

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LP

16th April 2021

Dear Sir/Madam,

**Land to the south of Ford Lane, east of North End Road, Yapton
Application to Discharge Condition 8 (Electric Vehicle Charging Points) of approved consent
Y/82/20/RES.**

Please find enclosed an application for the discharge of condition 8 of approved consent Y/82/20/RES for the construction of a residential development, comprising 3.4 hectares of land for up to 100 dwellings at Land south of Ford Lane, east of North End Road, Yapton. The condition requires the submission of an Electric Vehicle Charging Strategy, including detail of the nature, form and location of electric charging infrastructure to be provided across the development.

The following plans and documentation has been submitted in support of this application:

- Application Form;
- A855 095 Rev C – Car Charging Points Plan;
- Solo Smart Charger Domestic Charging User Guide; and
- Solo Smart Charger Domestic Datasheet

This application has been submitted following the refusal of application Y/9/21/DOC for the discharge of Condition 8. The refusal comments that the submitted information did not meet the requirements of the ADC Parking Standards SPD, requesting details contrary to the original advice of the planning officer and the comments from the Environmental Health Team which confirmed that the plan submitted for that Discharge of Conditions application was in fact in accordance with the ADC parking requirements.

Redrow have since done a further review of the ADC Parking Standards SPD which states in table 2.2 that 100% of all homes with garages and driveways must provide electric vehicle charging points, with 20% of other development having electric vehicle charging points. Contrary to table 2.2, Appendix 1 of the SPD requires houses a with garage or driveway to provide an electric vehicle charging points, and flats (where there are less than 50 units) should provide one parking bay marked out for electric vehicles only.

Taking the two potential methodologies discussed above into account, there is either a requirement for 68 electric vehicle charging points or 65 charging points. The detail submitted with this application proposes 68 charging points, meeting the requirements of table 2.2 of the ADC Parking Standards SPD as follows:

- Houses with garages and drives – 60 no. EVCPs.
- 20% of other development – 8no EVCPs.

Properties such as the terraced houses and pairs of semidetached houses do not benefit from driveways, these are parking spaces that have a footpath route separating them from the houses. When referencing English Partnerships guidance “Car Parking: What Works Where”, these spaces would be best described as Off Plot: Front Court Parking or On Street: Right angled Parking. Neither of these definitions can be defined as on plot driveway parking.

I trust that the enclosed is sufficient for the discharge of this condition and look forward to receiving confirmation soon.

Yours faithfully,

Tilly Whishaw

Planner

Redrow Homes Ltd