

## SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 14 July 2022

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**Aylesford  
Aylesford South**

**TM/21/02866/FL**

**Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements at Land East Of Little Preston Yard And North Of M20 Coldharbour Lane Aylesford**

DPHEH: The array of PV panels to be installed up the roofs of the proposed buildings and the inclusion of air source heat pumps as well would go beyond the requirements of the current (recently updated) Building Regulations. Consequently, a condition is required to ensure that the specified renewable technology is incorporated into the development. Additional conditions are also required to ensure that the proposed vehicle charging points and secure cycle storage facilities are installed prior to the occupation of the units they would serve.

### **AMEND RECOMMENDATION**

#### **Add conditions**

26. The scheme of photovoltaic panels and air source heat pumps specified within section 4 of the Energy Strategy shall be installed on each building prior to its first occupation and shall be retained at all times thereafter.

Reason: In order to reduce greenhouse gas emissions in accordance with paragraph 154 of the National Planning Policy Framework.

27. None of the buildings shall be occupied until electric vehicle charging points have been installed in accordance with details that have first been submitted to and approved by the Local Planning Authority.

Reason: In order to help reduce vehicle emissions in the interests of air quality and in accordance with paragraph 112 of the National Planning Policy Framework 2021.

28. The cycle storage facilities shown on the approved plan shall be installed prior to the first occupation of the buildings hereby approved.

Reason: In order to facilitate sustainable transport choices for the occupiers of the development, in the interests of highway safety and in accordance with paragraph 112 of the National Planning Policy Framework 2021.





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