

PLANNING STATEMENT

Proposed Variation of the opening hours to allow Forecourt Fueling and EV Charging to Operate 24-Hours a day at BP Blenheim Fuel Station, Salisbury Road, Marlborough, SN8 1LD

Revision A



RETAIL ROADSIDE DESIGN AND PLANNING

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Introduction

This Application seeks consent to vary the existing planning condition restricting the hours of the filling station from 06:00 – 23:00 Monday to Saturday and 06:30 – 22:30 Sundays to 24-hour operation. The proposal enables continued access to fuel while ensuring that residential amenities are protected through appropriate operational controls.

Policy Context

The proposal accords with national and local planning policies which support sustainable economic growth, the efficient use of existing commercial sites, and the provision of essential services. Petrol filling stations are recognized as important infrastructure supporting local communities and the strategic road network, subject to the protection of amenities.

Justification

The proposed extended hours will provide an essential service for emergency vehicles, shift workers, delivery drivers and motorists travelling outside standard hours. The variation will improve convenience, support local employment and enhance the long-term viability of the site, consistent with similar petrol filling stations operating successfully on a 24 hour basis

Noise Impact and Pedestrian Amenity

A Noise Impact Assessment prepared by Infinity Acoustics has been submitted in support of this application. The assessment concludes that the proposed 24 hour operation will not result in significant adverse noise impacts on nearby residential properties.

Key Considerations:

- Limited and sporadic vehicle movements during nighttime hours,
- Use of modern, Low noise forecourt equipment,
- No increase in plant or mechanical operations,
- Existing Site Layout and separation distances from sensitive receptors

The assessment demonstrates full compliance with relevant standards and confirms that the development will not give rise to unacceptable disturbance. On this basis, the proposal is considered acceptable in amenity terms.

To further safeguard residential amenity, it is confirmed that no fuel deliveries, refuse collections or servicing activities will take place during nighttime hours. All deliveries and servicing will be restricted to daytime and early evening periods only, in accordance with planning conditions.

The existing forecourt lighting is designed to minimize light spill and glare, with downward facing luminaires and appropriate illumination levels. Site management measures, including staff presence, CCTV and operational procedures, will ensure the site operates safely and responsibly at all times.

Highway and traffic Impact

The proposal will not materially increase traffic movement during nighttime hours. Any vehicle activity will be low level and spread over time, with no adverse impacts on highway safety or capacity. Access arrangements remain unchanged and acceptable.

Conclusion

The proposed variation to allow for 24 Hour operation of BP Blenheim Fuel Station represents a reasonable and well managed extension of the existing use. Supported by a positive Noise Impact Assessment and reinforced by conditions restricting deliveries and servicing to daytime hours only, the development will not result in unacceptable impacts on residential amenity or highway safety. The proposal therefore complies with relevant planning policies and is put forward for approval.

The Noise Impact Assessment reference, Infinity A492mf details mitigation and noise control measures in para. 4.1 all of which are to be implemented given the application is granted permission