

Redrow Homes Ltd
Redrow House
Unit 1 Faraday Office Park
Rankine Road
Basingstoke
RG24 8QB

Date: 7th April 2021

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: Y/9/21/DOC

Dear Miss Whishaw,

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 Y/82/20/RES relating to Condition Nos 5 - non-dig surfacing method and 8 - electric vehicle charging strategy.

Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS

Notification regarding the above application:

Condition Number 8

No development above damp proof course (DPC) level shall take place until an Electric Vehicle Charging Strategy has been submitted and approved in writing by 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, prior to first occupation.

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 information submitted regarding Condition 8 imposed on the reserved matters approval Y/82/20/RES: relating to an Electric Vehicle Charging Strategy is refused and the condition is hereby not discharged.

There are 15 flats served by 1 electric vehicle (ELV) charging point. The requirement for 'all other developments' in paragraph 2.8 and in Table 2.2 of the ADC Parking Standards SPD, January 2020

which includes flats is 20%, or 3 ELV charging points. ELV charging points should be provided for Plots 47-54, Plots 61-62, and Plots 86-91 and Plots 97-99. All of the spaces are clearly associated with these units and should all have ELV charging points; they are private driveways and are directly related to the units they serve.

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 flourish and a period.

Neil Crowther
Group Head of Planning