

New prototype sales building at a Service Station, Guildford

Client: Private

RAPLEYS



THE PROJECT

Planning permission was secured for a new prototype 2-storey petrol filling station sales building and forecourt upgrades at an existing roadside service station site in the Green Belt, where development is highly restricted.

OUR SOLUTION

- **Pre-application** engagement was undertaken with Guildford Borough Council to agree the **principle of development** and scope of the **planning application**. Although the proposal was on previously developed land, it was important to undertake this pre-application work given the site's **Green Belt** location and the **scale** of the client's proposed 2-storey sales building, which had yet **to be tested** by the **planning system** in England.
- Responsible for **managing** the **submission** of the **planning application**, **coordinating** the team's responses to **consultation comments**, attending **Planning Committee** and following up with Officers thereafter to negotiate and agree the **final planning conditions**

- Successfully **managed** the **team** on behalf of the client through the preparation and submission of **full planning application**
- **Key advisor** in determining subsequent changes to the **pre-application scheme**, and with the project team's assistance, was able to **secure agreement** with the local authority of the need for doubling the height of an existing building in the **Green Belt**.

Planning permission was subsequently secured with Rapleys continuing to assist the development process by overseeing the discharge of planning conditions on behalf of the client.

Rapleys Town Planning team are **big enough to deal, small enough to care**, with a commercial focus.

Sector

Automotive & Roadside

Services

Town Planning

Lead Partner

Jason Lowes

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