



Design & Access Statement Planning Statement

BP Sonning EV Charging- Sonning Cutting, Sonning,

Document no:	A1200.09-BOW-ZZ-XX-RP-0001
Revision:	P1
Issued for:	Planning
Issue date:	14.04.2026
Issued by:	EA
Reviewed by:	GL

Contents

1.0 Introduction2

2.0 Site Assessment / Layout.....3

3.0 Relevant Planning History.....4

4.0 National and Local Planning Policies5

5.0 Physical Assessment / Design6

6.0 Access7

7.0 Evaluation / Summary8

1.0 Introduction

This Design and Access Statement and Planning Statement has been prepared by Bowman Riley Architects on behalf of BP Pulse.

The purpose of this document is in support of a proposal for Electric Vehicle Chargers and Bays with associated EV infrastructure

The description of the development is as follows:

3 new Electric Vehicle (EV) Chargers to serve six vehicle spaces, which will replace 2no. Existing EV charging bays and infrastructure that will be removed. The removal of the Existing Car wash and the removal of adjacent hardstanding and supporting infrastructure. The removal of 2no. storage buildings East of the Car wash.

The scheme includes proposed vegetation/soft landscaping additions and minor amends around the proposed scheme, minor white lining changes as well as the relocation of existing forecourt self-service infrastructure such as Air/Water bays.

The proposal is to complement the existing Service Station offer.

The application seeks full planning consent.

2.0 Site Assessment / Layout

The site is an established Petrol Filling Station (PFS) located on Sonning Cutting, Sonning, RG6 1BG.

The site is bounded by a network of roads and accessed via the A4, with commercial, fitness and residential properties. The Sonning Cutting railway line runs to the North of the site. The existing principles of operation established on the site will be maintained post development.

The proposed development is within an overall site area of approximately 4994m².

The site is not located within a Conservation Area or within the curtilage of a Listed Building.

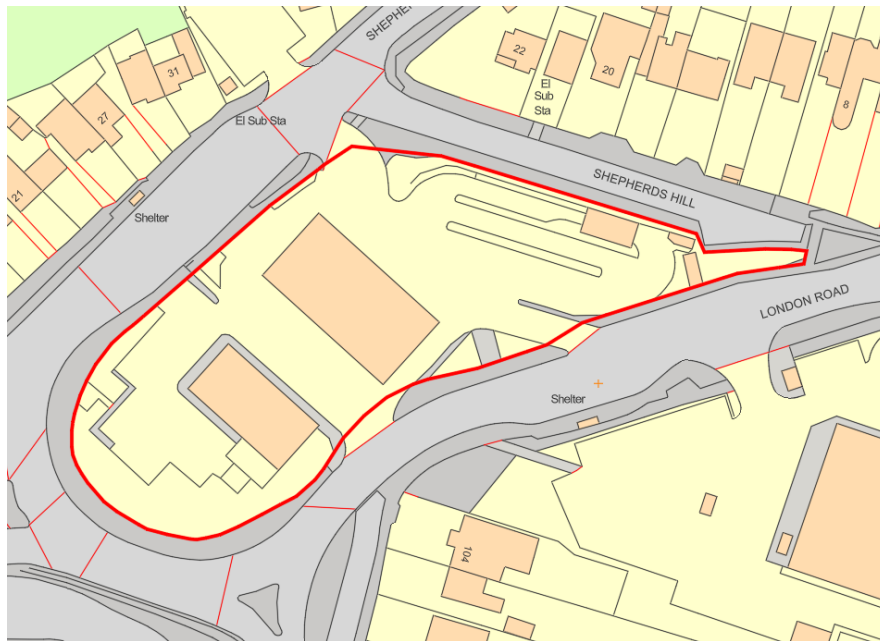


Figure 1: Site Location Extract

3.0 Relevant Planning History

Planning permission was granted in October 2020 for the *“proposed installation of 2 no. electric vehicle charging bays plus associated works including installation of new service bay, power infrastructure, fencing and 2 no. floodlights (retrospective)”* at Sonning Cutting Filling Station, 709 London Road, Woodley (Ref: 201972). The application was approved without objection, confirming the suitability of electric vehicle charging infrastructure and associated forecourt works at the site.

The 2020 permission establishes the principle of EV charging provision as part of the lawful operation of the filling station and confirms that associated infrastructure, including electrical equipment, enclosures and lighting, is appropriate in this location.

Planning permission was also granted in March 2018 for the *“erection of a storage unit to the service yard, new gates, plus enclosing one side of the existing service yard canopy”* at land along London Road in Woodley (Ref: 180142). The approval accepted the introduction of additional operational structures associated with an existing commercial use.

The site has also undergone through numerous alterations over time, including landscaping, infrastructure upgrades and changes to parking and circulation arrangements. The current application continues this pattern of small-scale operational improvements, described by the Council as *“minor alterations to the existing forecourt infrastructure and landscaping.”* These works are consistent with the historic pattern of development at the filling station, which has regularly adapted to technological and commercial needs.

4.0 National and Local Planning Policies

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states *“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

The Core Strategy was adopted in 2010 and covers the period to 2026. It supports sustainable development and infrastructure provision, with Policy CP6 promoting sustainable forms of transport. The Wokingham Local Plan Update (to 2040) is emerging and currently under examination and therefore carries limited weight. However, it places increased emphasis on climate change and sustainable transport, with which the proposed EV charging infrastructure is consistent.

The proposals will not conflict with policies in the Local Plan and the provision of electric charging facilities is in line with the overall strategy by the Council. In respect of climate change and the need for renewable technology, the proposals are in line with current planning policies.

Policy CP1 supports development that delivers sustainable outcomes. The proposal accords with this policy by modernising existing infrastructure, supporting low-emission transport and ensuring the continued viability of an established roadside facility.

Policy CP6 seeks to support sustainable travel choices and reduce reliance on traditional fossil fuels. The provision of enhanced EV charging infrastructure directly accords with the aims of this policy.

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) (December 2024) sets out the Government’s planning policies and establishes a presumption in favour of sustainable development. In decision-taking, planning authorities are required to support development proposals that accord with the Development Plan unless material considerations indicate otherwise.

The NPPF’s overarching objective of achieving sustainable development is addressed through three dimensions: economic, social and environmental. The proposed development supports these objectives by facilitating investment in an existing business, improving infrastructure for low-emission vehicles, and making efficient use of previously developed land.

The Framework places strong emphasis on addressing climate change, reducing carbon emissions, and promoting sustainable transport. National policy supports development that facilitates the transition to low- and zero-emission vehicles, including the provision and enhancement of electric vehicle charging infrastructure in locations that are safe, accessible and convenient.

The NPPF also supports the adaptation and modernisation of existing commercial premises, particularly where proposals improve efficiency and sustainability without resulting in unacceptable impacts. The proposed reconfiguration and upgrade of EV charging facilities, together with the rationalisation of forecourt infrastructure, is consistent with this approach.

5.0 Physical Assessment / Design

The application proposal is modest in scale and consistent with the current land use.

The proposal seeks the removal of an existing car wash and associated infrastructure and hardstanding, with the removal of 2no. storage buildings, to be replaced by 2no. Jet wash bays.

This includes the installation of 3no. new Electric Vehicle (EV) Chargers to serve six vehicle spaces. with alterations to existing infrastructure and relocating of forecourt self-service infrastructure such as Air/Water bays. The existing 2no. EV charging bays and infrastructure will be removed to allow for the relocation of the air, water and VAC bays. The new EV bays will be supplied by a New LV Feeder Pillar with enclosure and New Substation.

Soft landscaping is to be expanded adjacent to the proposed EV bays and Jet wash infrastructure, with minor alterations to the existing kerb infrastructure, alongside new kerb lines. With remediation works for existing boundary fencing and surface levels for the proposed site.

The implementation of legislation under the Environment Act 2023 in relation to Biodiversity Net Gain (BNG) is not engaged because the proposed utilises existing hardstanding areas and impacts less than 25 square metres onsite habitat.

6.0 Access

No alterations to the primary vehicular access are proposed. Existing pedestrian access measures are to be generally retained. This includes improved pedestrian routes for parking and EV bays.

Existing parking bays to the front of the shop have been re-lined to benefit a larger 2.5m x 5m bay size. The accessible bay offer has been re-lined to be full compliant to Part M dimensions and hatching. The accessible bay provisions now benefits being located adjacent to the drop kerb and tactile entry to the sales building.

The EV bays provide level access around the charger bays and charging units with the required clearances to the chargers. An oversized/accessible bay is also provided in the EV bays proposed. A marked walkway is used for a safer route to the sales building.

7.0 Evaluation / Summary

This Design and Access statement and Planning Statement is prepared in support of new BP Pulse EV charging infrastructure at the existing Sonning BP Petrol Station.

In summary, the proposed scheme will be consistent with the current land use, including:

- Utilising the existing footprint of hardstanding with minor alterations to soft landscaping.
- The proposed principles of access, egress and on-site manoeuvring are maintained while being improved for general circulation of traffic and pedestrians however possible.
- The development seeks to improve the energy use from on-site external lighting with provision of new more efficient LED fittings.
- The proposed scheme will not provide new job opportunities. However, will have a positive impact for the current staff working from the site through the culmination of the above.



Wellington House
Otley Street
Skipton
BD23 1EL

01756 795611

info@bowmanriley.com