

Date: 9 May 2023
Our reference: CSC1038

Planning Department
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Dear Sir/Madam,

**MOTOR FUEL GROUP
HAVERHILL SERVICE STATION, STURMER ROAD, HAVERHILL, CB9 7UU**

Introduction

We write on behalf of Motor Fuel Group with regard to the application for the demolition of car wash, associated plant room and jet wash machine and the creation of a Food to Go Pod at Haverhill Service Station.

Site Description and Site History

The application site is formed of an existing service station (*Sui Generis*) located at Sturmer Road, Haverhill, CB9 7UU. The service station is bounded by Sturmer Road (A143) to the south and Couplas Close to the west.

A planning permission has recently been granted under reference no. DC/22/1016/FUL for 8 EV charging bays, substation enclosure and two jet wash bays, landscaping and associated forecourt works located at the southern and western boundary of Haverhill Service Station.

Background / Proposal

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'. 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 and planning permission no. DC/22/1016/FUL is a part of this EV charging facilities roll out and the proposed Pod will provide as an ancillary use to the approved EV chargers and jet wash bays.

The Haverhill Service Station proposals relate to the demolition of car wash, associated plant room, jet wash machine and the provision of a 'food to go' Pod and associated forecourt works. The proposed Pod will create an internal area of 66 sq. m. The Pod will provide refreshment facilities for customers charging their cars at the charging bays recently approved under ref: DC/22/1016/FUL.

Key Considerations

The National Planning Policy Framework (2021) sets out the government's planning policies for England and how these are expected to be applied. The revised Framework replaces the previous



National Planning Policy Framework (published in March 2012 and revised in July 2018 and February 2019). The following chapters and paragraphs are relevant from the NPPF:

- Chapter 2, Paragraph 11 – Achieving Sustainable Development, The Presumption in Favour of Sustainable Development
- Chapter 6, Paragraph 81 – Building a Strong, Competitive Economy
- Chapter 8, Paragraph 92 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places

Motor Fuel Group's proposal to install new 'food to go' Pod at Haverhill Service Station will attract EV charger users and petrol filling station customers.

Policy DM35 of the Forest Heath and St Edmundsbury Local Plan Joint Development Management Policies Document (February 2015) notes that proposals for main town centre uses will need to comply with the sequential test and that proposals for retail floorspace in excess of 1,000sqm gross outside of Haverhill town centre and in excess of 300sqm gross outside all other defined centres will require an impact assessment. The proposed development is specifically designed to provide ancillary refreshment to EV charger users and petrol filling station customers already at the site. As such, provision of the facility within Haverhill town centre (which is already well provided for in terms of similar uses) would in no way meet the need which the development is intended to serve. Furthermore, at 66sqm GIA, the proposal falls well below the locally set threshold for impact assessment.

We consider this proposal should be considered positively in light of the national and local policy context and the demand ancillary nature of the proposals for customers using Haverhill Service Station. The proposals will enhance the existing offer at the service station, without compromising the efficient operation of the facility and without harming the vitality and viability of nearby town centres.

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. The proposal is compatible with the adjacent residential properties to the north.

In terms of design, the proposed Pod has been designed to positively integrate with the existing service station operation.

Submission

The application comprises the following information:

- 13984-BP Block Plan
- 13984-LP Location Plan
- 13984-201 Existing Site Layout
- 13984-202 Existing Site Elevations
- 13984 - 203 - Proposed Site Plan Rev A
- 13984-204 Proposed Site Elevations
- 13984-205 Proposed Pod Plan and Elevations

Conclusions

The Pod will act as an ancillary use to the approved EV chargers, jet wash bays and existing service station. There are no physical environmental or designation constraints which would inhibit the development 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.

