the Localism Act; siting and design; impact on residential amenity including noise and light pollution; heritage and archaeological impacts; transportation and highway considerations; ecology and Biodiversity Net Gain; drainage and contamination, and construction. These matters have been considered and addressed in detail throughout this report. Subject to the imposition of the conditions listed below, I am satisfied that the design of the proposal would not have a detrimental impact on the character and appearance of the adjacent Conservation Area, or the setting of nearby Listed Buildings, and that the amenity of local residents would not be significantly adversely affected by the operation of the charging hub. Further, the access and on site layout are, subject to conditions, considered to be acceptable from a highway safety perspective. The development would incorporate additional tree planting and landscaping, which would also meet the requirement for a Biodiversity Net Gain of over 10%.

109. There is strong strategic and policy support for the provision of electric buses to be used along the existing Kent Fastrack routes, and the requirement to minimise carbon emissions and energy consumption. The development would satisfy the local priority objectives of the County Council's 'Local Transport Plan 5: Striking the Balance and there is further support in the NPPF, at the heart of which is a presumption in favour of sustainable development. It is evident from the above that there is clear policy support and backing for the delivery of the infrastructure required for the electrification of the Dartford Fastrack scheme.

110. Having had due regard to the planning documents submitted as part of this application, the consultation responses received and representations made, I am of the opinion that the proposed development, subject to the conditions listed below, would not give rise to any material harm, is acceptable and is otherwise in accordance with the general aims

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and objectives of the relevant Development Plan Policies and the guidance contained within the NPPF. I therefore recommend that planning permission be granted subject to the planning conditions and Informatives set out below.

Recommendation

111.I RECOMMEND that PERMISSION BE GRANTED, SUBJECT TO the imposition of conditions covering (amongst other matters) the following:

1. Development shall commence within 3 years of the date of the permission;
2. Development to be carried out in accordance with the submitted details;
3. Development to be carried out using external materials and colour finishes as specified within the planning application documents, unless otherwise agreed;
4. Development to be carried out in accordance with the submitted landscaping scheme (and be managed and maintained for 30 years);
5. Submission of a landscape management plan;
6. Prior to any groundworks the applicant (or their agents or successors in title) shall undertake archaeological field evaluation (monitoring) works, in accordance with the submitted and approved Written Scheme of Investigation (PCA January 2025);
7. Following completion of the archaeological evaluation, no groundworks shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority;
8. The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable;
9. Inclusion of baffles on the lights closest to the River Darent;
10. Submission of lighting strategy including exact specifications of the luminaires, their siting, mounting heights, beam angles, shielding measures and illumination levels;
11. Prior to any part of the development being occupied, a post-installation verification of the installed lighting to be submitted;
12. No additional lighting to be installed on site unless further approval is first obtained;
13. Submission of a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person prior to first use of the development;
14. Submission of a strategy to deal with the potential risks associated with any contamination of the site prior to commencement of the development;
15. Submission of a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation prior to first use of the development;
16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved;
17. Submission of a Construction Environmental Management Plan, prior to the commencement of the development;
18. Completion and maintenance of the access and egress points shown on the submitted plans (drawing number 14358-002-Y Revision Y) prior to the use of the site commencing;

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19. Provision and permanent retention of the vehicle visibility splays shown on the submitted plans (drawing number 14358-008-B Revision D) with no obstructions over 0.6 metres above carriageway level within the splays, prior to the use of the site commencing;
 20. Provision and permanent retention of the pedestrian visibility splays shown on the submitted plans (drawing number 14358-007-D Revision D) with no obstructions over 0.6 metres above carriageway level within the splays, prior to the use of the site commencing;
 21. Removal of the pedestrian crossing points, as identified on the submitted plans (drawing number 14358-002-Y Revision Y), and reinstatement of the footway and kerb in accordance with details to be submitted to and approved by the County Planning Authority, prior to use of the site commencing;
 22. The development hereby approved shall be operated using 12.2 metre long buses only.
112. The development shall also be subject to the submission of a Biodiversity Gain Plan, prior to the commencement of development, in accordance with paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended).
113. The following Informatives are also proposed:
- The Environment Agency reminds the applicant that only clean uncontaminated water should drain to the surface water system;
 - The County Ecologist has requested that if there are periods when the lighting is not required, that the lighting is switched off or dimmed that period;
 - Kent Highways remind the applicant that planning permission does not convey any approval to carry out works on or affecting the public highway about seeking highway land approval.

Case Officer: Mrs Lidia Cook

Tel. no: 03000 413353

Background Documents: see section heading

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APPENDIX 1 – SUPPLEMENTARY PLANNING STATEMENT

Acacia Hall Car Park, Dartford – Installation of electric bus charging infrastructure - Supplementary planning statement

This note provides further information in respect of the financial considerations of the planning application (reference KCC/DA/0047/2025) for Acacia Hall on the Fastrack Thameside electrification project. Financial considerations can be a material planning consideration pursuant to the Localism Act 2011.

The note provides further information with regards to the funding for the project and with particular focus on the Department for Transport ZEBRA grant, electric bus fleet, contractual obligations, and projected financial risks. It also provides an estimate of the ongoing operational cost saving and benefits associated with the project.

1 - Introduction

On the 30/09/2022, Kent County Council (KCC) Cabinet Member for Highways and Transport took the decision to progress a major electrification programme for the Fastrack bus service fleets ([Decision 22/00086](#)).

This programme is supported by a c.£9.5 million ZEBRA (Zero Emission Bus Regional Areas) grant from the Department for Transport (DfT), of which £7.85 million is allocated specifically to the Fastrack Kent Thameside network. This £7.85 million figure excludes legal costs and risk contingency which is covered within the remaining ZEBRA grant amount (full breakdown below).

ZEBRA Grant	Amount
Fastrack Dover	£1,258,550
Fastrack Thameside	£7,847,993
<i>Thameside vehicles and depot chargers</i>	<i>£6,006,021</i>
<i>Opportunity charger terminus Gravesend</i>	<i>£839,981</i>
<i>Opportunity charger terminus Acacia Hall</i>	<i>£1,001,991</i>
Legals & Remaining Risk Contingency	£418,686
Total	£9,525,229

The ZEBRA funding agreement, signed in January 2022 between KCC and the DfT, has been extended to March 2026 following delays in the delivery of the strategic charging infrastructure.

The Thameside electrification project includes the purchase and operation of 28 electric buses for which c.£6 million was allocated. It also includes the installation of 5 opportunity chargers to be introduced at strategic points on the network: Gravesend Bus Hub and Dartford Acacia Hall bus terminus for which £1.84 million was allocated.

The project is innovative and demonstrates a pioneering technology in the UK context as buses would be regularly fast charged at terminus on street rather than overnight at the depot.

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Most importantly, the electrification programme for Thameside enables the replacement of a significantly aged bus fleet, improving reliability and increasing opportunity for KCC to increase revenue and save cost as described in section 2 of this paper.

The project relies on the delivery of two successful tender exercises for which procurement started in 2022:

- (i) SC22135: 15 years contract with bus operator Go Ahead to purchase, maintain, and operate the electric fleet

The signature of this operator contract triggered an operator payment of £6,006,021 million from the ZEBRA grant necessary to initiate the purchase of the 28 electric vehicles and top-up depot chargers.

Furthermore, the full purchase of the fleet also necessitates the operator to invest another £6.6 million; to be repaid by KCC through the apportionment of the service charge over the period of 15 years.

The vehicles have been delivered, and this funding has now been fully spent.

- (ii) SC22192/ECC: 15 years contract with VEV to design, construct and operate the charging infrastructure.

The signature of SC22192/ECC triggered the purchase of electrical charging equipment (to avoid supply chain shortage at the time) and progression of the design of the charging system. The Gravesend site is mostly complete, and the full amount is due to be paid shortly, with c.£715,000 committed on Acacia Hall (Dartford).

The Electrification was originally expected to be delivered in advance of the start of the bus operator contract which begun on 10 November 2024. Unforeseeable challenges around obtaining necessary permissions and third parties land agreements (which were outside of KCC control) have resulted in delays until the present time.

The earlier delay necessitated Go Ahead to operate the Fastrack services with a near depreciated Diesel fleet sourced from other operations, while keeping most of the electric vehicles in storage. This meant that KCC funded an additional fleet for few months until the Gravesend terminal was energised.

The newly energised Gravesend terminal (1st week of October 2025), combined with depot chargers means that an increasing number of vehicles are now running on the network. Using the Gravesend terminal and the depot chargers is however not sufficient to support the full operation of the new fleet, engenders significant operational and logistical challenges for the operator and significantly reduces resilience in the vehicle schedule.

The various additional costs arising from using the existing ageing fleet alongside new vehicles for a longer period than planned are currently allocated to the KCC Fastrack budget and have been drawn from the Fastrack reserve.

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2 - The Case for Fastrack Thameside Electrification

Investing in Electrifying the Fastrack Thameside network through the ZEBRA scheme offers significant financial and operational advantages to the KCC Fastrack Network:

- **Capital Cost Offset:** KCC benefits from reduced operational costs without bearing the upfront premium of electric vehicles (ZEBRA grant has sponsored a reduction of £214,000 per electric bus against a full cost of £450,000 per unit).
- **Lower Operating Costs:** Electric buses are estimated to be 20% cheaper to operate than diesel equivalents within the current contract set up.
- **DfT Incentives:** Once electrified, the service qualifies for a different rate of DfT incentives of 22p/km—approximately 60% higher than the current BSOG rate for Diesel operation.
- **Improved Fleet Performance:** New electric buses offer better acceleration, smoother rides, and increased reliability.
- **Enhanced Accessibility:** Each vehicle includes two spaces for mobility-impaired passengers or those travelling with infants.
- **Emission reduction:** Full reduction in local tailpipe emissions.
- **Noise Reduction:** Electric buses operate far more quietly than diesel vehicles, reducing noise in residential and urban areas and improving overall passenger and community experience.
- **Passenger Comfort:** Electric buses provide a quieter, smoother, and more comfortable ride experience, with modern interiors and reduced vibration compared to diesel models.

These elements collectively enable the Fastrack Thameside network to be self-funded whereby revenue streams from passenger fares, concessionary reimbursements, government incentives and commercial contracts cover the reduced operational cost. Any profit produced would then be available to be reinvested in the network.

3 - Implications of Refusal of the Acacia Hall Planning Application

Due to lack of suitable alternative locations (as explained in the planning application); if the planning application for Acacia Hall is refused, the Thameside Fastrack network cannot be fully electrified as charging infrastructure will remain unavailable at the Western end of the network. This would result in a hybrid operation, with 11 diesel vehicles continuing alongside 17 electric vehicles charging at the Gravesend Bus hub and depot charger; making **11 electric vehicles** redundant. This would undermine the efficiency, sustainability and strategic intent of the electrification programme.

Operating both electric and diesel fleets in parallel introduces significant scheduling and efficiency challenges. Coordinating vehicle availability, charging requirements, and route assignments becomes more complex, often leading to suboptimal use of resources.

Diesel buses may need to be retained for coverage where charging infrastructure is unavailable, while electric buses require careful planning around battery range and charging windows. This dual approach reduces overall operational efficiency, increases administrative burden, and limits the flexibility of service delivery.

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Depot logistics are also significantly affected. Managing two fuel types—diesel refuelling and electric charging—requires separate infrastructure, space allocation, and staff training. Vehicle movements must be carefully planned to avoid bottlenecks, and maintenance teams must be equipped to handle two distinct technologies. These added layers of complexity strain depot capacity and ultimately reduce the overall effectiveness and performance of fleet operation.

While this situation is acceptable during the fleet transition, it is not sustainable to continue in the long term.

It is difficult to estimate the full cost implications, as this will depend on how various elements of the project evolve. The Fastrack programme is underpinned by a complex contractual framework involving multiple suppliers, operators, and funding bodies. If planning permission is not granted, this would trigger a cascade of operational, legal, and financial consequences, many of which are interdependent. Costs may escalate as contracts are renegotiated, assets are repurposed or stored, and alternative arrangements are made to maintain service continuity. The following key risks and liabilities must be considered:

- **ZEBRA Grant:**

Refusing the planning application for the Acacia Hall Bus Hub would immediately jeopardise the Department for Transport's ZEBRA funding agreement. Without the infrastructure to operate the full electric fleet, Kent County Council (KCC) may be required to return up to the full Zebra grant allocated to Thameside. As a minimum, the funding allocated to the 11 vehicles and the delivery of the Acacia Hall bus terminus may have to be returned, which is estimated to be **£3.36 million** (£2.36m for vehicles and £1m for Acacia Hall). Of Note is that a significant amount of this figure has already been committed, and this would need to be funded from other sources.

A refusal may also undermine Kent County Council's strategic positioning, weakening its eligibility for future Department for Transport funding and jeopardising the delivery of linked schemes supported through the Bus Service Improvement Plan (BSIP), which is a significant source of funding for KCC for all bus services across Kent.

- **SC22135 Go Ahead Bus contract:**

KCC will remain liable to pay the "vehicle purchase cost" sponsored by the operator for the 11 vehicles, estimated to be equivalent to c.£174,000 per year over the length of the contract, totalling **£2.61million**.

The currently used Diesel fleet will also not be suitable for long term operation due to the age of the current fleet. KCC may have to fund the lease of 11 diesel vehicles of suitable quality to operate on the Fastrack network for the longer term; this is estimated at around £5,000 per vehicle per month or £55,000 total per month.

The continued marginal increased cost of fuel and additional shunting for mixed electric and diesel operation is estimated around £40,000 per month on average for 11 vehicles.

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Finally, KCC will be liable for the additional cost of storage and security of the 11 Electric vehicles at an estimated cost of £25,000 per month; as security remains the bulk of the storage cost.

- **SC22192/ECC contract**

If the Acacia Hall planning application is refused; KCC will be liable to compensate supplier VEV for abortive work to date and electrical equipment purchased estimated to be around **£715,000**, of which £500,000 is for electric equipment.

- **Recoverable costs**

The 11 Electric Buses could potentially be resold. However these vehicles were built with vehicle specification tailored to operate on the Fastrack Bus Rapid Transit network. They are also right handed and only useable with Opportunity Chargers which are significantly less common. As such, the estimated cost of resale would be up to £200,000 per vehicle, totalling up to **£2.20 million**.

Electrical equipment: Resale value is estimated around **£300,000**.

- **Legal cost**

Navigating this situation will require substantial legal support, with costs estimated at approximately **£100,000**, due to the need to review, renegotiate, and potentially amend multiple contractual agreements.

Summary of quantifiable costs

Should planning permission not be granted, the County Council as applicant would be subject to the following indicative costs:

Items	Estimated Amounts	Unit	Category
Zebra funding to be returned to DFT for the 11 vehicle not in service	£2.36m	one off	ZEBRA
Zebra funding to be returned to DFT for not constructing Acacia Hall	£1.00m	one off	ZEBRA
Operator contribution re-imbursement	£2.61m	one off	SC122135
Acacia Hall abortive cost + Electrical equipment	£0.72m	one off	SC122192
Vehicle resale	-£2.20m	one off	SC122192
Electric Equipment resale	-£0.30m	one off	SC122192
Legal cost	£0.10m	one off	-
Total (one off)	£ 4,29m		

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In addition there is an anticipated increased unfunded monthly deficit of £95,000 per month:

Items	Estimated Amounts	Unit	Category
11 Diesel fleet lease (if needed long term)	£ 55,000.00	per month	SC122135
Marginal cost of dual fuel operation with 11 diesel vehicles	£ 40,000.00	per month	SC122135
<i>Storage + security for 11 vehicles (Not applicable if vehicles are sold)</i>	<i>£ 25,000.00</i>	<i>per month</i>	<i>SC122135</i>

Resulting Impact on Fastrack Finance sustainability

Overall, the financial sustainability of Fastrack is underpinned by electrification. Failing to fully electrify the network will increase the Fastrack ongoing cost to the Council by £95,000 per month; as well as limiting access to increased government incentive, reduce the fleet performance and reduce attractiveness of the service.

In terms of revenue, the electric operation also creates the opportunity to generate better revenue from attracting more passengers, improve fleet performance and futureproofing the network.

The partial electrification will result in the Fastrack operation becoming a cost to KCC rather than a revenue generating scheme.

4 - Conclusion:

In addition to the merits provided in the application, approving the application would allow KCC to:

- Retain the totality of the ZEBRA funding;
- Unlock long-term savings and reduce operational cost by up to 20%;
- Enable KCC's to implement a challenging innovative project given national funding;
- Set Fastrack on a robust, future-proof path—allowing the network to flourish; and
- for Fastrack Thameside to be self-funded; generating a profit that can be reinvested locally.

E1 COUNTY MATTER APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED/REFUSED UNDER DELEGATED POWERS - MEMBERS' INFORMATION

Since the last meeting of the Committee, the following matters have been determined by me under delegated powers:-

Background Documents - The deposited documents.

AS/25/0584	Section 73 application to vary condition 11 of planning permission AS/97/829 (as also varied by planning permission AS/17/1317) to allow additional HGV movements on Bank and Public Holidays. Ashford Wastewater Treatment Works, Canterbury Road, Ashford, Kent, TN24 9QB Decision: Permitted
AS/25/0586	Section 73 application to vary condition 8 of planning permission AS/06/24 (as also varied by planning permission AS/17/1317) to allow additional HGV movements on Bank and Public Holidays. Ashford Wastewater Treatment Works, Canterbury Road, Ashford, Kent, TN24 9QB Decision: Permitted
CA/24/380/R14	Details submitted pursuant to condition 14 of planning permission CA/24/380 - Detailed Sustainable Surface Water Drainage Scheme. Shelford Farm Estate, Shelford Waste Management Facility, Broad Oak Road, Canterbury, Kent CT2 0PU Decision: Approved
DA/24/1459/R31	Details submitted pursuant to condition 31 of planning permission DA/24/1459 - Updated Ecological Mitigation Strategy. Joyce Green Quarry, Joyce Green Lane, Dartford, Kent, DA1 5PN Decision: Approved
DA/25/697	Change of use of Plot 6 from Storage and Distribution (Class B8) and General Industrial (Class B2) to Waste Electrical and Electronic Equipment (WEEE) treatment (sui generis) and details of acoustic fencing. Plot 6, Former Dartford International Ferry Terminal, Clipper Boulevard, Dartford DA2 6QB Decision: Permitted
DA/25/697/R3	Details of a strategy to deal with the contamination risks on site pursuant to condition 3 of planning permission DA/25/697. Plot 6, Former Dartford International Ferry Terminal, Dartford, DA2 6QB Decision: Approved

FH/24/1363	Regulation 3 Application for the erection of a waste transfer station, together with an enhanced site access to the A20, amenity blocks, staff and commercial vehicle parking, weighbridge and fuelling areas plus landscaping/ecology areas and SUDS. Land adjacent to Ashford Road/A20 Westenhanger, Hythe, Kent CT21 4HU Decision: Permitted
FH/25/86	Aggregate washing plant and erection of a workshop/office building to replace the existing open-sided shelter and removal of temporary office/welfare portacabins. Mcaleers Yard, Caesars Way, Folkestone, Kent CT19 4AL Decision: Permitted
GR/23/376/R	Non-material amendment to planning application GR/23/376, to amend the design, size and location of the approved UKPN substation. Britannia Refined Metals Ltd, Lower Road, Northfleet, Gravesend, Kent, DA11 9BG Decision: Approved
GR/23/376/RA	Non-material amendment to planning application GR/23/376 to amend the approved dust extraction equipment, personnel doors/roll-up doors/translucent panels/emergency ladder, welfare building and footways. Britannia Refined Metals Ltd, Lower Road, Northfleet, Gravesend, Kent, DA11 9BG Decision: Approved
GR/23/376/RB	Non-material amendment to planning permission GR/23/376 to amend the dimensions and height of the firewater tank and to modify the size and design of the adjacent pump house. Britannia Refined Metals Ltd, Lower Road, Northfleet, Gravesend, Kent, DA11 9BG Decision: Approved
GR/23/376/R5&R20	Details pursuant to condition 5 (verification plan covering the potential risks associated with contamination of the site) and condition 20 (details of a verification report demonstrating the completion, effectiveness of remediation works) of planning permission GR/23/376 for an electronic waste (E-Scrap) transfer facility. Britannia Refined Metals Ltd, Britannia Metal Refinery And Premises, Lower Road, Northfleet, Gravesend, Kent, DA11 9BG Decision: Approved
GR/23/376/R13	Details of an updated landscape and ecological enhancement scheme pursuant to Condition 13 of planning permission GR/23/376. Britannia Refined Metals Ltd, Britannia Metal Refinery And Premises, Lower Road, Northfleet, Gravesend, Kent, DA11 9BG Decision: Approved
MA/23/501564/R20	Details of a Road Condition Survey pursuant to Condition 20 of planning permission MA/23/501564. Land at Chilston Sand Pit, Sandway Road, Sandway, Maidstone, ME17 2LU Decision: Approved

SE/08/675/RB	Non-material amendment to planning permission SE/08/675 to replace the 12,000tpa of stone, which has permission to be imported to the quarry, with 12,000tpa of sharp sand. The quarry no longer produces ready mixed concrete, so there is no need for stone, but it does produce screed, which requires sharp sand. Sevenoaks Quarry, Bat & Ball Road, Sevenoaks, Kent, TN14 5SR Decision: Approved
SH/11/852/R21	Details of a final restoration plan pursuant to Condition 21 of planning permission SH/11/852. Dungeness Borrow Pit, Dungeness, Romney Marsh, Kent, TN29 9NA Decision: Approved
TM/25/769	Proposed development of a heat centre including buildings, storage tanks, overhead pipe bridge and underground pipe connection and associated infrastructure. Allington Integrated Waste Management Facility, Laverstoke Road, Allington, Maidstone, ME16 0LE Decision: Permitted

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E2 COUNTY COUNCIL DEVELOPMENT APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED UNDER DELEGATED POWERS MEMBERS' INFORMATION

Since the last meeting of the Committee, the following matters have been determined by me under delegated powers:-

Background Documents – The deposited documents.

AS/25/0607/R	Non-material amendment to planning permission AS/25/0607 to re-locate and amend the size of the windows and minor amendments to the building footprint. Chilmington Green Temporary School, Jemmett Road, Ashford, Kent TN23 4QE Decision: Approved
CA/21/01854/R25	Details of a Written Scheme of Investigation pursuant to Condition 25 of planning permission CA/21/01854 (part discharge). A28 Sturry Link Road, Canterbury, Kent, CT20 Decision: Approved
CA/24/05151/R	Non-material amendment to planning permission CA/24/05151 to amend the fenestration to south elevations to co-ordinate with revised kitchen layout; amendments to canopies to main and nursery entrances; and relocation of the EV charging to the east boundary. Cockering Farm, Cockering Road, Thanington Without, Kent CT1 3UR Decision: Approved
CA/24/05151/RVAR	Details of a Public Rights of Way Management Scheme (Condition 17) and details of an Ecological Mitigation Strategy (Condition 19) pursuant to planning permission CA/24/05151 Cockering Farm, Cockering Road, Thanington Without, Kent CT1 3UR Decision: Approved
CA/24/05151/RVARA	Details of a strategy to deal with foul water drainage (Condition 29), details of a piling risk assessment (Condition 30) and details of a sustainable surface water drainage scheme (Condition 31) pursuant to planning permission CA/24/05151. Cockering Farm, Cockering Road, Thanington Without, Kent CT1 3UR Decision: Approved
DO/22/1591/R7	Details of the full specifications-style, height and colour finish of the fencing and gates proposed to be erected pursuant to Condition 7 of planning permission DO/22/1591. The Beacon Satellite, Salisbury Road, Walmer, CT14 7QJ Decision: Approved

FH/25/1711	Temporary change of use of the ground floor premises from Use Class E (commercial, business and service) to Class F1 (community and learning) for a period of 5 years. Ground Floor Business Premises, 14 Sandgate Road, Folkestone, Kent CT20 1DP Decision: Permitted
SW/23/502554/RA	Non-Material Amendment to planning permission SW/23/502554 for the proposed change in surfacing for the MUGA. Teynham Primary School, Station Road, Teynham, Kent ME9 9BQ Decision: Approved
SW/23/502554/R18	Details of a School Travel Plan pursuant to Condition 18 of planning permission SW/23/502554 Teynham Primary School, Station Road, Teynham, Kent ME9 9BQ. Decision: Approved
SW/25/500264/R7&8	Details of a Habitat Creation, Enhancement and Management Plan (Condition 7) and details of an Ecological Enhancement Plan (Condition 8) pursuant to planning permission SW/25/500264. Westlands Secondary School, Westlands Avenue, Sittingbourne, Kent, ME10 1PF Decision: Approved
SW/25/500264/ RBNG	Biodiversity Gain Plan. Westlands Secondary School, Westlands Avenue, Sittingbourne, Kent, ME10 1PF Decision: Approved
SW/25/503500	Construction of a single storey extension to provide a new classroom and staff room, accessible ramp & new bin store together with replacement of existing external doors, formation of a new window for the reception office and replacement of a store door with a new window to facilitate internal reconfiguration works and removal of 2no. temporary outbuildings Rodmersham Primary School, Rodmersham Green, Rodmersham, Kent, ME9 0PS Decision: Permitted
SW/25/503606	Extension of the temporary planning permission SW/24/503468 (KCC/SW/0114/2024) for the single-storey modular building until 28 August 2026. Village Hall, Rodmersham Green, Rodmersham, Sittingbourne, Kent ME9 0PS Decision: Permitted
TW/24/2163/R5	Details of a Construction Management Plan pursuant to Condition 5 of planning permission TW/24/2163 Langton Green Primary School, Lampington Row, Langton Green, Tunbridge Wells, Kent TN3 0JG Decision: Approved

- TW/24/2744/R8 Details of a Habitat Creation, Enhancement, Management and Monitoring Plan pursuant to Condition 8 of planning permission TW/24/2744.
Bidborough Primary School, Spring Lane, Bidborough, Tunbridge Wells, Kent, TN3 0UE
Decision: Approved
- TW/24/2744/R3&R12 Details of External Materials (Condition 3) & Construction Management Plan (Condition 12) pursuant to planning permission TW/24/2744.
Bidborough Primary School, Spring Lane, Bidborough, Tunbridge Wells, Kent TN3 0UE
Decision: Approved
- TW/24/2744/RBNG Biodiversity Gain Plan.
Bidborough Primary School, Spring Lane, Bidborough, Tunbridge Wells, Kent TN3 0UE
Decision: Approved

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E3 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 – SCREENING OPINIONS ADOPTED UNDER DELEGATED POWERS

Background Documents –

- *The deposited documents.*
- *Town and Country Planning (Environmental Impact Assessment) Regulations 2017.*
- *The Government's Online Planning Practice Guidance-Environmental Impact Assessment/Screening Schedule 2 Projects*

- (a) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does not constitute EIA development and the development proposal does not need to be accompanied by an Environmental Statement:-

KCC/SCR/SE/0112/2025 - Request for a Screening Opinion as to whether the proposed upgrade to Fordcombe Wastewater Treatment Works requires an Environmental Impact Assessment.

Fordcombe Wastewater Treatment Works, Spring Hill, Fordcombe, Kent, TN3 0SB

KCC/SCR/SW/0108/2025 – Request for a Screening Opinion as to whether the proposed expansion of the existing waste electrical and electronic equipment (WEEE) facility requires an Environmental Impact Assessment.

Land located within and adjacent to Sweep Kuusakoski Ltd existing WEEE processing and recycling site on land at Gas Road, Sittingbourne.

KCC/SCR/TW/0111/2025 – Request for a Screening Opinion as to whether the proposed upgrade to Pembury Wastewater Treatment Works requires an Environmental Impact Assessment.

Pembury Wastewater Treatment Works, Maidstone Road, Pembury, Kent, TN2 4AQ

KCC/SCR/TW/0115/2025 - Request for a Screening Opinion as to whether the proposed upgrade to Cranbrook Wastewater Treatment Works requires an Environmental Impact Assessment.

Cranbrook Wastewater Treatment Works, Golford Road, Bakers Cross, Cranbrook, Kent TN17 3NW

KCC/SCR/TW/0141/2025 - Request for a Screening Opinion as to whether the proposals to upgrade Frittenden Wastewater Treatment Works (WTW) require an Environmental Impact Assessment.

Frittenden Wastewater Treatment Works, Mill Lane, Sinkhurst Green, Frittenden, Tunbridge Wells, Kent, TN17 2DS

- (b) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does constitute EIA development and the development proposal does need to be accompanied by an Environmental Statement:-

None.

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E4 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 – SCOPING OPINIONS ADOPTED UNDER DELEGATED POWERS

- (b) Since the last meeting of the Committee the following scoping opinions have been adopted under delegated powers.

None

Background Documents -

- *The deposited documents.*
- *Town and Country Planning (Environmental Impact Assessment) Regulations 2017.*
- *The Government's Online Planning Practice Guidance-Environmental Impact Assessment/Preparing an Environmental Statement*

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