

Report considered by the Planning Control Committee on 15 March 2018.

ITEM NO:	<u>Location:</u>	Site of former Lannock Primary School, Whiteway, Letchworth Garden City, SG6 2PP
8	<u>Applicant:</u>	Mr Bowler Hertfordshire County Council
	<u>Proposal:</u>	Outline application (all matters reserved except access) for residential development up to 44 dwellings
	<u>Ref.No:</u>	17/02180/ 1
	<u>Officer:</u>	Tom Donovan

Date of expiry of statutory period: 23 March 2018

Reason for Referral to Committee

The Council's constitution states that applications for residential development for sites of over 0.5ha should be referred to Members for a decision.

1.0 Relevant History

- 1.1 Planning permission was granted by Members in November 2013 for a 75 unit care home following the demolition of the former school buildings. This scheme has been implemented and is now complete.
- 1.2 A planning application was submitted in 2013 for outline planning permission for up to 11 homes on part of the Lannock School site. The application was withdrawn.

2.0 Policies

- 2.1 **North Hertfordshire District Local Plan No.2 with Alterations**
 - Policy 8: Development in Towns
 - Policy 26: Housing Proposals
 - Policy 29A: Affordable Housing for Urban Local Needs
 - Policy 51: Development Effects and Planning Gain
 - Policy 55: Car Parking Standards
 - Policy 57: Residential Guidelines and Standards
 - Policy 58: Letchworth Garden City Design Principles

2.2 National Planning Policy Framework

- Paragraph 14 'Presumption in Favour of Sustainable Development'
- Paragraph 17 'Core Planning Principles'
- Section 1: Building a strong competitive economy
- Section 4: Promoting sustainable transport
- Section 6: Delivering a wide choice of high quality homes
- Section 7: Requiring good design
- Section 8: Promoting healthy communities
- Section 11: Conserving and enhancing the natural environment

2.3 Supplementary Planning Documents

- Vehicle Parking at New Development SPD (September 2011)
- Planning Obligations SPD (November 2006)
- Design SPD (July 2011)

2.4 North Hertfordshire Draft Local Plan 2011-2031

The submission local plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The Examination in Public (EiP) began in November 2017 and is due to conclude by the end of March 2018. The policies of relevance in this instance are as follows:

Strategic Policies:

- SP1: Sustainable development in North Hertfordshire
- SP2: Settlement Hierarchy
- SP7: Infrastructure requirements and developer contributions
- SP8: Housing
- SP9: Design and sustainability
- SP11: Natural resources and sustainability
- SP12: Green infrastructure, biodiversity and landscape

Development Management Policies

- T1: Assessment of transport matters
- T2: Parking
- HS1: Local housing allocations
- HS2: Affordable housing
- HS3: Housing mix
- HS5: Accessible and adaptable housing
- D1: Sustainable Design
- D3: Protecting living conditions
- D4: Air quality
- NE2: Green infrastructure
- NE5: New and improved public open space and biodiversity
- NE7: Reducing flood risk
- NE8: Sustainable drainage systems

- NE9: Water quality and environment
- NE10: Water Framework Directive and wastewater infrastructure
- NE11: Contaminated land
- HE4: Archaeology

3.0 Representations

3.1 Public Notice/ Local residents

Representations received from the following residents:

- Mr C Lucock, 5 Whiteway
- Mrs N Hendricks, 11 Vincent

The following issues were cited as reasons for objection:

- Over-development of the site;
- Access road is unsuitable to take additional traffic;
- Light pollution and noise;
- Impact on privacy;
- Loss of view/visual impact;
- Negatively impact property values;
- Parking issues.

3.2 NHDC Housing Supply Officer

Summary: Comments including proposing a revised tenure mix. See section 4.3.9.

3.3 NHDC Parks & Countryside and Grounds Maintenance

Summary: Request a contribution of £29,454 to be secured through a Section 106 agreement for the provision of additional play equipment at the Jarden play area.

3.4 NHDC Waste Management

Summary: No objection subject to recommended condition

3.5 NHDC Environmental Health: Noise and other odour

Summary: No objection subject to recommended informatives regarding the construction phase.

3.6 NHDC Environmental Health: Contaminated land and air quality

Summary: No objection subject to recommended conditions and informatives.

3.7 Hertfordshire Ecology

Summary: No objection.

3.8 Anglian Water

Summary: No objection subject to recommended conditions related to foul water and drainage.

3.9 Hertfordshire County Council: Flood Risk Management

Summary: No objection.

- 3.10 **Hertfordshire County Council: Historic Environment Team**
Summary: Development is unlikely to have a significant impact on heritage assets of archaeological interest.
- 3.11 **Hertfordshire County Council: Highways**
Summary: No objection to the outline planning application subject to a number of recommended conditions and highway informative.
- 3.12 **Hertfordshire County Council: Fire and Rescue**
Summary: No objection subject to the provision of fire hydrants through the S106.
- 3.13 **Hertfordshire County Council: Minerals and Waste**
Summary: Comments received.
- 3.14 **Hertfordshire County Council: Community Services**
Summary: No objection subject that the following sums of money are negotiated as part of a S106:
- *Library Service towards the enhancement of a Study Area at Letchworth Library with the provision of new benching and tables with power and data that will allow customers to study and access the Wi-Fi and use their own mobile devices = £7,950*
 - *Primary Education towards the expansion of Garden City Academy from 1 form of entry to 2 forms of entry = £87,488*
 - *Secondary Education towards the expansion of Fearnhill Secondary School by 1 form of entry = £88,676*

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 The application site has an area of 2.18 hectares and consists primarily of the playing fields formerly utilised in conjunction with the Lannock School which closed in 2009. The playing fields are located to the west/south-west of the former school buildings which have been demolished and replaced with a three and two storey residential care home and day care centre. The site is included in the Local Plan 2011-2031 Proposed Submission October 2016 as site LG9 and is earmarked for up to 45 homes.

4.2 Proposal

- 4.2.1 This outline planning application seeks outline planning permission for a residential development of up to 44 residential dwellings with all matters reserved other than access. The existing vehicular access which was formed to serve the care home is proposed to be utilised for this development.
- 4.2.2 The housing mix indicated is as follows: 21 two bedroom dwellings, 14 three bedroom dwellings and 9 four bedroom dwellings. As the site area is 2.18ha this equates to a density of 20.27dph.

4.3 Key Issues

4.3.1 The key issue for consideration is whether the application site is an appropriate location for the erection of 44 residential dwellings with due regard to the development plan, national policy and all other material planning considerations.

4.3.2 Principle of the proposed development

The Council is required to determine all planning applications in accordance with the development plan, which currently consists of the North Hertfordshire District Local Plan no.2 with Alterations and the NPPF. Some limited weight is also afforded to the emerging North Hertfordshire Local Plan 2011-2031.

In addition, the site is allocated for up to 45 residential units in the emerging Local Plan as site LG9. Site specific criteria include:

- Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate;
- Lower density development with retention of some existing trees and green space to retain sense of openness and accord with Garden City Principles;
- Site layout designed to take account of existing wastewater infrastructure;
- Address existing surface water flood risk issues through SuDS or other appropriate solution.

In my view the principle of a residential development of up to 44 homes is acceptable in this sustainable location. The acceptability or otherwise of this scheme is therefore dependent on the detailed proposals.

4.3.3 Layout, design & impact on the visual amenity of the site & the surrounding area

The application site formerly served as the playing fields for Lannock Primary School and has remained unused since the School closed in 2009. Jackmans Estate is typified by well-planned blocks of modest 2/3 bed terraced houses set amongst considered areas of green open spaces, garage blocks and parking areas. The blocks are generally on clear linear planes although there are some isolated examples where blocks follow the curvature of the road.

4.3.4 The obvious question here is to what extent the proposed development should correspond with Jackmans Estate, at least in terms of its general layout and form. I am not convinced that clear linear blocks of terraced houses would particularly suit the site and, in any case, this approach can have flaws. I think the indicative layout shown in the DAS submitted indicates a reasonable mix between the block-type layout and the setting of detached and semi-detached properties with their own parking and garaging.

4.3.5 The proposed site layout indicates quite a low density of just over 20dph. As such, some significant open space provision has been made, particularly with a large area towards the centre of the site. All of the properties have gardens which I consider to be commensurate with their size and location. In addition, cycle/pedestrian access points can be found in three locations which provide some permeability from the north-west and south-east part of Jackmans Estate. In my view it is important that any new development here is not completely segregated from the wider estate and providing clear pedestrian/cycle links should help to integrate the development with the wider area.

4.3.6 Trees

The existing site is primarily laid to grass but several groups of trees can be found on the site. A Tree Survey authored by Ian Keen Limited has been submitted with the application and includes recommendations to remove several trees. In my view, there are no trees that are particularly outstanding but there are several which have a high amenity value and are probably worth retaining. As such, I recommend that the Council appoint an independent arborist to assess the trees on the site and make a recommendation as to which trees should be afforded protection.

4.3.7 Residential guidelines and standards

As far as can be assessed at outline planning application stage, it is my view that the proposed development would accord with Policy 57 of the Saved Local Plan.

4.3.8 Impact on neighbouring properties

The application site is located in the heart of this part of the Jackmans Estate and is surrounded by residential properties on all sides, albeit at a reasonable distance. As such, it is my view that the application site is suitably physically divorced from existing properties in the vicinity to ensure that the living conditions of neighbouring properties would not be affected by the proposed development.

4.3.9 Highways

Hertfordshire County Council Highways have been consulted on the application and have confirmed that, subject to the recommended conditions, the proposed access would have an acceptable impact on the adjacent highway.

4.3.10 Car parking

The proposed development would accord with the minimum car parking standards in the Council's Vehicle Parking At New Development SPD. Full details of the final parking arrangements to be agreed as part of the reserved matters .

4.3.11 Housing mix

Emerging Local Plan Policy HS3 recommends that permission for new homes will be granted where:

- a. *An appropriate range of house types and sizes are provided taking into account:*
 - i. *the findings of the most up-to-date Strategic Housing Market Assessment;*
 - ii. *the location and accessibility of the site; and*
 - iii. *recent completions, existing permissions and sites in the five year supply;*

and

- b. *The scheme would provide a density, scale and character of development appropriate to its location and surroundings.”*

Paragraph 8.20 which supports Emerging Policy HS3 suggests that applicants make an initial assumption of 60% larger (3 bed+) and 40% (1 or 2 bed) however, each site is to be considered on a site-by-site basis.

The housing mix proposed here is 21 two bedroom dwellings, 14 three bedroom dwellings and 9 four bedroom dwellings. This constitutes a mix of approximately 48% smaller and 52% larger which, in more detail, would represent a mix of 48% 2 beds, 32% 3 beds, 20% 4 beds. In my opinion, whilst having a slightly higher percentage of smaller than properties than usual expected, this would be a satisfactory and appropriate housing mix based on the location.

4.3.12 Affordable housing

Emerging Policy HS2 stipulates that, for sites upwards of 25 houses, the Council will seek 40% affordable housing split 65% rented and 35% other forms of affordable housing. In this case, 40% affordable housing has been agreed with the applicant and secured by S106 whilst the 65%/35% split tenure mix has also been agreed, albeit in the following revised form:

7 x 2 bed houses, 4 x 3 bed houses and 1 x 4 bed house for rent; and, 2 x 2 bed houses, 3 x 3 bed houses and 1 x 4 bed house as intermediate affordable housing/ shared ownership.

The affordable housing component is compliant with Emerging Policy HS2.

4.3.13 Environmental protection: Air quality

North Hertfordshire District Council Environmental Protection Team have been consulted on the application and have indicated that there is no objection to the proposal subject to conditions requiring 1) EV recharging infrastructure at each property; and 2) a residential travel plan.

4.3.14 Environmental protection: Contaminated land

North Hertfordshire District Council Environmental Protection Team have been consulted on the application and have indicated that there is no objection to the proposal subject to conditions requiring further investigation relating to contamination that may or may not be present at the site.

4.3.15 Sustainable drainage/ flooding

The proposal has been considered by Hertfordshire County Council Flood Risk Management Team. They have advised the Council that they have no objection on flood risk grounds. They have however recommended a condition which requires the submission of a detailed surface water drainage scheme.

4.3.16 Waste management

Waste management raise no objection to the proposal subject to the recommended condition.

4.3.17 Archaeology

Hertfordshire County Council Natural, Historic & Built Environment Advisory Team have been consulted on the proposals and have confirmed that the proposed development is unlikely to have a significant impact on heritage assets.

4.3.18 Ecology

Hertfordshire Ecology have been consulted on the proposals and have provided me with an assessment of the ecological value of the site. Whilst the outline planning permission presents no immediate issues, it is considered that the subsequent reserved matters application could offer opportunities to enhance the biodiversity of the site.

4.3.19 Loss of playing field

Sport England has raised an objection to the outline planning application as it would result in the loss of a playing field. I note that one of the site-specific criteria contained within LG9 requires:

“Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate”.

However, as the playing field hasn't been used since 2009, there is no statutory duty to a) consult Sport England or, b) mitigate its loss. Consequently I feel very uncomfortable about strictly applying the above site-specific criteria. Furthermore, I note that a contribution of £29,453 has been secured to support the improvement of the nearby Jarden Play Area.

On balance I consider that the contribution to the Jarden Play Area would be adequate to mitigate the loss of the former playing fields.

4.3.20 S106/ Developer contributions

There is an agreement between the applicant and the Council regarding the terms of the Section 106 Agreement. The following comprises the Heads of Terms:

Element	Details	Justification
Affordable Housing	7 x 2 bed houses, 4 x 3 bed houses and 1 x 4 bed house for rent and 2 x 2 bed houses, 3 x 3 bed houses and 1 x 4 bed house as intermediate affordable housing/ shared ownership.	Policy HS2 North Hertfordshire Submission Local Plan (2011-2031) Planning Obligations SPD As required by housing enabling officer
Open Space management and maintenance	Private management body	Planning Obligations SPD
Play area contribution	A contribution for the provision of additional equipment at the Jarden Play area = £29,453	Planning Obligations SPD & Green Space Management Strategy

Library Service contribution	Towards the enhancement of a Study Area at Letchworth Library with the provision of new benching and tables with power and data that will allow customers to study and access the wifi and use their own mobile devices = £7,950	HCC toolkit and Planning Obligations SPD
HCC Primary School contribution	Primary Education towards the expansion of Garden City Academy from 1 form of entry to 2 forms of entry = £87.488	HCC toolkit and Planning Obligations SPD
HCC Secondary School contribution	Secondary Education towards the expansion of Fearnhill Secondary School by 1 form of entry = £88,676	HCC toolkit and Planning Obligations SPD
Fire hydrant provision across the site	HCC requirement	HCC toolkit

4.4 Conclusion

- 4.4.1 The proposed development would be in accordance with the North Hertfordshire Saved Local Plan, the Emerging Local Plan 2011-2031 and the National Planning Policy Framework. Accordingly, it is my recommendation that planning permission be **GRANTED**.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

- 6.1 Planning permission is **GRANTED** subject to the following conditions:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission, and the development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before the development hereby permitted is commenced, approval of the details of the siting, design and external appearance of the development, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 as amended.

3. (a) No development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:
 - (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
 - (ii) The results from the application of an appropriate risk assessment Methodology
- (b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.
- (c) This site shall not be occupied, or brought into use, until:
 - (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
 - (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.
- (d) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

4. Prior to occupation, each of the residential properties shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

5. Prior to the commencement of the development details of a residential travel plan shall be submitted to and approved in writing by the Local Planning Authority. Measures within the approved travel plan shall be implemented in full within an agreed timetable set out in the plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of promoting sustainable transport and minimising the impact on local air quality.

6. No development approved by this planning permission shall take place until a detailed surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority. The surface water drainage system will be based on the submitted FRA carried out by Stomor reference ST2570/FRA-1707-Lannock School Rev 0 dated July 2017 and all supporting information.

The surface water drainage scheme should include;

1. Limiting the surface water run-off to a maximum of 5l/s generated by the 1 in 100 year + climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event for the entire site.
3. Implementing the appropriate drainage strategy based on attenuation and discharge into Anglian surface water sewer network using appropriate above ground SuDS measures and indicated on drainage strategy drawing ST-2570-06-B.
4. Detailed engineered drawings of the proposed SuDS features and discharge control devices including their, location, size, volume, depth and any inlet and outlet features.
5. Detailed surface water calculations and modelling for all rainfall events up to and including the 1 in 100 year + climate change event supported by a clearly labelled drainage layout plan showing pipe networks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime
7. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of or disposal of surface water from the site and reduce the risk of flooding to the proposed development and future users.

7. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

8. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

9. Prior to commencement of the development the main access road shall be provided 5.5 metres wide for the first 60 metres from the existing radii kerbs subsequently the principal access road may be narrowed to a minimum of 5.0 metres wide to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

Reason: In order to protect highway safety and the amenity of other users of the public highway.

10. Before the access is first brought into use vehicle to vehicle visibility splays of 2.4 metres x 22 metres to both directions shall be provided and permanently maintained. Within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

Reason: To provide adequate visibility for drivers entering and leaving the site.

11. The gradient of the access from the adjacent development road shall not be steeper than 1 in 20 for the first 15 metres from the edge of the carriageway.

Reason: To ensure a vehicle is approximately level before being driven off and on to the highway.

12. Prior to the commencement of the development, a Construction Management Plan/Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan/Statement.

The Construction Management Plan/Method statement shall address the following matters:

- (i) Details of a construction phasing programme (including any pre-construction or enabling works);
- (ii) Hours of construction operations including times of deliveries and removal of waste;
- (iii) Site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;

- (iv) Access and protection arrangements around the site for pedestrians, cyclists and other customers;
- (v) Details of provisions for temporary car parking during construction;
- (vi) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- (vii) Screening and hoarding details
- (viii) End of day tidying procedures;
- (ix) Construction and storage compounds (including areas designated for car parking);
- (x) Siting and details of wheel washing facilities;
- (xi) Cleaning of site entrances, site access roads and the adjacent public highway and:
- (xii) Disposal of surplus materials.

Reason: To minimise the impact of construction vehicles and to maintain the amenity of the local area.

13. Before the first occupation or use of the development further details of the circulation route for refuse collection vehicles are to be submitted to the Local Planning Authority and approved in writing. The required details shall include a full construction specification for the route, and a plan defining the extent of the area to which that specification will be applied. No dwelling forming part of the development shall be occupied until the refuse vehicle circulation route has been laid out and constructed in accordance with the details thus approved, and thereafter the route shall be maintained in accordance with those details.

Reason: To facilitate refuse and recycling collections.

14. The landscape details to be submitted as reserved matters shall include the following:
- a) which, if any, of the existing vegetation is to be removed and which is to be retained;
 - b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting;
 - c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed;
 - d) details of any earthworks proposed.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

15. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

Informatives

Highways

Prior to commencement of the development the applicant is advised to contact the 0300 1234 047 to arrange a site visit to agree a condition survey of the approach of the highway leading to the development likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of traffic associated with the development. Herts County Council may require an Officer presence during movements of larger loads, or videoing of the movements may be considered.

Travel Plan

The Travel Plan should include a target for ultra low emission vehicle (ULEV) ownership levels within the development and the Travel Information Pack should include information and advice with regards to the availability and support for ULEV and ULEV infrastructure.

EV Charging-Point specification

The charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

- A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
- The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF).
- If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

Proactive Statement

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.