



## Operator Statement

### Purpose of this Statement

This Operator Statement provides an overview of the existing and proposed operations of Lysara at the site located off Bath Road near Heathrow Airport, in support of a planning application for the development of a new EV vehicle charging hub with an integrated drive-through food and beverage (F&B) unit.

The proposal supports the transition to cleaner transport by addressing a growing need for electric vehicle (EV) charging infrastructure in one of the UK's most strategically important transport corridors. The development aligns with local and national decarbonisation targets and contributes to the long-term sustainability of the Heathrow area.

### About Lysara

Lysara is a pan-European company operating across the UK and continental Europe to accelerate the transition of road transport—from delivery fleets to everyday passenger vehicles—towards sustainable, electric mobility.

We support greener, more accessible, and cost-effective alternatives to fossil-fuel-based road transport by developing and operating EV infrastructure. Lysara currently works with some of the world's most well-known companies and is actively expanding our operational footprint to meet increasing demand.

Unlike short-term site operators, Lysara takes a long-term view by acquiring and investing in strategic land locations, enabling us to build permanent, high-impact infrastructure. We specialise in securing grid capacity, designing resilient power systems, and simplifying fleet electrification for commercial users—a process we know can be complex and capital-intensive without the right support.

Our head office is based at Holbrooke Studios, Richmond (TW10 6UD), and we are a GreenPoint Partners portfolio company, committed to delivering forward-looking infrastructure for a zero-emissions future.

### Proposed Development

Lysara proposes to develop a new EV charging hub with an integrated drive-through food and beverage unit off Bath Road, near Heathrow Airport. The site has been strategically selected for its proximity to one of Europe's busiest transport nodes, where there is both high demand for commercial EV charging and limited availability of suitable infrastructure.

Lysara is making a multi-million-pound investment into this location as part of its long-term commitment to enabling clean transport infrastructure across the UK.

The site will also benefit from a brand new, purpose-designed access point directly from Bath Road, improving traffic flow and ensuring safe, efficient entry and exit for all users.

The proposed development will:

- Support the transition of commercial fleets and passenger vehicles to electric power, especially those servicing Heathrow and the surrounding logistics corridors.
- Provide convenient access to fast charging for both commercial vehicles and the general public.
- Integrate a drive-through F&B facility to enhance user experience and site utility.
- Enable a cleaner transport ecosystem by encouraging mode-shift away from diesel and petrol vehicles.
- Incorporate on-site photovoltaic (PV) panels and battery storage systems to improve energy efficiency, reduce reliance on the grid during peak hours, and enhance the site's overall sustainability
- Generate local employment opportunities both during the construction phase and ongoing site operations, including roles in site management, maintenance, and food & beverage operations.
- Be managed using Automatic Number Plate Recognition (ANPR) technology to support secure, seamless site access and usage monitoring for commercial fleets and individual drivers.

The Bath Road site aligns with Lysara's wider strategy of deploying critical, long-term infrastructure across high-value transport locations in the UK and Europe. This hub is one of several planned to meet the energy and operational needs of the next generation of transport users.

#### Conclusion

The proposed development near Heathrow represents an essential and future-focused investment into the UK's green transport infrastructure. It enables both immediate EV adoption and long-term operational efficiencies for commercial vehicles and the general public in a high-demand area.

In addition to its environmental benefits, the project will deliver valuable employment opportunities for local people—during construction and through ongoing roles once the site is operational.

Lysara is committed to working positively with the relevant planning authorities to realise this project, which supports broader public objectives in clean growth, air quality, and net-zero transition.