

Barton Willmore
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
DA10 1EE

Date: 30th June 2020

Please ask for: Raymond Cole

Tel: 01903 737598

Your Ref:

Our Ref: P/40/20/DOC

Dear Miss Hunjan,

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 P/134/16/OUT relating to Condition Nos 9 - arboricultural method statement, 15 - ecology, 20 - employment & skills plan, 28 - energy conservation, 30 - archaeological, 32 - noise, 33 - electric vehicle charging and 34 - retention of WW2 Infantry section post

Land North of Seftor Road & 80 Rose Green Road Pagham Bognor Regis

Notification regarding the above application:

Condition Number 33

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:**

1. The submitted Parking Plan (CB_84_139_006), showing the location of spaces to be equipped with an electric vehicle charging point, is based upon a Planning Layout (CB_84_139_001) that is considered unacceptable to the local planning authority and has been refused on an application for approval of reserved matters (P/24/20/RES).

2. No information has been provided regarding the nature and form of the infrastructure.
3. It has not been demonstrated that the charging points will be active and that there is an active electric vehicle charging point for all new houses with a driveway and garage and for 20% of the parking spaces for all other development, contrary to Policy QE DM3 of the Arun Local Plan 2011-2031 and the Parking Standards Supplementary Planning Document January 2020.

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' with a flourish.

Neil Crowther
Group Head of Planning