

EV Charging Facility, South Kesteven

GHL (EV1) Ltd.

● Planning



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.

Demonstrating our ability to deliver sustainable transport infrastructure on employment-allocated sites, combining policy compliance, bespoke business case evidence, and proactive officer engagement to secure delegated approval.

The Challenge

The proposals sought planning permission for a dedicated electric vehicle charging facility on a vacant brownfield site allocated for employment use, alongside an ancillary drive-thru coffee shop. The development introduced a new land use typology within the area, requiring careful justification against local plan policy.

The application needed to demonstrate compliance with the site's employment-led allocation, respond to consultee comments relating to the sequential test, and evidence the operational and policy case for the scheme.

Without a clear planning strategy, the proposal risked policy-based refusal, sequential test objection, and delay to the delivery of sustainable transport infrastructure.

Our Approach

- Prepared and submitted a full planning application for a 24-bay electric vehicle charging facility
- Demonstrated compliance with the employment-led allocation of the site through clear policy analysis
- Prepared a bespoke business case to address sequential test concerns raised by consultees
- Maintained proactive dialogue with officers throughout the determination process
- Provided information upfront to resolve consultation comments efficiently

The Outcome

- Planning permission secured under delegated powers for a 24-bay electric vehicle charging station
- Approval granted for a 167 square metre single-storey drive-thru coffee shop
- Decision Notice issued with only one pre-commencement condition attached
- First dedicated EV charging facility delivered in the area using 100% renewable energy