



BARNSELEY
Metropolitan Borough Council

**Planning & Building Control Service
Development Management
Westgate Plaza
PO Box 634, Barnsley, S70 9GG
Head of Service: Joe Jenkinson**

Georgia Parker
Nineteen47 Ltd
106 Micklegate
York
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My Ref: 2021/0950
Your Ref:
Date: 2nd September 2021
Enquiries to: Hannah Andrew
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Dear Ms Parker,

Discharge of condition 8 (EVCPs) of Planning Application 2019/0809 (Reserved Matters for 360 dwellings)

Land off Lingamore Leys, Thurnscoe, S63 0PG

Thank you for your application to discharge condition 8 of application 2019/0809.

The submitted plan, Electric Vehicle Charging Points Ref: 2066-Y2-04-100 Rev A, confirms the location of the proposed charging points and that one is proposed for each house. This is in accordance with the requirements as set out in the Sustainable Travel SPD. However, the type of charging point offered is stated on the plan to be:

- 1) Single 13amp external Socket to be Installed within garages or adjacent driveways & parking spaces.
- 2) Minimum IP66 Rated socket when positioned externally.
- 3) Positioning of socket to be 1000mm from Ground Level and located within min 5m of parking space.
- 4) Every dwelling to have a EVCP

In addition, in the covering letter provided with the application it is stated that:

'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).'

As confirmed in my email (23/08/2021) this proposed specification is insufficient to comply with current Local Plan Policy and the accompanying guidance.

The Sustainable Travel SPD supplements Policies T1 Accessibility Priorities, T3 New Development and Sustainable Travel and I1 Infrastructure and Planning



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Obligations with Section 8 of the SPD providing the minimum requirements for electric vehicle charging points. At paragraph 8.2 reference is made to the Barnsley MBC Air Quality and Emissions Good Practice Planning Guidance as providing further guidance on the level of mitigation required: including at Appendix 4 the Electric Vehicle Charging Point Specification which requires 'Mode 3' charging points.

Whilst I accept that the wording of condition 8 does not include specific reference to 'mode 3 charging points', the fact remains that the condition does require the details of the EVCP's to be submitted and approved in writing by the LPA. The reasons for the condition specifically refer to Local Plan Policy T3 and the supporting text in the Local Plan (at paragraph 12.47) refers to a Supplementary Planning Document that will be produced. Further, the Sustainable Travel SPD was subject to public consultation before being adopted in January 2019.

Furthermore, as the decision notice for 2019/0809 was issued 20/11/2020, which post dates the adoption of the SPD and of the Barnsley MBC Air Quality and Emissions Good Practice Planning Guidance I do not agree that the Council is seeking to apply the requirements of these documents retrospectively when discharging the condition.

Finally, with regards to phase 1 and 2 of this development, both predate the adoption of the Local Plan and therefore, the approach taken was based on adopted policy at that time. On this basis, I do not accept that they set a precedent.

For the reasons set out above, the proposed is insufficient to discharge this condition and does not comply with the Local Plan Policy position. As you have stated that no amended or additional information will be proved I must refuse this application and advise that the condition remains undischarged.

Yours sincerely



Hannah Andrew

For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement