

20th May 2022
L220520 SAV EBC Covering Letter



Head of Planning
Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Savills (UK) Limited
DL: +44 (0) 207 409 8948
F: +44 (0) 207 495 3773

33 Margaret Street
London W1G 0JD
T: +44 (0) 207 499 8644
savills.com

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PARTIAL DISCHARGE OF PLANNING CONDITION 6 ATTACHED TO PLANNING PERMISSION:
F/19/87100
FORMER HOMEBASE UNIT, HEDGE END RETAIL PARK, TOLLBAR WAY, HEDGE END
CEP CBRE UK PROPERTY NOMINEE 1 LIMITED & CEP CBRE UK PROPERTY NOMINEE 2 LIMITED

PLANNING PORTAL REFERENCE: PP- 11274182

Introduction

We write on behalf of our client, CEP CBRE UK Property Nominee 1 Limited & CEP CBRE UK Property Nominee 2 Limited c/o CBRE Global Investors, to submit a planning application for the partial discharge of planning Condition 6 attached to Planning Permission: F/19/87100. The planning permission relates to development at the former Homebase unit, Hedge End Retail Park (the '**Application Site**').

These details relate to the notification of the name and contact details of the Travel Plan Co-ordinator for each unit, which are provided within this letter.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the application comprises the following documents:

- This Covering Letter (which includes the required details); and
- The completed Application Form; and
- Drawing Ref: 0491-PL-001 – Site Location Plan, prepared by Black Architects.

The application has been submitted online via the Planning Portal. The relevant application fee of £116.00 has also been paid electronically via the Portal's payment system.

The Site and Surroundings

The application site comprises land at Hedge End Retail Park, consisting of the former Homebase unit (3,670 sq. m GIA) and its rear garden centre (1,277 sq. m), part of the rear service area and land to the front of the unit comprising of part of the existing car park.

The Site is identified on the Site Location Plan – Drawing Ref: 0491-PL-001, included with this application for reference.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

E:\Planning\Planning (Archive 1)\CBRE\Hedge End 325796\Apps\Condition Apps - Homebase\Doc 7 - TP Co-Ord\L220520 SAV EBC Covering Letter.docx



Relevant Planning History

On 27th August 2020, planning permission (Ref: F/19/87100) was granted for development at the site comprising of: “*Extension & external alterations to unit to provide 2 x Class A1 units; alterations to car park layout; variation to permitted range of goods; and associated development*” (the ‘**August 2020 Permission**’).

The planning permission was granted subject to 13 conditions and a S106 unilateral undertaking, dated 25th August 2020.

Discharge of Planning Condition 6 – Travel Plan Co-ordinator Details

The application seeks the partial discharge of Condition 6 included on the decision notice for the August 2020 Permission.

Condition 6 requires the submission and approval of an updated Framework Travel Plan and then Detailed Travel Plans for each unit. These have already been submitted to the LPA and approved on 18th May 2021 (Ref: DC/21/90199); and 23rd September 2021 (Ref: DC/21/91211) respectively.

The final part of the condition then requires that the LPA are notified of the name and contact details of the Travel Plan Co-ordinator for each unit. It is this part of the condition that is the subject of this application.

The details of the Travel Plan Co-ordinator for each unit is set out in Table 1, below:

Table 1 – Travel Plan Co-ordinator Name and Contact Details

	Unit 1a	Unit 1b
Name	Deborah Sly	Eddy Warton
Email	deborah.sly@lidl.co.uk	730HedgeEnd@bmstores.co.uk
Telephone	0238 074 2581	01489 799597

The above provides the requisite details to comply with the condition. Whilst this part of the condition does not formally require approval by the LPA, we do respectively ask that written confirmation is still provided to that effect.

Summary and Conclusion

The application seeks to formally discharge the final part of Condition 6 attached to Planning Permission: F/19/87100 which relates to development at the former Homebase unit, Hedge End Retail Park.

The details set out in this letter satisfy the requirements of the relevant part of the above condition attached to the decision.

We trust that the information provided is sufficient for the Council to register this application and discharge the condition accordingly. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Alistair Ingram or Heloise Whiteman at these offices.



Yours sincerely



Savills (UK) Limited
Commercial Planning

cc. Ann Xu – CBRE GI
Daksha Mistry - Trident

Encs.