

Project Title: South Wokingham Strategic Development
Location Phase 2B

Project No/ Document Reference: A398-TN008 rev B

Date: 17 February 2025

Author: Stephen Millns

Condition 62: Electric Vehicle Charging Strategy – Parcel R10

1. Introduction

- 1.1. Abley Letchford Partnership (ALP) has been requested by Miller Homes to provide this Technical Note in support of development of Parcel R10 (the site), which is within Phase 2B of the South Wokingham Strategic Development Location (SDL).
- 1.2. Parcel R10 is located in the east of Phase 2B, with William Heelas Way and the Eastern Gateway roundabout to the west of the site. Waterloo railway line runs along the northern boundary of the site with Waterloo Road forming the southern boundary. The eastern boundary of the site is formed by Parcel R14.
- 1.3. The recently consented (R10-R14) Link Road (WBC Planning Reference: 240892), will bisect the site, once constructed, and will provide access on foot, cycle and to motor vehicles.
- 1.4. 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. R10 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 184 single or double 13 amp type 2 chargers with gun holsters will be provided throughout the site, which is significantly in excess of Wokingham Borough Council’s requirements. This provision



is based on 1 electric vehicle charging point per dwelling plus an additional 19 electric vehicle charging points within the unallocated parking areas associated with the apartments.

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

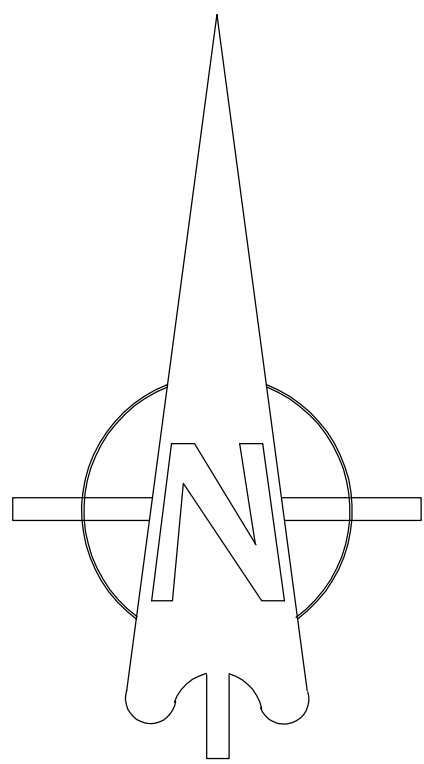
Table:3 Electric Charging Provision

	Allocated		Unallocated	Total Electric Charging Provision
	Houses	Flats	Flats	
Total	143	22	19	184

- 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



KEY	
	261 ALLOCATED PARKING SPACES
	40 ALLOCATED COURTYARD PARKING SPACES FOR PRIVATE APARTMENTS
	14 ALLOCATED CARPORT OR CARBARN PARKING SPACES
	02 ALLOCATED GARAGE SPACES
	31 UNALLOCATED PARKING SPACES FOR AFFORDABLE FLAT BLOCKS
	17 UNALLOCATED PARKING SPACES
	33 UNALLOCATED / VISITOR PARKING SPACES
	10 UNALLOCATED INCIDENTAL VISITOR PARKING SPACES
408 Spaces Total	
	08 GARAGE SPACES (not counted towards parking allocations)
	184 E.V.C.P. TO BE SINGLE OR DOUBLE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER.

0 5 10 15 20 25m

Rev.	Date	Description	Drawn	Checked
U	17.02.25	Visitor & unallocated parking allocation updated.	SR	DGP
T	15.02.25	Layout amended in line with planning layout REV V.	SR	DGP
S	05.02.25	Layout amended in line with planning layout REV V.	SR	DGP
R	30.01.25	Layout amended in line with planning layout REV V.	SR	DGP
Q	24.01.25	Layout amended in line with planning layout REV V.	SR	DGP
P	17.01.25	Layout amended in line with planning layout REV T & U.	SR	DGP
N	15.01.25	Layout amended in line with planning layout REV S.	SR	DGP
M	10.01.25	Layout amended in line with Presentation Layout rev Z.	SR	DGP
L	23.12.24	Layout amended in line with Presentation Layout revision V, W & X.	SR	DGP
K	10.12.24	Layout amended in line with Presentation Layout REV U.	SR	DGP
J	19.11.24	Parking allocation for plots 1549 & 1550 updated.	SR	DGP
H	18.11.24	Layout amended in line with Presentation Layout REV S.	SR	DGP
G	11.11.24	Layout amended in line with Presentation Layout REV S.	SR	DGP
F	06.11.24	Drawing updated as per changes made to the presentation layout rev B.	SR	DGP
E	06.11.24	Drawing updated as per changes made to the presentation layout rev B.	SR	DGP

Client

Project

South Wokingham
Phase R10

Drawing Title

Proposed
Parking Layout

Scale

1:500 @ A0

Drawn

SR

Checked

DGP

Date

June 2024

File

P1914.R10.01

Drawing Status

Dwg No

P1914.R10.05

Rev

U

PLANNING

AAP Architecture Ltd

Unit A, Monument Business Centre, Monument Way East, Wokingham, Surrey GU24 5LG

T 01493 727345 E projects@aap-arc.co.uk W aap-arc.co.uk

Under the Intellectual Property Act 2014, this drawing is the copyright of AAP Architecture Ltd.