



BEDFORD  
BOROUGH COUNCIL

# Planning Policy Briefing Note

## Local Plan 2030

### Policy 89 Electric Vehicle Infrastructure

This briefing note has been prepared following the adoption of the Local Plan 2030 to provide clarification with regard to Policy 89. This policy relates to electric vehicle infrastructure and supports low carbon public and personal transport such as electric cars, bikes and buses. Amongst other things, the policy encourages new residential developments to be designed to enable charging of electric vehicles in safe, accessible and convenient locations and, where appropriate, provide electric charging points at a rate of one per dwelling.

As part of the Government's commitment to meeting its target of net zero emissions by 2050, it is making changes to the Building Regulations relating to the provision of electric vehicle charging infrastructure. Approved Document S, which came into force on 15<sup>th</sup> June 2022, applies to new residential and non-residential buildings as well as to those undergoing major renovation, requiring them to install electric vehicle chargers as part of the works being undertaken.

The Building Regulations requirement is compulsory and overrides Policy 89 which only encourages the provision of electric vehicle charging points. As a result the council will apply Policy 89 in accordance with Building Regulations Approved Document S. For new residential development this means that the Building Regulations will require the provision of electric vehicle charging points at a rate of one per dwelling.

The effect on Policy 89 (see below) is that the final paragraph of the policy will no longer be applied in reaching planning decisions as its requirements are already covered in the Building Regulations. The remaining parts of the policy will continue to apply.

February 2023

## Local Plan 2030

### Policy 89

#### **Policy 89 - Electric vehicle infrastructure**

*The Council will maximise the use of sustainable transport in developments, and support low carbon public and personal transport such as electric cars, bikes and buses.*

*The Council will require new facilities for low emission vehicles to be integrated into new major development schemes where local centres or communal facilities are proposed.*

*Rapid and fast charging points will be located throughout Bedford Borough as well as at key locations in the Bedford and Kempston urban areas, employment sites, railway stations, major retail and visitor destinations, outside schools, local centres and car parks.*

*To maximise the use of sustainable modes of transport, new residential developments should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations and, where appropriate, provide electric charging points at a rate of one per dwelling.*