

Project Title: South Wokingham Strategic Development
Location Phase 2B

Project No/ Document Reference: A398-TN010 Rev B

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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. Building Regulations Part S (2022)

- 2.1. Part S of the 2022 Building Regulations includes electric vehicle charging for new builds. In summary, this requires 1 active charging point per dwelling with associated parking.

3. Design Code

- 3.1. 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.

4. R11 Electric Charging Provision

- 4.1. The layout of the proposed development is provided at **Annex A**. This includes the location of the electric vehicle charging points throughout the site.
- 4.2. 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 changers associated with allocated apartment/ Flat Block parking and 5 twin chargers associated with the unallocated parking at apartment/ Flat Block 5.
- 4.3. 277 single and 33 double 13 amp type 2 chargers with gun holsters will be provided throughout the site, which equates to a total charging provision of 343 spaces. This is based on 1 electric vehicle charging point per house/ flat that has allocated parking, which is in accordance with current Part S building Regulations.
- 4.4. A breakdown of the electric vehicle charging points is contained in **Table 3**.

Table:3 Electric Charging Provision

	Allocated		Total Electric Charging Provision
	Houses	Apartments/ Flats	
Total	269 (257 x single chargers & 6 x double chargers)	74 (20 x single chargers & x 27 double chargers)	343

- 4.5. 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



KEY

- 494 ALLOCATED PARKING SPACES
- 64 ALLOCATED COURTYARD PARKING SPACES FOR APARTMENTS / FLATS BLOCKS
- 27 ALLOCATED CARPORT OR CARBARN PARKING SPACES
- 33 UNALLOCATED PARKING SPACES
- 75 UNALLOCATED / VISITOR PARKING SPACES
- 01 UNALLOCATED SUB STATION PARKING SPACE

694 Spaces Total

- 43 GARAGE SPACES (3.0x5.0m in size internally - not counted towards parking allocations)
- 02 GARAGE SPACES AT SALES AREA (3.0x5.0m in size internally - not counted towards parking allocations but considered as cycle storage)
- 33 E.V.C.P. TO BE DOUBLE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER. (inline with building regulation approved document 5)
- 277 E.V.C.P. TO BE SINGLE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER. (inline with building regulation approved document 5)

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Client

KIER



Project

South Wokingham Phase R11



Drawing Title

Proposed Parking Layout



Scale

1:500 @ A0



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File

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Rev.

M



PLANNING



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