

Date: 2 April 2025
Our Ref: CSC1159

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Planning Portal Reference: PP-13916241

Dear Sir/Madam,

**APPLICATION ON BEHALF OF MOTOR FUEL GROUP
MORRISONS, BASINGSTOKE ROAD, READING, RG2 0HB**

On behalf of our client, Motor Fuel Group (MFG), please find enclosed a planning application for the creation of an EV charging zone and erection of canopy, sub-station enclosure, LV panel, meter cabinet, five jet wash bays, plant room, combi units and associated works at Morrisons, Basingstoke Road, Reading, RG2 0HB.

The proposal relates to the provision of 4 no. electric vehicle charging points, 8 no. electric vehicle charging bays, substation enclosure, LV panel, meter cabinet, 5 no. jet wash bays, plant room, 2 no. air/water and vacuum unit and bays, and associated works. The application site is located within the Morrisons car park, and the proposed development is located to the east of Morrisons Petrol Station.

This application is a resubmission of planning reference PL/24/0406 and the revised proposed site layout plan reflects on the comments made by the Transport Officer (correspondence email received 19 September 2024). The Transport Officer made the below comments in blue:

I am happy with the capacity of the wider car park - as was identified within the previous response it is the queueing space for vehicles wishing to utilise the car wash bays that require further analysis, which has not been undertaken within the Technical Note attached. As previously provided, only anecdotal evidence has been provided that states that the queue length would be sufficient but as requested previously actual evidence is required to ensure that the queue length does not extend onto the carriageway creating implications for Rose Kiln Lane roundabout.

I would also advise that planning permission has been granted under planning reference 240574 for the removal of the car wash and jet wash bays at the petrol filling station and therefore the offer within this application would be the only provision on the wider site.

An alternative to this assessment could be to relocate the car wash/jet bays to where the EV charging points are located on the revised plan and the EV charging bays are located where the car wash/jet bays are located with all of them accessed from within the car park. This would ensure that there is no queueing issues back onto the Public Highway.

The Transport Officer was mainly concerned on the issue of queueing into the entrance as shown in the original application ref. PL/24/0406. The amended proposed site layout plan shows that the EV chargers and jet wash bays are now located within the Morrisons car park and there should be no queueing issues back onto the Public Highway.

The following documents are submitted in support of this application:

- Completed Application Form
- Planning Supporting Letter (this document)
- Application drawings comprising:
 - 14313 - FS2359-BP - Block Plan



- 14313 - FS2359-LP - Location Plan
- 14313 - FS2359-20 - Existing Site Layout
- 14313 - FS2359-21 - Proposed Site layout
- 14313 - FS2359-21-1 - Vehicle Tracking Layout
- 14313 - FS2359-22 - EV Charger and Canopy Details
- 14313 - FS2359-23 - Substation Details
- 14313 - FS2359-24 - LV Details
- 14313 - FS2359-25 - Meter Details
- 14313 - FS2359-26 - Jet Wash Elevations
- 14313 - FS2359-27 - AW Elevations
- 14313 - FS2359-28 - Plant Room Elevations

Rational for the 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 the UK Government expects around 300,000 public chargers as a minimum by 2030 and their 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 January 2025) shows that there were 73,334 public electric vehicle charging devices installed in the UK, an increase of just 8,702 since July 2024. At the current pace, just 160,354 would be installed by 2030, with the target of 300,000 not being met until over 8 years later. To meet the target in time, 11,333 chargers would need to be installed each quarter between now and 2030 – a 260% increase over build rate. 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'.

MFG's proposal to install new EV charging points at the Morrisons site 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 site, 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 site 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.

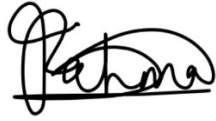
We trust that the application is in order and that it can be processed accordingly. Should you have any queries or wish to discuss the above please don't hesitate to contact us.

¹ [Taking charge: the electric vehicle infrastructure strategy \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

² Electric vehicle charging device statistics: January 2025 - (<https://www.gov.uk/government/statistics/electric-vehicle-public-charging-infrastructure-statistics-january-2025>)



Yours faithfully,

A handwritten signature in black ink, appearing to read 'Rahma', with a horizontal line underneath.

Rahma Dwimunali
Planner
CarneySweeney

Encl.

