

Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

25 August 2020
Ref: RH/Let/P1456i

Dear Sir / Madam,

Discharge of Condition 5 pursuant to application reference A/38/18/RES (Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32no. dwellings with associated access, public open space & landscaping) at Manor Nursery, High Street, Angmering, BN16 4AW.

This application has been submitted online via the Planning Portal under reference **PP-09010399** and is supported by the following documentation:

- **Application Form;**
- **Covering Letter and Appendices;**
- **Site Layout Plan (reference 6345ECE-00-00-XX-A-001 P7).**

Condition 5

Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the LPA which identifies the nature, form and location of electric changing infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

An application was previously submitted under reference A/85/20/DOC which sought to discharge Condition 5 by making provision for 31.25% of the dwellings to accommodate electric vehicle charging points.

The application was refused on 31 July 2020 as Arun District Council requested that 100% of the dwellings should have electric vehicle charging points. Refer to Appendix A for the previously refused Decision Notice.

Directors

Chris Barker MATP MRTPI Managing Director
Huw James MRTPI
Adam King RIBA

ECE Planning Limited
Registered in England
No 7644833
VAT No 122 2391 54
Registered Office: Amelia House
Crescent Road, Worthing BN11 1QR

Since this time, it has been agreed with Arun District Council that 50% of the dwellings on site could accommodate electric vehicle charging points, based on the Planning Policies which were adopted at the time the Reserved Matters application (reference A/38/18/RES) was permitted. Refer to Appendix B.

In this regard, the accompanying drawing (Site Layout Plan (reference 6345ECE-00-00-XX-A-001 P7)) illustrates that electric vehicle charging points will be provided to plots 11, 12, 13, 14, 15, 16, 17, 24, 25, 26, 27, 28, 29, 30, 31 & 32 which equals 50%.

The provision of additional electric vehicle charging points is considered to be acceptable and will encourage the use of cleaner transport fuels on site. In this instance, it is considered that Condition 5 can be discharged in full.

Conclusion

To conclude, it is considered that the enclosed information is sufficient to discharge condition 5 pursuant to application reference A/38/18/RES at Manor Nursery, Angmering.

We look forward to receiving written confirmation of the discharge of this condition in the very near future.

If you have any further queries or require further information please contact me 

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director

Appendix A – Application Reference A/85/20/DOC Decision Notice



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 31st July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/85/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/38/18/RES relating to Condition Nos 3 - noise mitigation, 5 - electric vehicle charging strategy and 6 - standard assessment procedure (SAP) calculations

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 5

Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy D DM1 and Policy QE DM3 (c) of the Arun Local Plan and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the requisite charging infrastructure is designed into the housing development and it is implemented.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The following information submitted regarding Condition 5 imposed on the approval of reserved matters A/38/18/RES: relating to the submission of an Electric Vehicle Charging Strategy is refused as the proposal to provide only 31% of properties with electrical vehicle charging points is particularly low and unacceptable.

An active electric vehicle charging point is required for all new houses with a driveway or garage, in accordance with Section 4 of The Arun District Council Electric Vehicle Infrastructure Study, November

2017, which sets out how infrastructure should be provided in new developments in Arun.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish and a period.

Neil Crowther
Group Head of Planning

Appendix B - Email from Michael Eastham for Reference A/85/20/DOC Dated 19 August 2020

Rebecca Hoad

Subject: FW: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES) - EH Further Response

From: Michael Eastham <[REDACTED]>
Sent: 19 August 2020 11:43
To: Rebecca Hoad [REDACTED]
Cc: Chris Barker [REDACTED]; Neil Crowther [REDACTED]
Subject: RE: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES) - EH Further Response

Rebecca,

We would like to work with you and your client on the provision of electric vehicle charging points at the residential development at Manor Nurseries, High Street, Angmering.

The LPA accepts that the policies adopted at the time that outline planning permission was granted and the reserved matters were approved did not specify the number of EV charging points to be provided and considering that WSCC Highways did not raise any objections to the provision of 31.25%. The policies referenced in the decision notice under Condition 5 are Policy D DM1 and Policy QE DM3 (c) from the Arun Local Plan do not identify an exact figure as to how many Electric Vehicle Charging Points (EVCPs) should be provided but instead 'encourage the use of cleaner transport fuels on site, through the inclusion of EVCPs'.

It is accepted that there is a typographical error in the District Council's Parking Standards SPD which says "one charging point per house with a driveway and garage". The SPD should say "one charging point per house with garage or driveway" as referenced in the Arun District Council Vehicle Infrastructure Study, 2017.

Consequently, we would encourage you to submit a new discharge of condition application for the provision of EV charging points at **50% of the dwellings** on the site, which would be more than the 31.25% provision originally proposed, but it would not provide every dwelling with an EV charging point.

I hope you find this to be an acceptable compromise.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



[REDACTED]
Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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