
Site Address: Westbound Petrol Service Station, Havant-Emsworth
Bypass, Emsworth, PO10 7BW

Proposal: Replacement and Installation of EV Charging bays, associated works and electrical connections.

Application Type: Full Planning Permission

Application No: APP/24/00278 Expiry Date: 06/06/2024

Applicant: Mr Ozier
BP Pulse

Agent: Mr Ozier Case Officer: Robert Riley
Aitchison Raffety

Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a petrol filling station located adjacent to the west bound carriageway of the A27. The petrol filling station serving the east bound carriageway of the A27 is opposite and the railway line is to the south of the site.

2 Planning History

APP/14/01117 - Continued display of 1No. illuminated ATM surround.,
PERM,10/12/2014

APP/20/00817 - Installation of 2No. electric vehicle charging bays, associated power connections and infrastructure. (Retrospective application)., PERM,03/11/2020

3 Proposal

There is one proposal to the application site:

- Replacement and Installation of EV Charging bays, associated works and electrical connections.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)
DM10 (Pollution)
DM11 (Planning for More Sustainable Travel)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett

No comments received

Emsworth Residents Forum

No comments received

Environmental Health

Thank you for consulting the Environmental Protection Team on this application.

Please accept these comments as confirmation that we have no observations to make in respect of noise/light.

Hampshire Highways

I refer to the consultation on the about planning application and would advise that the Havant - Emsworth Bypass (A27) forms part of the Strategic Highway Network for which Highways England are the responsible Highway Authority. Therefore, Highways England should be consulted directly on this planning application.

National Highways

Referring to the consultation on the planning application referenced above, in the vicinity of the A27 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

a) offer no objection (see reasons at Annex A);

National Highways will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN.

In the case of this development proposal, our interest is in the A27.

We have reviewed information available on your planning portal and note that this application is for a 'Replacement and Installation of EV Charging bays, associated works and electrical connections' at Westbound Petrol Service Station, Havant Emsworth Bypass, Emsworth, PO10 7BW. The site is located just north of the town of Emsworth, accessed directly and solely from the SRN (A27) using dedicated entry and exit slip roads on the westbound carriageway. All proposed changes are to take place in the existing parking area at the south of the site, away from the SRN boundary.

The proposal seeks to convert 3 existing car parking bays into EV charging spaces, whilst also renewing the existing two EV charging spaces and fitting a new transformer to accommodate these. There will be a loss of three standard car parking spaces, however, the site has approx. 28 standard existing spaces so the proposal results in no net loss i.e. the three existing spaces will be converted into the same number of EV spaces. The proposal is small in scale so the trip generation and construction will be minor.

In a view of this, we are content that proposal will unlikely impact the safe and efficient operation of the SRN A27 and we recommend 'No Objection'.

Southern Gas Network

No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Policy CS14 supports efficient use of resources and as an alternative more sustainable source of energy the principle of the proposal for Replacement and Installation of additional Electric Vehicle (EV) charging bays and associated works and electrical connections is supported. Furthermore, Policy DM11 seeks to encourage integration of sustainable travel modes which this proposal is considered to comply with.

7.4 The proposal promotes a more sustainable mode of car travel and is considered to offer an improvement to the Borough in terms of travel and therefore should be supported.

(ii) Impact upon the character and appearance of the area

7.5 The proposal comprises the addition of charging equipment, electric car charging bays, an LV Pillar, proposed battery equipment and a proposed transformer. The installations would be in close proximity to existing equipment and due to their modest scales would not appear unduly prominent in its immediate vicinity. With regards to this, the proposed equipment and electric vehicle charging bays would be deemed an acceptable addition to the petrol service station and car parking area.

(iii) Impact upon residential amenity

7.6 There are no residential properties within close proximity to the proposal site and therefore officers are satisfied that the impact upon residential amenity would be acceptable.

(iv) Highways and parking

7.7 Hampshire Highways and National Highways have been consulted in regard to this proposal and have upheld no objection to the scheme.

7.8 The agent stated the covered retail space has a floor area of 326sqm. According to the Havant Borough Parking Standards SPD it states A1 Shops (food retail) should provide 1 space per 14sqm meaning 23.2 parking spaces should be provided on site. According to the existing site plan 25 spaces are provided on site. With the proposed site plan, it is noted that 25 spaces are to be provided meaning it would result in the loss of no car parking spaces, thereby complying with the Parking Standards and Policy DM14 of the Havant Borough Core Strategy (2011). The 25 car parking spaces would include the 5 electric vehicle car parking spaces shown on the Site Plan which are only to be used by electric vehicles.

8 Conclusion

8.1 The proposals are considered to support more sustainable travel whilst maintaining adequate parking at the site and can be supported.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00278 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number: ENV8842_P(00)001: LOCATION PLAN

Drawing Number: ENV8842_P(00)002: EXISTING PROPOSED SITE
ELEVATIONS

Drawing Number: ENV8842_P(01)001: EXISTING SITE LAYOUT

Drawing Number: ENV8842_P(01)002: PROPOSED SITE LAYOUT

Drawing Number: ENV8842_P(82)001: PROPOSED EQUIPMENT DETAILS
AND ELEVATION

Design and access statement Aitchison Raffety

Reason: To ensure provision of a satisfactory development.