

Spencers Wood Primary School Planning Application

Electric Vehicle Charging Supplementary Note

DS – 24/01/2025

The Spencers Wood Primary School Transportation Note (TJA: September 2024) sets out a commitment for the project to deliver Electric Vehicle Charging in accordance with “WBC requirements” to be secured by a planning condition. This note provides supplementary information on the Electric Vehicle Charging proposals.

Scheme Proposals

The scheme includes a total of 49 parking spaces on site (29 staff spaces, 16 visitor/drop off spaces and 4 disabled spaces).

WBC Electric Vehicle Charging Guidance

WBC’s approach to Electric Vehicle Charging is contained at Appendix E of WBC’s ‘Living Streets: A Highways Guide for Developers in Wokingham (2019)’ document. WBC are adopting a phased approach to increase EV charging points over a period between 2018 to 2030.

There are two types of EV provision, as follows:

- ‘passive’: a wired in system that can be readily converted later
- ‘active’: includes a direct charging point ready for use.

For non-residential land uses with more than 20 car parking spaces, including education, the guidance sets out a minimum EV requirement for 5% of the car parking spaces to be ‘passive’ and 5% ‘active’.

For the 49 spaces proposed for the Spencers Wood Primary School, this amounts to a minimum requirement of **2.45 passive spaces and 2.45 active spaces**.

The guidance sets out that where they are active, the EV parking bays will need to be marked out and signed.

Building Regulations – Approved Document S

Approved Document S of the Building Regulations (2021 Edition) relates to infrastructure for the charging of electric vehicles. The erection of new buildings which are not residential buildings or mixed use buildings is dealt with under requirement S4. Requirement S4 sets out that where such a new building has more than 10 parking spaces — (a) one of those parking spaces must have access to one electric vehicle charge point; and (b) cable routes for electric vehicle charge points must be installed in a minimum of one fifth of the total number of remaining parking spaces.

For the 49 space scheme, this would amount to a minimum requirement of **1 active space and a further 10 passive and/or active spaces.**

Scheme Proposals for Electric Vehicle Charging

Based on current WBC Guidance and Building Regulation requirements, it is proposed that the scheme should deliver, as a minimum, **11 EV spaces, of which at least 3 will be active spaces and marked out/signed as such.** The final provision, together with the specific location of the spaces within the parking arrangement, can reasonably be agreed with the Local Planning Authority in advance of the relevant works via a planning condition.