

Electric Vehicle Charging Strategy

Condition 17 – Discharge Submission

1. Introduction

This Electric Vehicle (EV) Charging Strategy has been prepared to discharge Condition 17 of planning permission ref. 223691. The strategy sets out the proposed on-site EV charging provision and confirms compliance with Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles).

2. Site context and parking provision

The development provides a total of 34 car parking spaces, comprising:

- 6 allocated parking spaces, and
- 28 unallocated communal parking spaces.

All parking spaces are located within the site boundary and form part of the residential parking provision associated with the development.

3. Proposed EV charging provision

The proposed EV charging infrastructure comprises:

- 19 no. EV charging units, providing 34 no. active charging points in total.
- Where layout allows, dual-outlet charging units are proposed, providing two charge points from a single post.
- In locations where dual-outlet units are not practicable due to spatial constraints, single-outlet charging units are provided.
- Each parking space is served by an active EV charging point.

The location and arrangement of all EV charging units are shown on the Site Boundary Treatment and EV Charging Plan.

4. Technical specification (strategy level)

- All EV charge points will be Mode 3 AC chargers with a minimum output of 7 kW per outlet.
- Charging units will be smart-enabled, with load management provided as part of the site electrical strategy to manage overall demand.
- The installation will comply with all relevant electrical safety standards and Building Regulations requirements.

5. Compliance with Approved Document S

The development provides fewer parking spaces than dwellings, and the EV charging provision has therefore been designed in accordance with Approved Document S1(2)(a).

By providing one active EV charging point per parking space, the scheme:

- Fully complies with the requirements of Approved Document S, and
- Does not rely on any cost-cap exemption or future passive provision to achieve compliance.

6. Implementation

- All EV charging infrastructure will be installed prior to first occupation of the development.
- The charging facilities will be retained and maintained thereafter in accordance with the approved strategy.

7. Conclusion

The proposed EV charging provision:

- Delivers active charging to all on-site parking spaces,
- Is compliant with Approved Document S, and
- Satisfies the requirements of Condition 17.

The Local Planning Authority is therefore respectfully requested to confirm that Condition 17 is discharged.