



Electric Vehicle (EV) specific policies are increasingly being used by Local Authorities within local plans, parking standards and SPDs to ramp up the expansion of EV charging infrastructure and 'future-proof' development sites ahead of the Government's 2040 zero-carbon target for road traffic.

Evoke have a sound understanding of the EV requirements to support development and are able to provide pragmatic and tailored advice on the specific charging requirements for a range of land uses across the country.



Charging requirements for EVs can vary significantly based upon location and the type of land use, therefore a tailored approach is recommended for each type of development. The main types of Charger include:



SLOW

Capacity: 3kW
Current: AC
Connector: Type 1 / Type 2
Use: Residential home charging
Time: Between 8 - 10 hours
Approx. Cost: £500



FAST

Capacity: 7kW – 22kW
Current: AC
Connector: Type 1 / Type 2
Use: Residential, on-street and destination charging
Time: Between 3 - 7 hours
Approx. Cost: £1,500 - £5,000



RAPID

Capacity: 50kW
Current: DC
Connector: CCS / CHAdeMO
Use: Motorway services and destination charging
Time: Under 1 hour
Approx. Cost: £35,000

Specific Site Requirements can include:



Residential

Type: Slow (3kW) chargers for larger residential sites with driveway parking. However, some Local Authorities now request fast 7kW chargers for residential apartments.



Office

Type: Fast (7kW) chargers for office developments with on-site parking. However, this should aim to include some 22kW Fast chargers when part of a mixed-use development.



Hotel

Type: Slow (3kW) chargers are suitable for hotels / golf courses which attract a longer stay. However, a 7kW fast charger may be required for hotels providing extra conference, restaurant and bar facilities.



Retail

Type: Fast (22kW) chargers are usually required for Retail Parks with on-site parking, but, standalone Retail development should aim for Rapid (50kW) chargers if appropriate for the location and type of retail.



Target Demographic: Most residents will charge EVs overnight, taking between 8-10 hours. However, where shared parking courts or on-street bays are provided, faster 7kW may be more suitable.



Target Demographic: 7kW Fast chargers are suitable where employees will be away from their cars for 4 – 7 hours. If part of a mixed-use scheme, a combination of 7kW and 22kW chargers provides flexibility for different requirements.



Target Demographic: Hotels which provide activities such as golf or a spa are suited to Slow 3kW chargers. If a hotel attracts daytime conference guests or evening guests, Fast charging units should be explored.



Target Demographic: Retail Parks provide users with a range of destinations that share a car park, making Fast (22kW) charging most appropriate. However, revenue opportunities to charge users for short 'top-up' charges should be explored.



HOW CAN WE HELP?

Alongside the required transport and highways support for planning applications, Evoke provide specific, tailored solutions for EV requirements.

Early involvement is key, as charging infrastructure is increasingly requested by Local Authorities for inclusion within all types of development and these could affect the viability of a scheme.

Our services include:

- National and Local Policy Review for EV Requirements;
- Advice on EV Requirements for specific development to inform Site Viability including Active/ Passive provision;
- Early discussion (including Pre-App) with Local Highway Authority;
- Innovative Parking and EV solutions such as dual connectors or lamppost charging to take account for the aesthetics of a scheme;
- Section 106 Negotiations and Discharge of Conditions
- Site Layout Advice and Reviews;
- Transport Statements and Transport Assessments;
- Transport Notes for smaller schemes;
- Technical Notes for specific issues (e.g. Parking);
- Travel Plans;
- Car Parking Management Plans;
- Advice on the balance between types of chargers and their costs.

Get in touch with our team today to find out more and to see how we can help to deliver your scheme.

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