

Project Title:	South Wokingham Strategic Land Development Location Phase 2B
Project No/ Document Reference:	A389-TN020
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Condition 62: Electric Vehicle Charging Strategy: Parcel R7 & R13

1. Introduction

- 1.1. Abley Letchford (AL) has been requested by Miller Homes to provide this Technical Note in support of development of Parcel R7 and R13 (the site), which forms part of the Strategic Development Location (SDL), which is an urban extension to the south of Wokingham.
- 1.2. The site is located in the south of Phase 2B, with Easthampstead Road forming the western boundary. The southern and eastern boundary will be formed by the future Heathlands Road and northern boundary will be formed by the future SWDR.
- 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 1**. This includes the location of the electric vehicle charging points throughout the site.
- 4.2. A total of 172 single and 19 double (total 191) 13 amp type 2 chargers with gun holsters will be provided throughout the site, which are illustrated separately on the parking layout in Appendix 7. 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 19 twin changers associated with allocated apartments parking. A breakdown of the electric vehicle charging points is contained in **Table 4.1**.

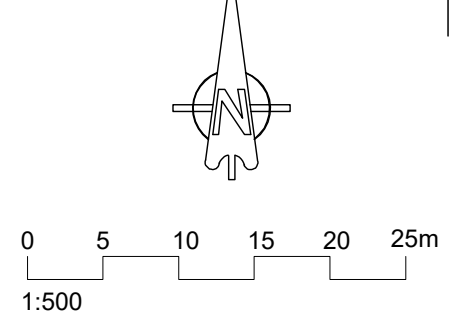
Table 4.1: Electric Charging Provision

	Allocated		Total Electric Charging Provision
	House	Apartments	
Total	165 (165 single chargers)	45 (7 single chargers & 19 double chargers)	210

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



Appendix 1 – Masterplan Incorporating EV Charging Provision



KEY

- 310 ALLOCATED PARKING SPACES
- 53 ALLOCATED CARPORT OR CARBARN PARKING SPACES
- 01 UNALLOCATED PARKING SPACES FOR SUB STATION
- 23 UNALLOCATED PARKING SPACES
- 40 UNALLOCATED / VISITOR PARKING SPACES
- 07 UNALLOCATED INCIDENTAL VISITOR PARKING SPACES

434 Spaces in Total

- 23 GARAGE SPACES (3.0x6.0m in size internally - not counted towards parking provisions)
- 02 TEMPORARY SALES AREA PARKING (to be landscaped upon completion)
- 02 GARAGE SPACES AT SALES AREA (3.0x6.0m in size internally - not counted towards parking allocations)
- 19 E.V.C.P. TO BE DOUBLE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER (in line with building regulation approved document S)
- 172 E.V.C.P. TO BE SINGLE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER (in line with building regulation approved document S)

Rev.	Date	Description	Drawn	Checked

Client **miller homes** **aap architecture**

Project **SOUTH WOKINGHAM PHASE R07 & R13**

Drawing Title **PROPOSED PARKING LAYOUT**

Scale **1:500 @ A0** Drawn **SR** Checked **DGP**

Date **OCTOBER 2025** File **P1905.R07.R13.05** Drawing Status

Dwg No **P1905.R07.R13.05** Rev. **PLANNING**