



Planning and Development Service
Economy and Infrastructure
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Seddon Homes Ltd
Birchwood One Business Park
Dewhurst Road
Birchwood
Warrington
WA3 7GB

Date: 04-Aug-2021
Our Ref: 2018/92802

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of condition 17 (electric vehicle charging) of previous permission
2015/93824 for outline application for erection of 56 dwellings and care home with
associated car parking
Former Midlothian Garage, New Mill Road, Holmfirth, HD9 7LN
Application Number: 2018/92802**

I write with reference to your application to discharge the conditions for the above development as submitted on 28-Aug-2018.

You have submitted the following:

- Drawing 704-EVF-01-A Electric Vehicle Facilities
- RolecEV technical details
- E-mail from Seddon Homes dated 13th November 2018 @10:59

These details are insufficient to discharge condition 17.

The submitted information advises that an electric vehicle charging point will be provided to every property and that these will be supplied by a 16A fused spur. All of the plots with parking within the curtilage will have a Mode 3 charger and plots with detached parking will have a Mode 3 charger. The charger information provided shows the Mode 2 charger which has a 13A socket outlet.

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The provision of a charger to each property meets the scale of provision that is required by this Authority. However, Mode 2 chargers are not considered to be acceptable, particularly when they have only a 13A socket outlet. This is insufficient to fully charge a typical electric vehicle within a reasonable time scale. Also, details of the socket outlet for the proposed Mode 3 chargers are not provided.

This proposal is contrary to the requirements of the National Planning Policy Framework (NPPF) which requires development to be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. It is also contrary to the requirements of the West Yorkshire Low Emissions Strategy and the Air Quality and Emissions Technical Planning Guidance.

The proposals are therefore insufficient to meet the requirements of condition 17 and the condition is not discharged.

An acceptable standard would be a charging point for every plot that provides at least Mode 3 charging with a Type 2 socket outlet capable of providing a continuous supply of 16A and a maximum supply of 32A.

Yours faithfully

J Ritchie

For Mathias Franklin
Head of Planning and Development