

ADC3776
Observer Way, Wokingham
Electric Vehicle Charging Strategy

Introduction

1. Tungsten Properties commissioned ADC Infrastructure Limited to provide transport and highways advice in support of a reserved matters application for employment development on land to the south of Observer Way in Reading, Wokingham. The local planning and highway authority is Wokingham Borough Council.
2. The development proposals comprise a total of 75,150sqft (6,982sqm) GIA spread over seven units, as follows. In order to provide the flexibility to allow the applicant to respond to market conditions over the lifetime of the development, the planning application seeks an open Class E (G)(iii)/B2/B8 use. The development would be accessed from Observer Way.
3. Wokingham Borough Council's planning application validation checklist requires the submission of an Electric Vehicle Charging Strategy to accompany proposals for development falling within use classes Class E(G), B2 or B8.
4. This report therefore presents the Electric Vehicle Charging Strategy.

Electric Vehicle Charging Strategy

5. The proposed development will provide both active and passive EV charging facilities. The table below presents the active and passive EV charging provision across each development unit, in accordance with the Approved Document S.

Unit	Size (sqm)	Parking Provision	Active EV Spaces	Passive EV Spaces
1	1,226	24	2	4
2	548	8	1	1
3	539	9	1	2
4	883	15	2	3
5	1,013	16	2	3
6	1,542	32	3	6
7	1,231	24	2	4
Total	6,982	128	13	23

6. The passive provision (i.e. infrastructure for future expansion) will be provided by a network of ducts running across the car park, which can be accessed later to feed future charging points.
7. Charging points would be maintained by the appointment management company once the development is completed.