

**Project Title:** South Wokingham Strategic Development  
Location Phase 2B

**Project No/ Document Reference:** A398-TN010 Rev A

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## Condition 62: Electric Vehicle Charging Strategy – Parcel R11

### 1. Introduction

- 1.1. Abley Letchford Partnership (ALP) has been requested by Kier Property Developments Limited to provide this Technical Note in support of development of Parcel R11 (the site), which is within Phase 2B of the South Wokingham Strategic Development Location (SDL).
- 1.2. Parcel R11 is located in the southeast of Phase 2B, with William Heelas Way and the Eastern Gateway roundabout to the north of the site. Waterloo Road runs along the northeastern boundary of the site with Parcel R13 to the west. The southern boundary of the site is
- 1.3. This Technical Note (TN) present the Electric Vehicle Charging Strategy in order to discharge Condition 62 (WBC Ref. 191068). The Reserved Matters Planning Condition sets out the following requirements.

#### Condition 62

*“Reserved matters for each phase shall be accompanied by an Electric Vehicle Charging Strategy for the phase, including details of on-site infrastructure, the method of charging, the location and installation of charging points and future proofing of the site.”*

### 2. Wokingham Borough Council Electric Charging Point Standards

- 2.1. The Wokingham Borough Council Design Guide: Living Streets (2019) advocates the introduction of passive and active charging points within new residential developments on a phased basis between 2019 and 2030. Active points are those provided ready for use whereas passive points comprise a wired-in system that can be readily converted later.
- 2.2. The guidance also distinguishes between ‘on-plot’ and ‘off-plot’ parking spaces. The ‘on-plot’ provision applies where the space is within the residential curtilage and may also include a garage or car port. The ‘off-plot’ spaces are those located outside the dwelling’s curtilage and can be an allocated or unallocated space within a parking court or near to (or adjacent to) a dwelling.



- 2.3. **Table 2** identifies the level of charging points advocated by the Wokingham Borough Council guidance based on 2019, 2022, 2026 and 2030 timescales. The 2022 provision figures have been calculated through an interpolation of the requirements between 2019 and 2026.

**Table 2: WBC Electric Charging Guidance**

| Year | On-Plot Spaces |         | Off-Plot Spaces |        |
|------|----------------|---------|-----------------|--------|
|      | Passive        | Passive | Active          | Active |
| 2019 | 35%            | 24%     | 5%              | 5%     |
| 2022 | 42%            | 32%     | 8%              | 12%    |
| 2026 | 50%            | 40%     | 10%             | 20%    |
| 2030 | 70%            | 60%     | 20%             | 30%    |

### 3. Building Regulations Part S (2022)

- 3.1. Part S of the 2022 Building Regulations includes electric vehicle charging for new builds, which in summary, now requires 1 active charging point per dwelling.

### 4. Design Code

- 4.1. The South Wokingham Design Code states that new development at South Wokingham will be expected to comply with this requirement, exceeding the WBC standards on electric vehicle charging. The Design Codes also states that electric vehicle charging positions will be governed by the following principles::

- On plot side parking - fixed to the side of the dwelling;
- On plot front parking – fixed to the front of the dwelling or freestanding within the curtilage, integrated with the boundary treatments/ planting strategy to ensure these do not detract from the street scene.
- Off-plot courtyard parking – freestanding. Where front courts are used, charging positions will be integrated with the boundary treatments/ planting strategy to ensure these do not detract from the street scene.

### 5. R11 Electric Charging Provision

- 5.1. The layout of the proposed development is provided at **Annex A**. This includes the location of the electric vehicle charging points throughout the site.
- 5.2. A total of 307 single or double 13 amp type 2 chargers with gun holsters will be provided throughout the site. This is based on 1 electric vehicle charging point per dwelling that has allocated parking, which is in accordance with current Part S building Regulations including 33 twin chargers associated with allocated apartment/ Flat Block parking and 5 twin chargers associated with the unallocated parking at apartment/ Flat Block 5.



5.3. A breakdown of the electric vehicle charging points is contained in **Table 3**.

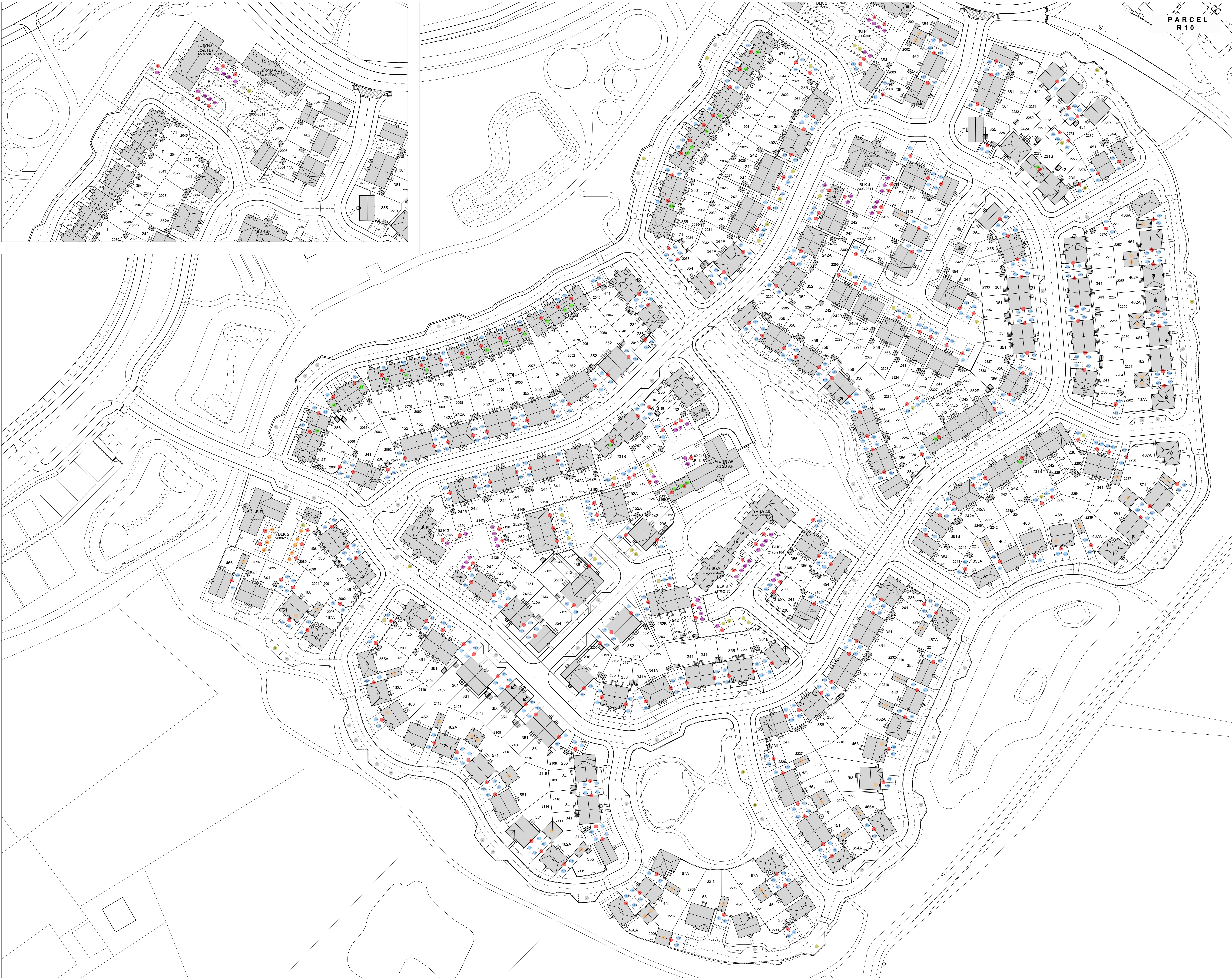
**Table:3 Electric Charging Provision**

|       | Allocated |       | Unallocated | Total Electric Charging Provision |
|-------|-----------|-------|-------------|-----------------------------------|
|       | Houses    | Flats | Flats       |                                   |
| Total | 269       | 33    | 5           | 307                               |

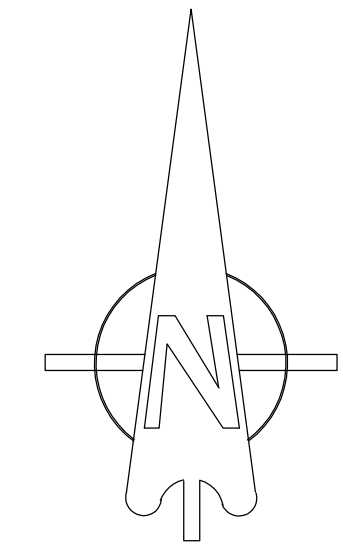
5.4. Electric vehicle charging points for parking allocated for houses will be wall mounted and electric vehicle charging points for parking allocated and unallocated apartments in communal areas will be pedestal mounted.



## Appendix A - Parking Layout Including EV Charging Points



PARCEL  
R10



| KEY              |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
|                  | 492 ALLOCATED PARKING SPACES                                                                  |
|                  | 55 ALLOCATED COURTYARD PARKING SPACES FOR APARTMENTS / FLATS BLOCKS                           |
|                  | 27 ALLOCATED CARPORT OR CARBARN PARKING SPACES                                                |
|                  | 09 UNALLOCATED COURTYARD PARKING SPACES FOR APARTMENTS / FLATS BLOCKS                         |
|                  | 42 UNALLOCATED PARKING SPACES                                                                 |
|                  | 69 UNALLOCATED / VISITOR PARKING SPACES                                                       |
|                  | 01 UNALLOCATED SUB STATION PARKING SPACE                                                      |
| 695 Spaces Total |                                                                                               |
|                  | 45 GARAGE SPACES (not counted towards parking allocations but counted towards cycle storages) |
|                  | 307 E.V.C.P. TO BE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER.            |

|      |          |                                                         |    |     |
|------|----------|---------------------------------------------------------|----|-----|
| K    | 17.03.25 | Layout updated to current layout.                       | SR | DGP |
| J    | 19.03.25 | Layout updated to current layout.                       | SR | DGP |
| H    | 19.02.25 | Layout updated to current presentation layout REV.Q     | MD | DGP |
| G    | 17.02.25 | Layout updated to current presentation layout REV.P     | SR | DGP |
| F    | 10.02.25 | Layout updated to current presentation layout REV.N     | SR | DGP |
| E    | 23.01.25 | Layout updated to current presentation layout REV.M     | SR | DGP |
| D    | 23.12.24 | Drawing amended to Presentation Layout REV.L            | SR | DGP |
| C    | 11.12.24 | Drawing amended to Presentation Layout REV.K            | SR | DGP |
| B    | 18.11.24 | Layout amended as per changes made to site layout REV.J | SR | DGP |
| A    | 11.10.24 | Layout amended as per changes made to site layout REV.I | SR | DGP |
| Rev. | Date     | Description                                             | SR | DGP |

Client

Project

South Wokingham  
Phase R11

Drawing Title  
Proposed  
Parking Layout

Scale  
1:500 @ A0

Date  
August 2024

Drawn  
SR

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K

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PLANNING