BARNSLEY
Metropolitan Borough Council

Planning & Building Control Service
Development Management
Westgate Plaza
PO Box 603, Barnsley, S70 9FE
Head of Service: Joe Jenkinson

Ms Sadie Hill
Keepmoat Homes
The Waterfront
Lakeside Boulevard
Doncaster
DN4 5PL

Our ref	2019/0902 & 2020/0913
Your Ref:	
Date:	18th October 2021
Enquiries to:	Elaine Ward
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Dear Madam

2020/0913: Details of condition 9 (electric vehicle charging points) of application 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping)

Land at St Helens Boulevard, Off Carlton Road Barnsley

Thank you for your application to discharge condition 9 of application 2019/0902

The latest submitted plan, after several iterations, Electric Vehicle Charging Points Ref: 2028-Y2-04-02 Rev B received on January 6th, 2021, confirms the location of the proposed charging points. The plan provides one charging per dwelling which is in accordance with the requirements as set out in the adopted Sustainable Travel SPD.

However, the types of charging point offered are stated on the plan as follows:

1. Single 32amp external Socket to be Installed within garages or adjacent driveways & parking spaces, therefore allowing occupant to upgrade to a charging pod at a later date if needed.
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. FOG's and plot with integral garages to receive socket within garage only.

In addition, in the covering email provided with the amended plan stated that the specification was agreed by our Air Quality officer in an email of 14th February 2020. However, the advice in that email was given without prejudice and was the best available advice at that time before the planning application 2020/0902 was determined (several months later in September 2020), and also before the publication of the most recent Barnsley Air Quality Guidance published in March 2020. The guidance sets out the current requirement for the current standard of mode 3, 7 kW, 32 AMP is set out in Appendix 4 of that document which is referred to in the Sustainable Travel SPD and is the standard of equipment

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required to be installed as a minimum in all new build residential properties (plus visitor parking).

As confirmed in my email (15th January 2021) the proposed specification shown on plan 2066-Y2-04-100 Rev B 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 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 9 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 2019/0902 was issued on 29/09/2020, which post-dates the adoption of the SPD and of the Barnsley MBC Air Quality and Emissions Good Practice Planning Guidance, the Council is therefore not seeking to apply the requirements of these documents retrospectively when discharging the condition.

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 it has been stated in the email of 15th October 2021 that it is not considered appropriate to provide the charging points the Council has requested, and it appears that no amended or additional information will be provided by Keepmoat, I must refuse this application and advise that the condition remains undischarged.

Elaine Ward

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