



Planning Potential secured full planning permission for an electric vehicle charging facility and ancillary coffee drive-thru on vacant brownfield land, with strong links to the A1.

On behalf of our client, GHL (EV1) Limited, we secured planning permission under delegated powers for the erection of a 24 no. bay electric vehicle charging station together with a 167 sq. metre single-storey drive-thru coffee shop.

The development will be the first dedicated EV charging facility in the area, with all chargers supplied by 100% renewable energy and connectors to serve all types of EV's. The charging bays comprise 12 no. BP Pulse rapid chargers, powerful enough to charge an electric vehicle's battery capacity (0-100%) in around 30 to 60 minutes depending on its capacity.

The development will contribute towards the documented growing demand for sustainable transport infrastructure, with electric vehicles being a priority aspect of the government's agenda for achieving zero emission transport across the whole country. The ancillary coffee shop provides a valuable facility for users of the charge points to relax and recharge themselves depending on the dwell time. It also provides a public facility for the benefit of the surrounding built fabric who may wish to visit the site by a range of modes of transport.

During the application, Planning Potential successfully demonstrated the proposals compliance with the employment led allocation of the site, and addressed comments raised by consultees re: the sequential test, supported by a bespoke business case for the proposals.

By maintaining proactive dialogue with officers throughout, we were able to provide information upfront where relevant, with the resulting Decision Notice only having one pre-commencement condition attached to it.

Planning Potential Ltd

Harrogate

Suite 19, 1 Cardale Park

Beckwith Head Road

Harrogate HG3 1RY

T: 01423 502115