

Date: 21st of November 2023
Our reference: CSC1038

Dear Sir/Madam,

**MOTOR FUEL GROUP
SLEAFORD SERVICE STATION, FARNHAM ROAD, KINGSLEY, GU35 0QP**

Introduction

We write on behalf of Motor Fuel Group with regard to the application for the demolition of jet wash and the creation of an EV charging zone, erection of 3 no. EV chargers, erection of associated canopy, erection of 4 no. jet wash bays, LV panel, meter cabinet and a sub-station enclosure at Sleaford Service Station.

Site Description

The application site is formed of an existing service station (*Sui Generis*) located at Farnham Road, Kingsley, GU35 0QP. The service station is bounded by car dealers to the north and south of the site and River Slea is located to the east of the site. The site is adjacent to A325.

Background / Proposal

The UK has committed to reducing greenhouse gas emissions by 28% by 2035 and moving to Net Zero by 2050. As part of the Net Zero strategy (October 2021), the UK Government have placed a new emphasis on electric vehicle charging infrastructure in the UK. As part of this drive, it is essential that there is a comprehensive and competitive EV charging network in place. The Department for Transport published 'Taking Charge: The electric vehicle infrastructure strategy'¹, which notes that *"We expect around 300,000 public chargers as a minimum by 2030. Our goal is to ensure these chargepoints are installed ahead of demand, inspiring confidence in drivers who have not yet made the switch"*. The latest figures² (as at midnight 1 July 2023) shows that there were 44,020 public electric vehicle charging devices installed in the UK, an increase of just 3,870 in the last quarter. At the current pace, just 114,640 would be installed by 2030, with the target of 300,000 not being met until a full decade later. To meet the target in time, 9,845 chargers would need to be installed each quarter between now and 2030 – a 154% increase. Rapid charging for longer journeys located in areas such as on motorways and in remote areas will be particularly important. At present, it is understood that the uneven spread of EV charging facilities significantly hinders the take-up of electric vehicles, due to potential servicing constraints. En-route charging for longer journeys is deemed crucial to support the switch to EV and reduce concerns about charge 'range anxiety'.

Motor Fuel Group is the UK's largest independent forecourt operator with over 900 sites offering a dual-fuel strategy, convenient retail and 'food to go'. For the abovementioned reasons, Motor Fuel Group are looking to roll-out an extensive supply of EV charging facilities at existing and new service stations across the UK to diversify their existing offer, with the aspiration to make it as easy to charge your vehicle as re-fuelling with petrol or diesel. The aspiration of Motor Fuel Group is to provide access to convenient and affordable charging, regardless of where the driver lives.

¹ [Taking charge: the electric vehicle infrastructure strategy \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/102444/taking-charge-the-electric-vehicle-infrastructure-strategy.pdf)

² [Electric vehicle charging device statistics: July 2023 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/electric-vehicle-charging-device-statistics-july-2023)



The Sleaford service station proposals relate to the demolition of jet wash and the creation of 3 no. electric vehicle charging points, 6 no. electric vehicle charging bays, associated canopy, 4 no. jet wash bays, substation enclosure, LV panel, meter cabinet, relocation of air/water and vacuum bays, new associated customer parking and associated forecourt works.

Key Considerations

The National Planning Policy Framework (2023) indicates at Paragraph 112 that new development should e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Motor Fuel Group's proposal to install new EV charging points at Sleaford service station should be considered positively in light of the national context and the demand for the necessary infrastructure to support electric vehicle use across the UK. The proposals would contribute positively to the existing EV charging network, to the benefit of those utilising the strategic highway network surrounding the application site. The proposals will enhance the existing offer at the service station, without compromising the efficient operation of the facility.

The proposals do not raise any concerns regarding adverse impact on amenity / conflict in terms of surrounding land uses. The proposed area will be well-lit and does not raise any concerns from anti-social behaviour / natural surveillance perspective.

In terms of design, the proposed EV charging area has been carefully planned to positively integrate with the existing service station operation. The charging facility offers a modern design approach, which is uncluttered and fit for purpose. The proposals will be Equalities Act compliant, offering dropped kerbs and other associated measures to ensure equal ease of access for all.

Submission

The application comprises the following information:

- SLEAFD-WPS-MFG-2061-01 Site Location and Block Plan A1
- SLEAFD -WPS-MFG-2061-02 Existing Site Layout Plan A1
- SLEAFD -WPS-MFG-2061-03 Proposed Site Layout Plan A1
- SLEAFD -WPS-MFG-2061-04 Substation and LV Panel Plans and Elevations A1
- SLEAFD -WPS-MFG-2061-05 Jetwash Details A1
- SLEAFD -WPS-MFG-2061-06 EV Bay and Canopy – Plan and Elevations A1
- WPS-MFG-STD-EV-05A Meter Cabinet
- 3322-RE 11-23-01 (Flood Risk Assessment)
- BS5837800962 (Tree Survey)

Conclusions

The EV charging proposals are considered to positively respond to the local and national planning policy context and the wider UK aspiration to promptly improve the EV charging network. There are no physical environmental or designation constraints which would inhibit the occupation of the site for the proposed use.

Should you have any queries or wish to discuss please don't hesitate to contact us.

Yours faithfully



Rahma Dwimunali
Assistant Planner
CarneySweeney
Encl.

