

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

All materials

Existing materials and finishes:

N/A

Proposed materials and finishes:

See submitted plans.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

See submitted plans.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

As per existing.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes

No

If Yes, please provide details:

As per existing.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Miss

First Name

Louise

Surname

Darch

Declaration Date

31/05/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Carney Sweeney

Date

01/06/2022

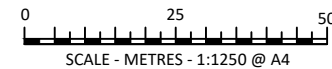


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KEY PLAN:
 APPLICATION BOUNDARY LINE



REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			
PLANNING			
			
CLIENT			
			
PROJECT			
FS023 LONGLEVENS SERVICE STATION 131 CHELTENHAM ROAD LONGLEVENS, GLOUCESTER GL2 0JH			
DRAWING TITLE			
LOCATION PLAN			
DRAWN BY	DATE	SCALE	PAPER SIZE
MM	08.02.2022	1:1250	A4
CHECKED BY	DRAWING NUMBER		REV.
RRB	13664-LP-023		



Date: 01/06/2022
Our reference: CSC1038

Dear Sir/Madam,

MOTOR FUELS GROUP
LONGLEVENS SERVICE STATION, 131 CHELTENHAM ROAD, LONGLEVENS, GLOUCESTER, GL2 0JH

Introduction

We write on behalf of Motor Fuel Group with regard to the application for creation of an EV charging zone and erection of EV chargers, canopy and sub-station at Longlevens Service Station.

Site Description

The application site is formed an existing petrol filling service station (*Sui Generis*) located at Longlevens, Gloucester.

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. Although difficult to know precisely how much charging will be needed, forecasts suggest that at least 280 to 480,000 public charge points will be needed by 2030 – more than 10 times the current number (around 25,000)¹. 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’.

Moto 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 diversity 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 Building a comprehensive and competitive electric vehicle charging sector that works for all drivers. Final Report. July 2021



The Longlevens Service Station proposals relate to the provision of 5 no. electric vehicle charging points, canopy, sub-station and associated forecourt works.

Key Considerations

The National Planning Policy Framework (2021) 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 Longlevens 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 do 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:

- 13664-LP-023 Location Plan
- 13664-P01-023 Existing Site Layout
- 13664-P02-023 Proposed Site Layout
- 13664-P03-023 Forecourt Canopy Detail
- 13664-P04-023 Substation Elevations

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.

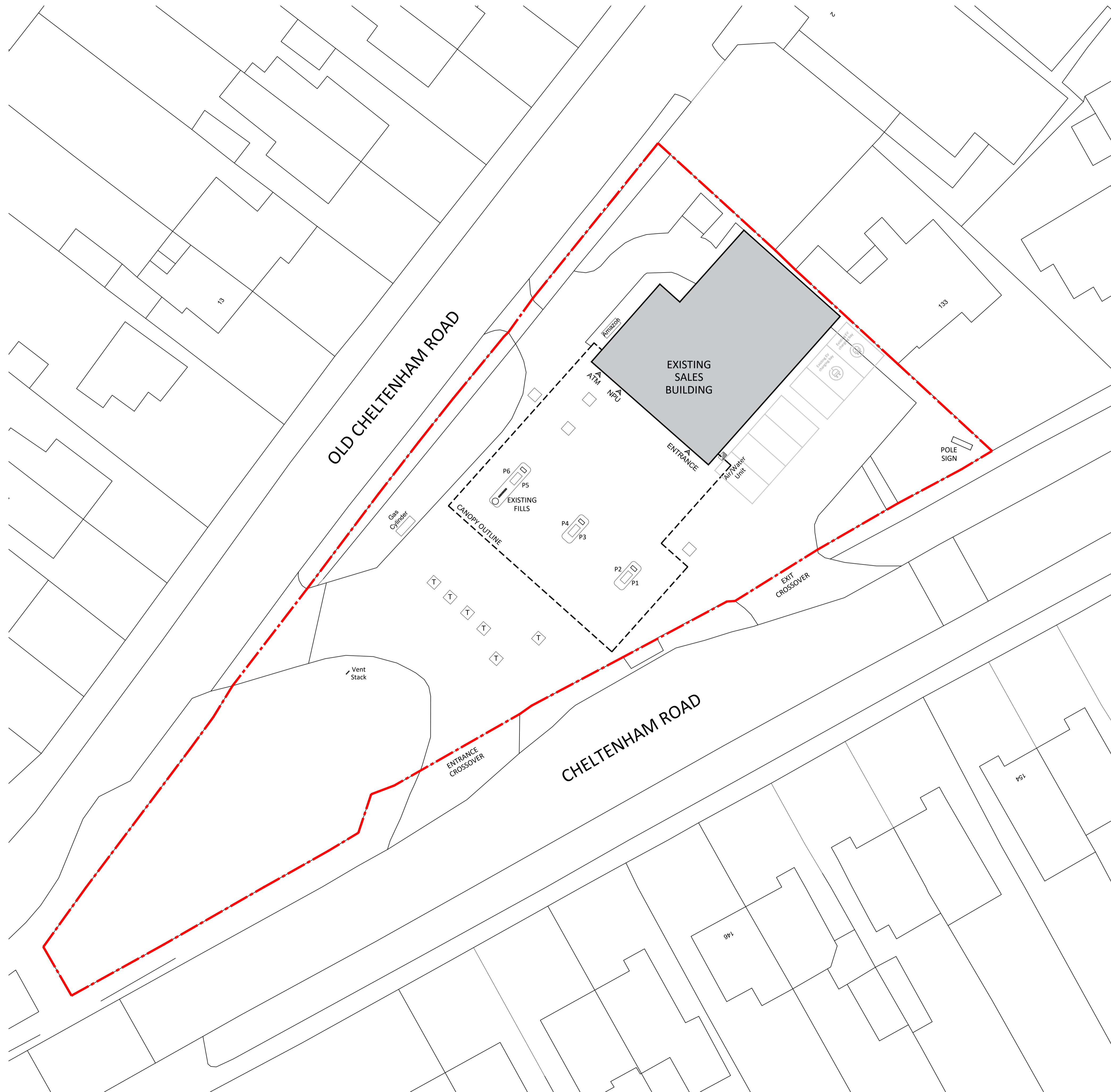
Yours sincerely




Principal Planner
CarneySweeney

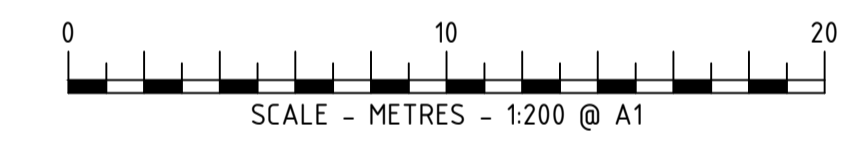
Encl.





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KEY PLAN:
 APPLICATION BOUNDARY LINE



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REVISION NOTES			

PLANNING



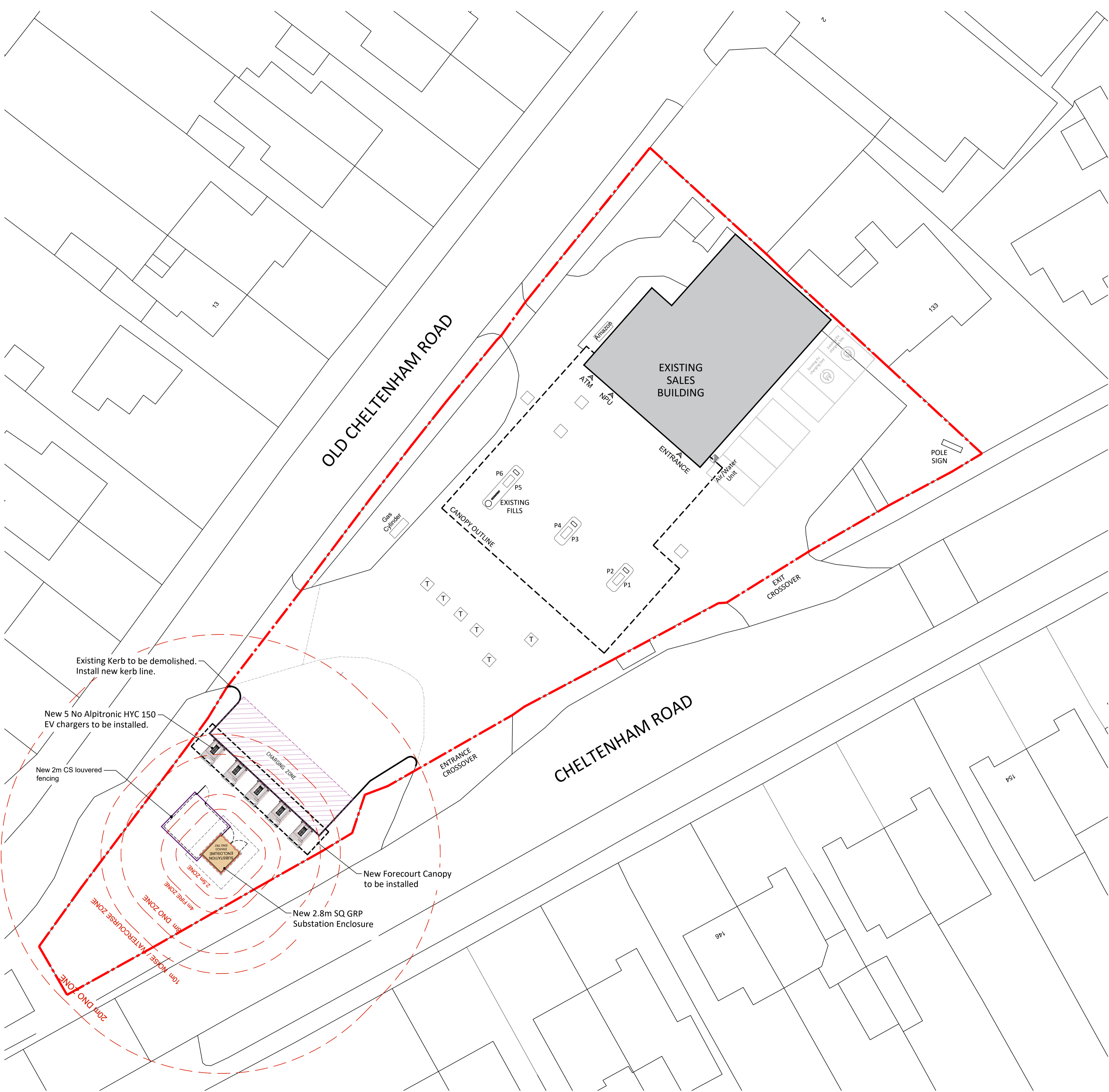
CLIENT



PROJECT
FS023 LONGLEVENS SERVICE STATION
 131 CHELTENHAM ROAD
 LONGLEVENS, GLOUCESTER
 GL2 0JH

DRAWING TITLE
EXISTING SITE LAYOUT

DRAWN BY MM	DATE 08.02.2022	SCALE 1:200	PAPER SIZE A1
CHECKED BY RRB	DRAWING NUMBER 13664-P01-023	REV.	



Existing Kerb to be demolished. Install new kerb line.

New 5 No Alpitronic HYC 150 EV chargers to be installed.

New 2m CS louvered fencing

CHARGING ZONE

ENTRANCE CROSSOVER

NEW FORECOURT CANOPY TO BE INSTALLED

NEW 2.8m SQ GRP SUBSTATION ENCLOSURE

20m DNO ZONE

10m NOISE INTERFERENCE ZONE

8m DNO ZONE

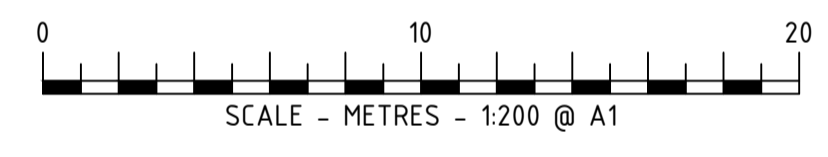
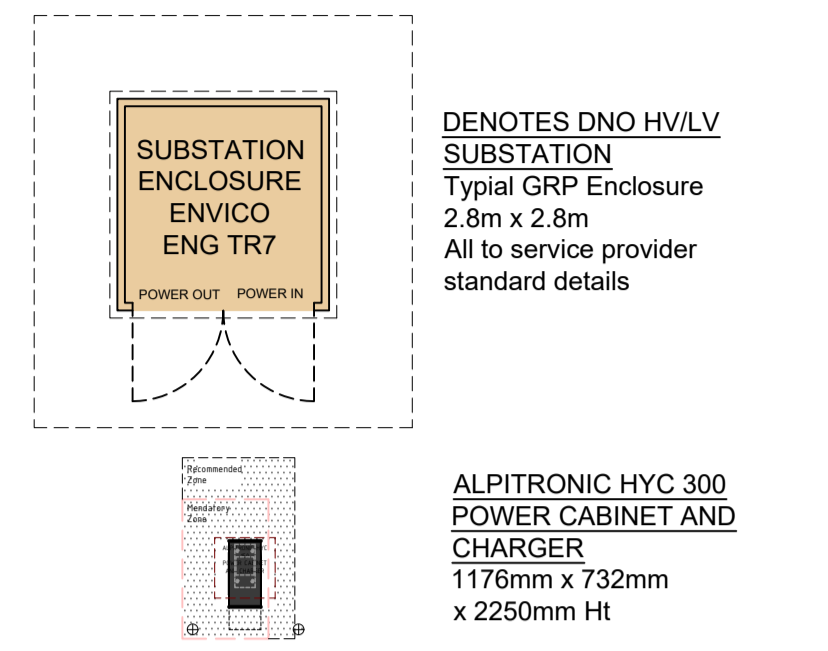
4m FIRE ZONE

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PLANNING



CLIENT

PROJECT
FS023 LONGLEVENS SERVICE STATION
131 CHELTENHAM ROAD
LONGLEVENS, GLOUCESTER
GL2 0JH

DRAWING TITLE
PROPOSED SITE LAYOUT

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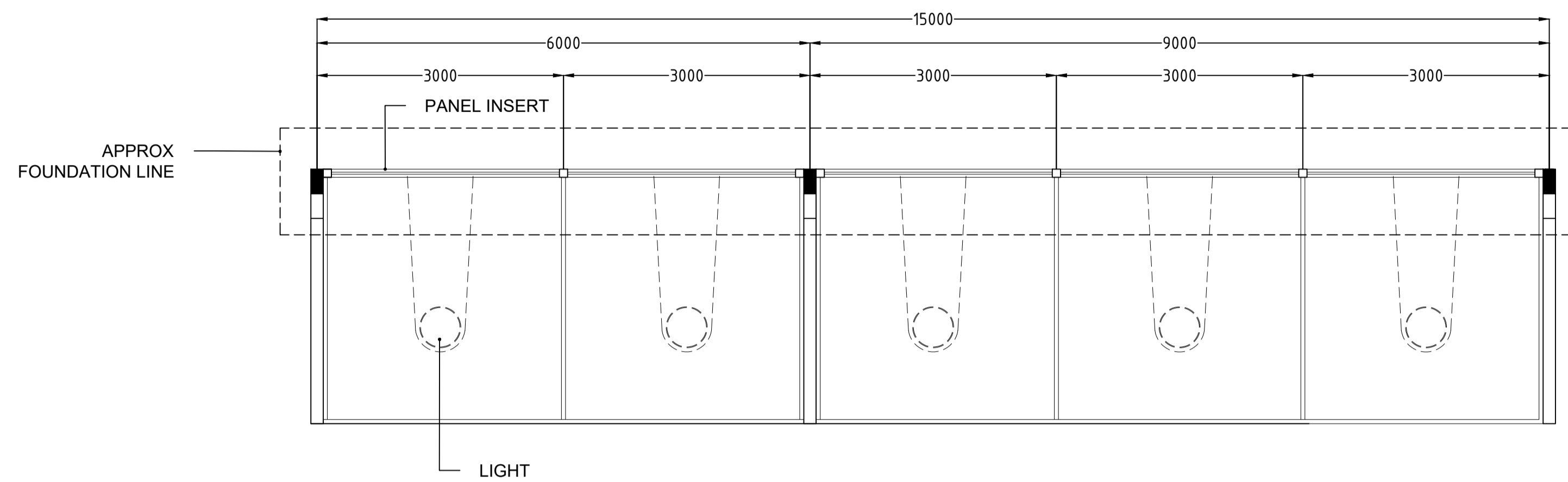
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Materials

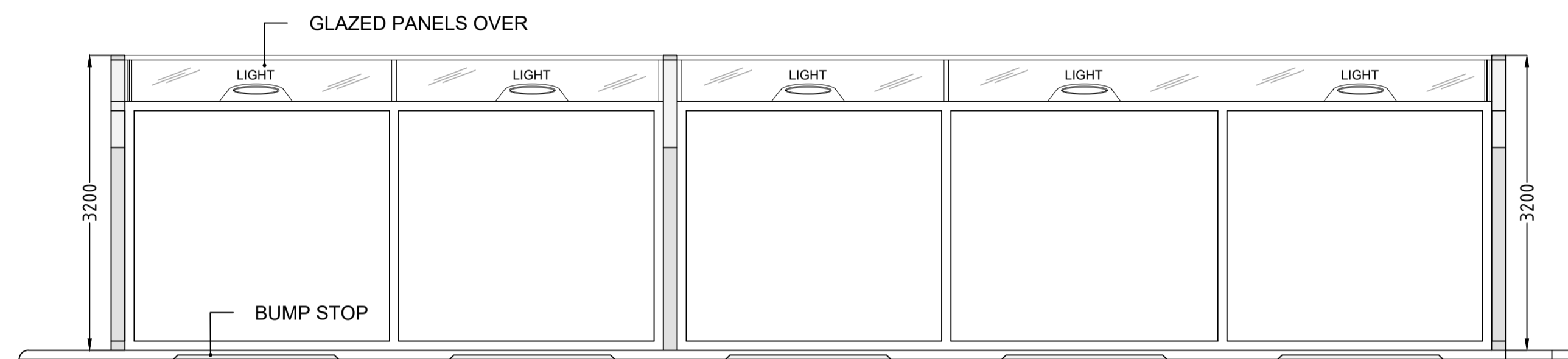
Structure steel framework powder coated covering with graphics
Reinforced glazed canopy top

Lighting

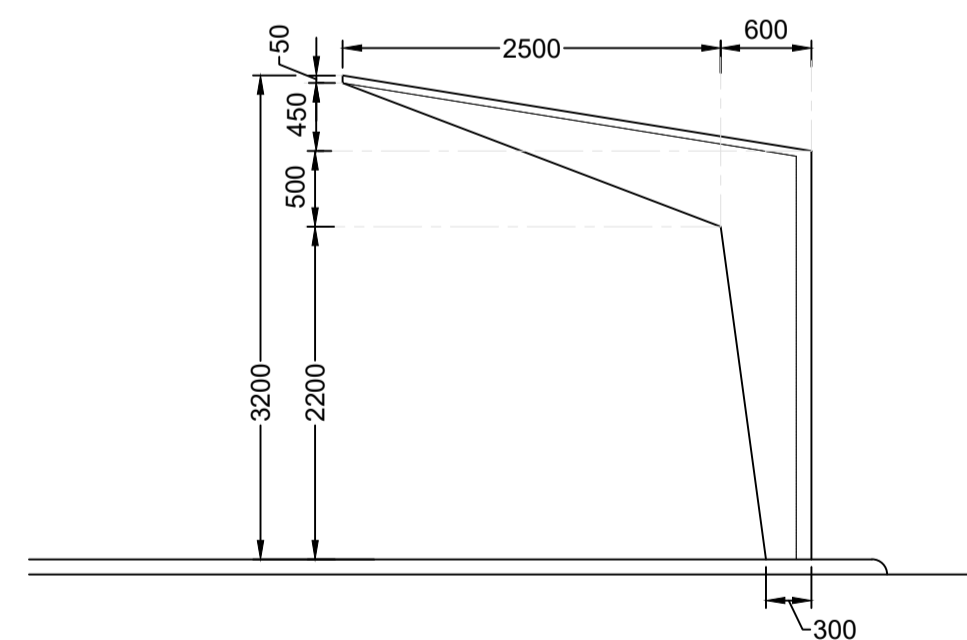
LED Down lights to achieve 100 lux on each bay



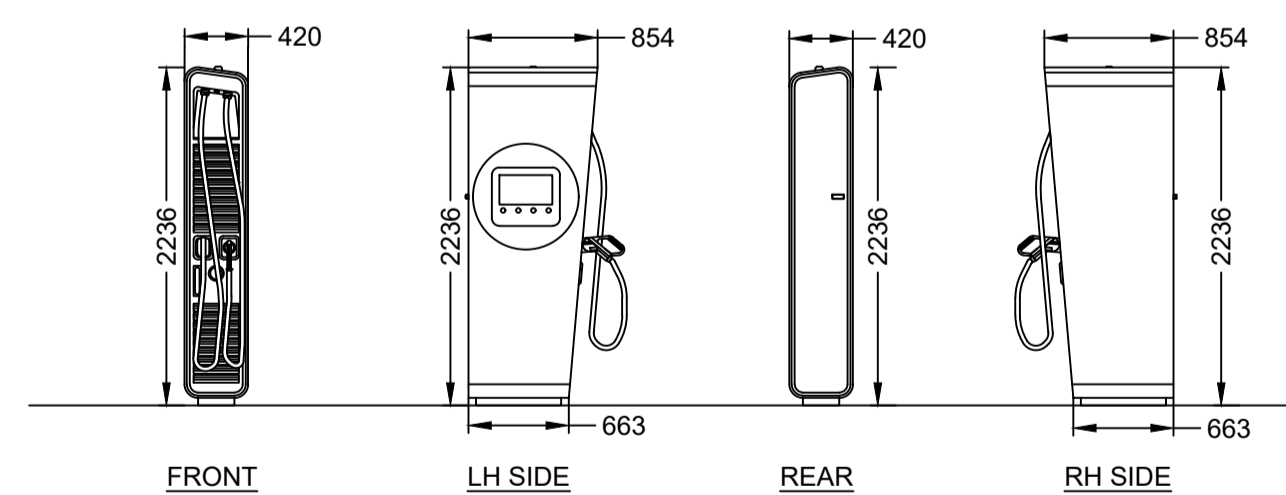
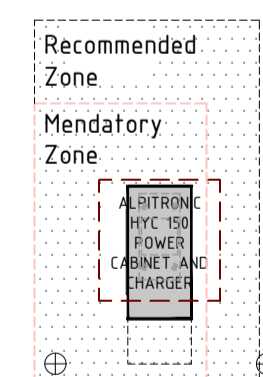
EV CANOPY- PLAN
Scale 1:50



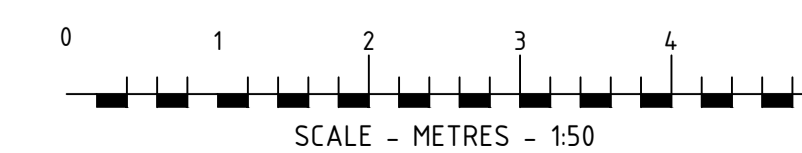
EV CANOPY FRONT ELEVATION
Scale 1:50



EV CANOPY SIDE ELEVATION
Scale 1:50



ALPITRONIC 150 HYC CHARGER
Scale 1:50



REV	DATE	DESCRIPTION	DRAWN/CHECKED
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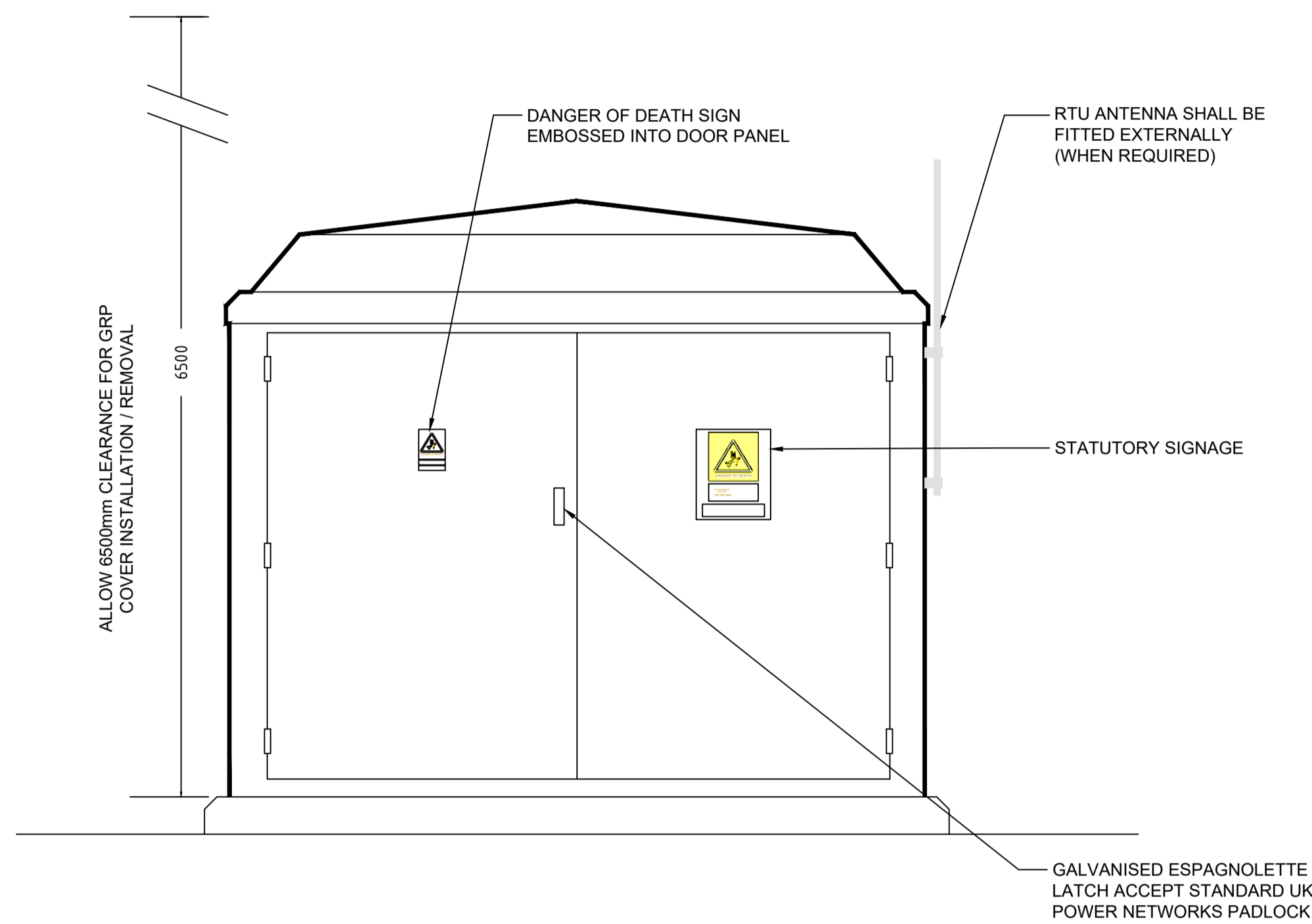
PROJECT
FS023 LONGLEVENS SERVICE STATION
131 CHELTENHAM ROAD
LONGLEVENS, GLOUCESTER
GL2 0JH

DRAWING TITLE
EV CANOPY & CHARGER DETAIL

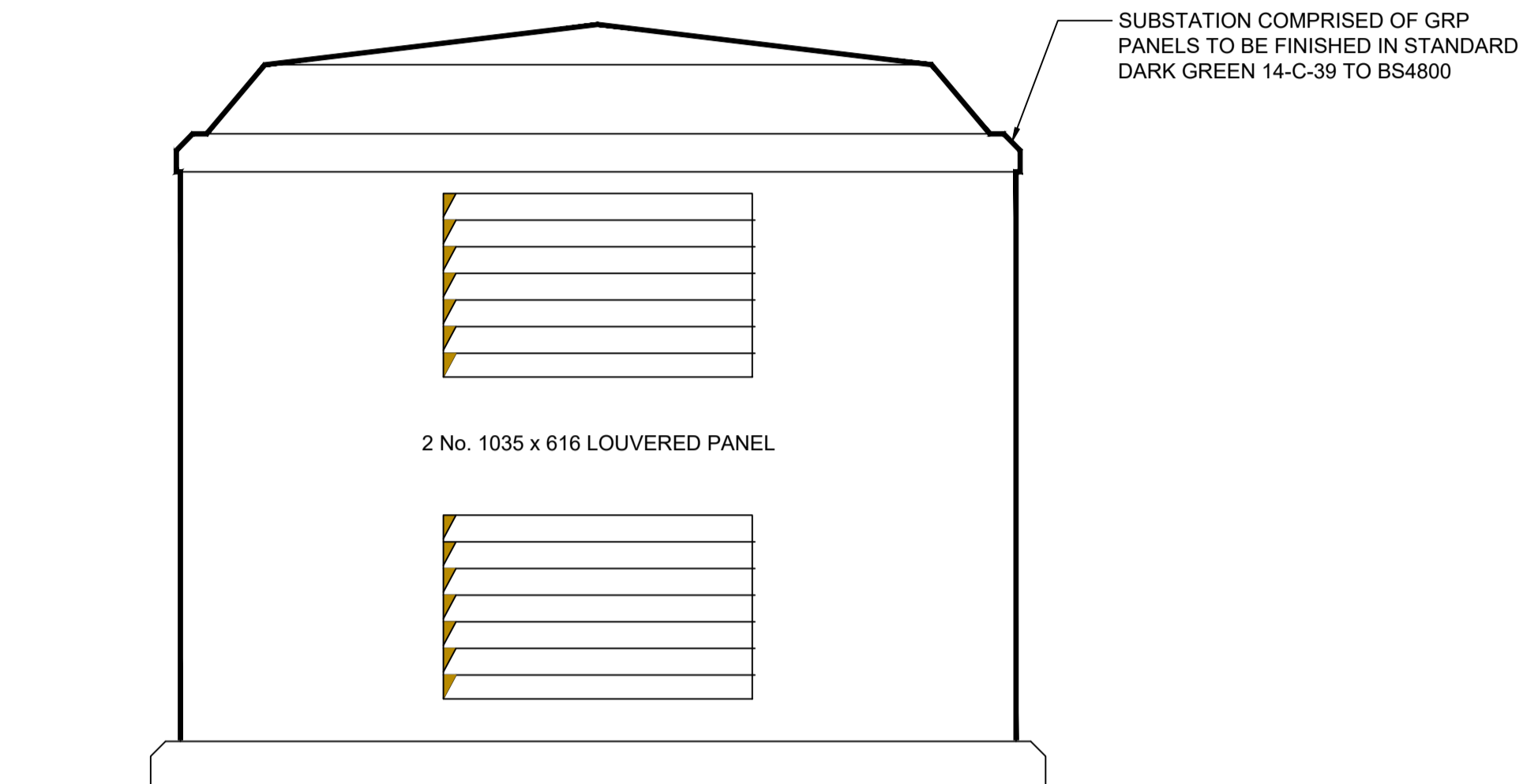
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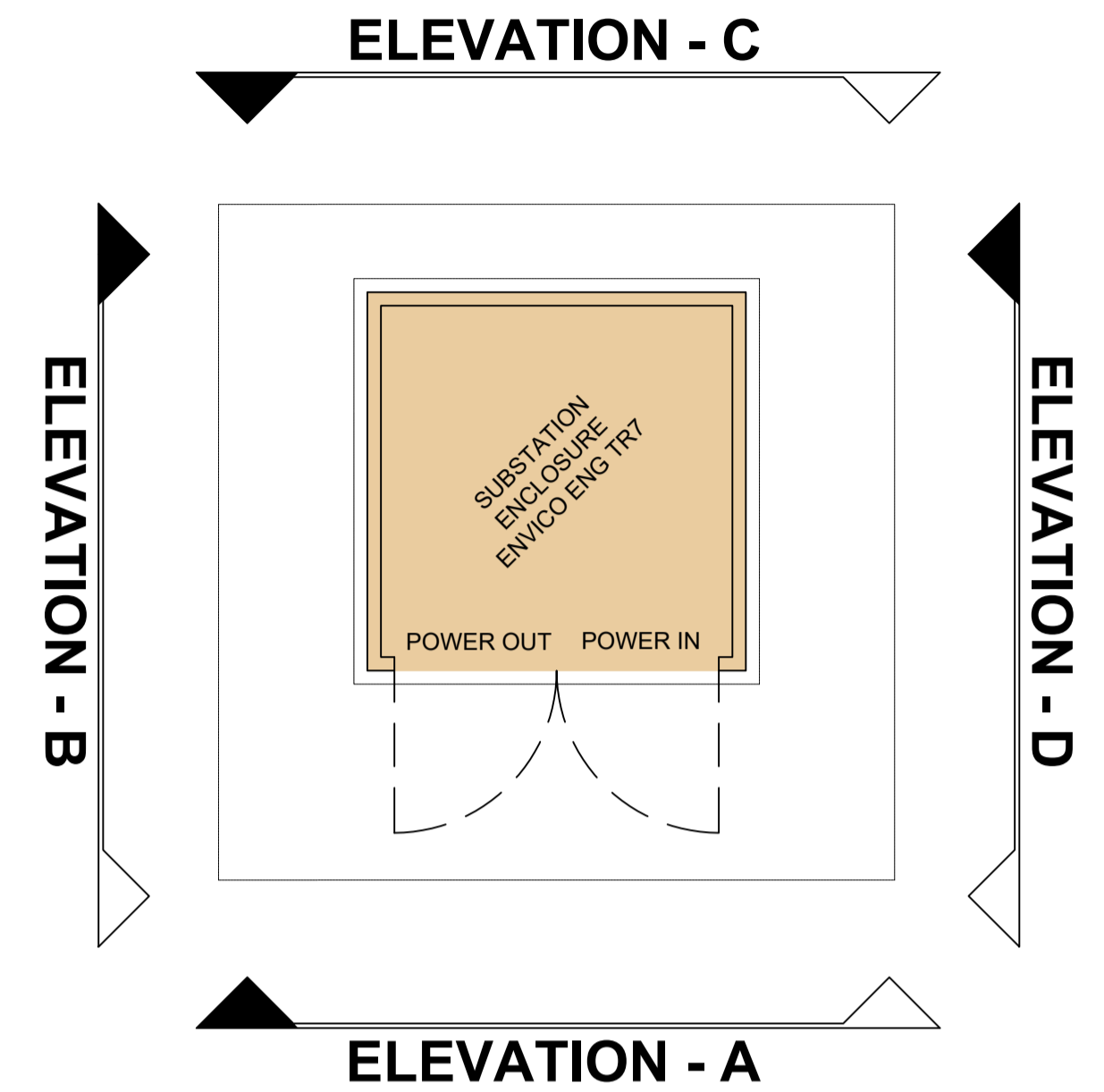
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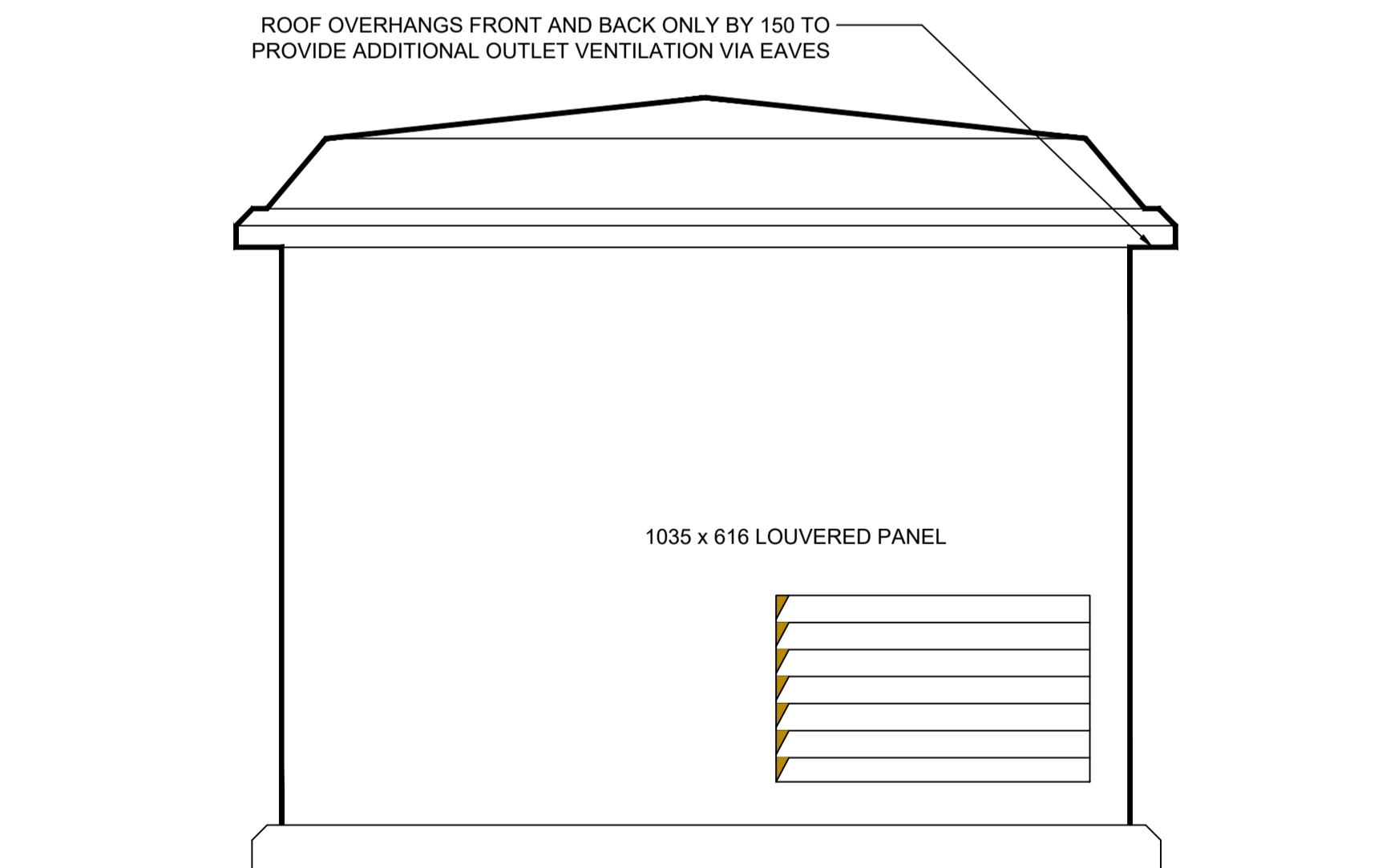
GRP Substation
 Elevation A - Scale 1:20



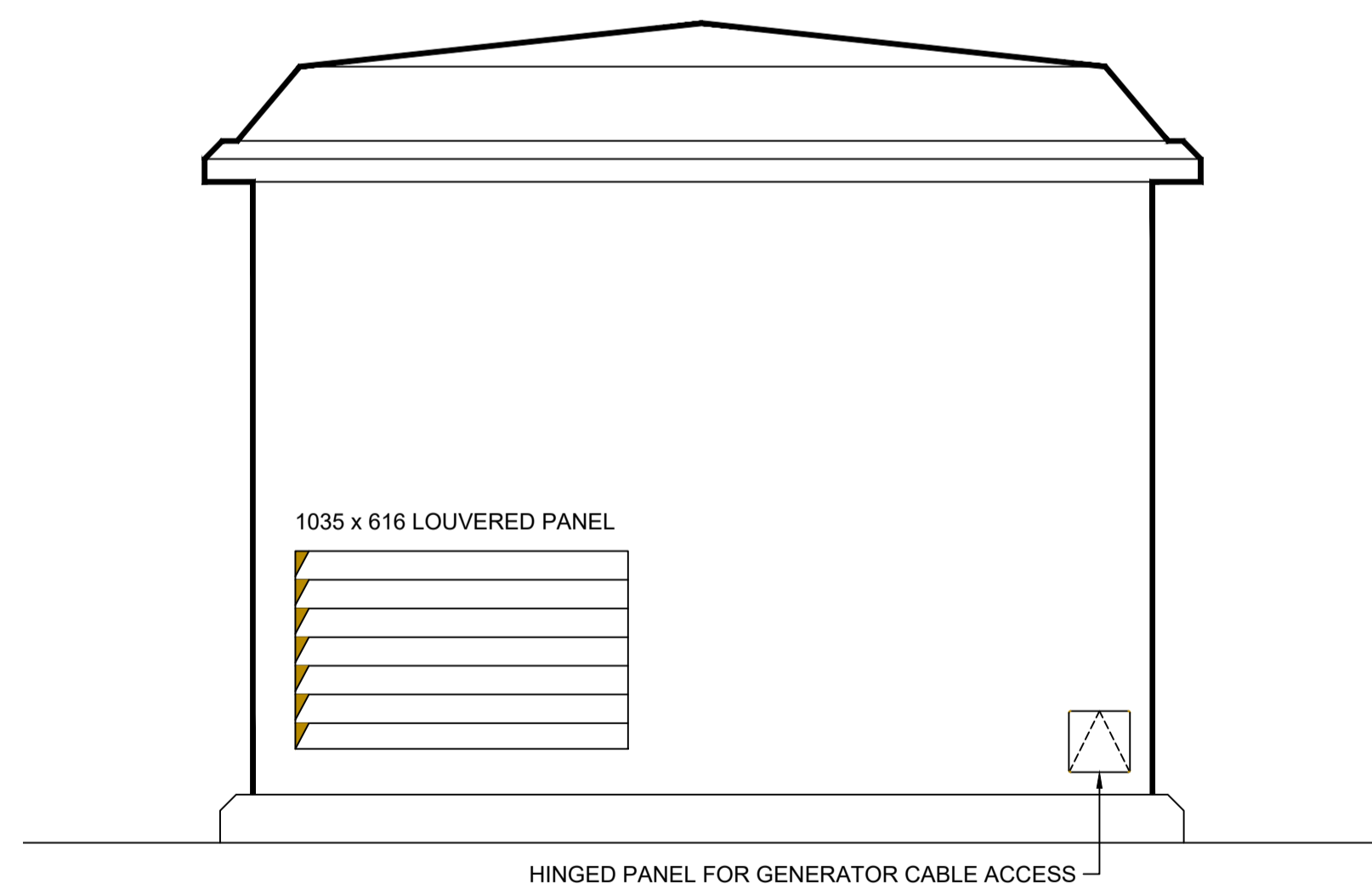
GRP Substation
 Elevation B - Scale 1:20



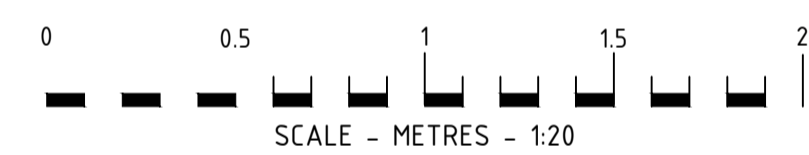
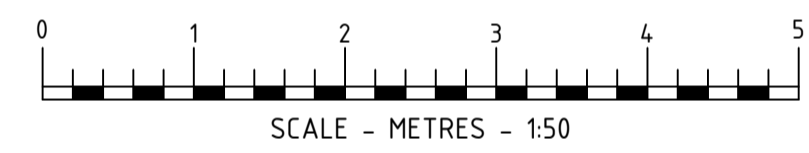
GRP Substation
 Scale 1:50



GRP Substation
 Elevation C - Scale 1:20



GRP Substation
 Elevation D - Scale 1:20



REV	DATE	DESCRIPTION	DRAWN/CHECKED
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 PROJECT
 FS023 LONGLEVENS SERVICE STATION
 131 CHELTENHAM ROAD
 LONGLEVENS, GLOUCESTER
 GL2 0JH

DRAWING TITLE
 SUBSTATION ELEVATIONS

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