

## **NOTE TO WARRINGTON LOCAL PLAN EIP INSPECTORS**

**13/10/22**

### **Matter 11: Council to produce a note addressing issue of changes to Building Regulations on electric vehicle charging and implications for part 1c of INF1.**

Irrespective of Buildings Regulations requirements (which can change) the point is a planning one and is supported by the NPPF (para 112e) and the policy should be retained.

There are many elements of development that are picked up specifically in Building Regulations e.g. emergency service access, accessibility for disabled, but there is an overlap with planning. The Council's Electric Vehicle Charging (EVC) policy is required so that the need for EVC is identified and incorporated into development at the earliest stage and also to support the Council's long-term actions and aspirations for sustainable development.

Building Regulations also applies to specific thresholds e.g. new residential development and/or alterations to residential development with over 10 parking spaces. The Council's emerging guidance on EVCs seeks more stringent requirements e.g. all new applications involving new garages, parking spaces must have EVC unless they are not viable. So the policy is more effective and relevant than Building Regulations in supporting the Council's ambitions.