

Project Title: South Wokingham Strategic Development
Location Phase 2B

Project No/ Document Reference: A398-TN008 rev C

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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. 150 single and 32 double 13 amp type 2 chargers with gun holsters will be provided throughout the site, which equates to a total charging provision of 214 spaces. This is based on 1 electric vehicle charging point per house that has allocated parking, which is in accordance with current Part S building



Regulations, 17 twin changers associated with allocated apartment/ Flat Block parking and 13 twin chargers associated with the unallocated parking at apartment/ Flat Block 5.

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

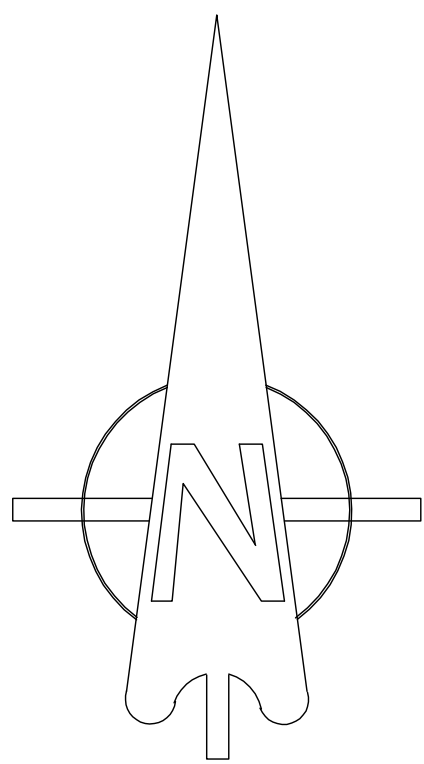
Table:3 Electric Charging Provision

	<i>Allocated</i>		<i>Unallocated</i>	<i>Total Electric Charging Provision</i>
	<i>Houses</i>	<i>Flats</i>	<i>Flats</i>	
<i>Total</i>	144 (140 x single chargers & 2 x double chargers)	39 (5 x single chargers & 17 double chargers)	31 (5 x single chargers & 13 double chargers)	214

- 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 for apartments in communal areas will be pedestal mounted.



Appendix A - Parking Layout Including EV Charging Points



0 5 10 15 20 25m

KEY	
	ALLOCATED PARKING SPACES
	ALLOCATED COURTYARD PARKING SPACES FOR PRIVATE APARTMENTS
	ALLOCATED CARPORT OR CARBARN PARKING SPACES
	ALLOCATED GARAGE SPACES (3.0x0.7m in size internally)
	UNALLOCATED PARKING SPACES FOR AFFORDABLE FLAT BLOCKS
	UNALLOCATED PARKING SPACES
	UNALLOCATED / VISITOR PARKING SPACES
	UNALLOCATED INCIDENTAL VISITOR PARKING SPACES
408 Spaces Total	
	GARAGE SPACES (3.0x0.6m in size internally - not counted towards parking allocations)
	E.V.C.P. TO BE DOUBLE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER (in line with building regulation approved documents)
	E.V.C.P. TO BE SINGLE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER (in line with building regulation approved documents)

AB	08.02.25	Layout amended in line with planning layout REV AH	DGP	DGP
AA	29.04.25	Layout amended in line with planning layout REV AG	DGP	DGP
Y	23.04.25	Layout amended in line with planning layout REV AE	SR	DGP
Y	23.04.25	Layout amended in line with planning layout REV AE	SR	DGP
W	02.04.25	Layout amended in line with planning layout REV AC	SR	DGP
V	17.02.25	Layout amended in line with planning layout REV V	SR	DGP
U	17.02.25	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	05.02.25	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 148 & 150 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
Rev.	Date	Description	Drawn	Checked
Client				
miller homes				
aap architecture				
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 AB	PLANNING
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