

GP/01/n1682

Planning Department
Barnsley Metropolitan Borough Council
1 Westgate
Western Street
Barnsley
S70 2DR

28th June 2021

Dear Sir/Madam,

DISCHARGE OF PLANNING CONDITION 8 PURSUANT TO PLANNING PERMISSION 2019/0809 - FOR THE APPROVAL OF DETAILS FOR EVCP's TO BE INSTALLED PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT AND THEREAFTER RETAINED IN ACCORDANCE WITH THE APPROVED DETAILS – LAND NORTH OF LINGAMORE LEYS, THURNSCOE, S63 OPG.

nineteen47 is instructed on behalf of Keepmoat Homes Ltd to prepare and submit a Discharge of Conditions application pursuant to condition 8 of planning permission 2019/0809, which states:

"Prior to the commencement of construction works, details of EVCP's shall be submitted to and approved in writing by the LPA. The works shall be installed in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details.

Reason: In interests of promoting sustainable travel opportunities in accordance with Local Plan Policy T3. "

The application submitted via the Planning Portal under reference 2019/0809 provides the information required by the condition and can be summarised as follows.

Keepmoat Homes propose that each new dwelling will be provided with a dedicated charging point in the locations shown on the submitted plan (drawing ref: 2066-Y2-04-100 Rev A). The connection will be a 7.3kw 32A radial circuit from the consumer unit to each charging point location with a 13amp external socket (Mode 2) connection for electric vehicles.

Policy T3 of the Barnsley Metropolitan Brough Local Plan, as referenced in the reason for the condition, relates to New Development and Sustainable Travel. Although the policy does not directly reference the requirement for electric vehicle charging points to be provided within new developments, Keepmoat are supportive of the aspirations to encourage more sustainable modes of private vehicle travel. The proposed specification is considered to be appropriate to support charging of a range of electric vehicles, in order to encourage sustainable travel choices as set out in the National Planning Policy Framework and the Barnsley Local Plan.

We note that there was no requirement placed on the original outline planning application for the site (LPA ref: 2017/1051) for electric vehicle charging points to be provided and no charging points were provided on phase 1 of the development. Nevertheless, Mode 2 charging points were proposed and

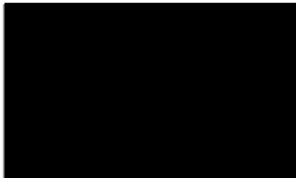
have been successfully implemented on phase 2 of the development. We are aware that since that time, the Council has published the Air Quality and Emissions Good Practice Guidance (March 2020), which advocates the inclusion of Mode 3 charging points within new developments. Notwithstanding that this document is guidance only and does not form part of the Development Plan, it is the case that other applications permitted since the introduction of this guidance have been prescriptive of the requirement for Mode 3 charging points specifically LPA ref 2019/0089 – Condition 18, which was not the case in the wording of the Thurnscoe Phase 3 condition. It is considered that the divergence in approach was deliberate and appropriate to reflect the implications of retrospectively applying such requirements to a scheme which was originally approved significantly prior to the technology being anticipated.

Keepmoat Homes have opted to provide the Mode 2, 13a external socket as the standard connection as the majority of car manufactures supply a mode 2 cable with three pin plugs as standard. The proposed infrastructure to be provided to each plot can accommodate the Mode 3 charging pod without the need for an upgrade of wiring and a £350 Government Grant is available to cover the cost of upgrades, should this be required. However, it is considered that a Mode 2 connection is appropriate and widely applicable for future occupiers at the present time.

We trust that the information provided is sufficient for the purposes of discharging Condition 8 and that the approach is considered to be acceptable based on the specific circumstances of this site.

Please do not hesitate to contact me should you have any queries.

Yours faithfully



Georgia Parker
Graduate Planner

