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Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PARTIAL DISCHARGE OF CONDITION 10 ATTACHED TO PLANNING PERMISSION: F/19/87100
FORMER HOMEBASE UNIT, HEDGE END RETAIL PARK, TOLLBAR WAY, HEDGE END
AVIVA INSURANCE LTD**

PLANNING PORTAL REFERENCE: PP-12190624

Introduction

We write on behalf of our client, Aviva Insurance Ltd, to submit a planning application for the discharge of planning Condition 10 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**').

This application effectively seeks to re-discharge part of Condition 10, in relation to the approach to SUDS. Further details are set out in this letter below.

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

- This covering letter;
- The completed application form;
- Supporting Information in relation to Condition 10, prepared by GTA:
 - Letter dated 28th November 2022;
 - Drawing Ref: 11073/1601 Rev T4 – SuDS Drainage Car Park;
 - Drawing Ref: 11073/1602 Rev T3 – SuDS Drainage Car Park Catchment Area; and
 - Drawing Ref: 11073/1701 Rev T3 – SuDS Drainage Details.

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 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.

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

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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 10

The application effectively seeks to re-discharge part of Condition 10 included on the decision notice for the August 2020 Permission, in relation to the approach to SUDS.

The Condition essentially comprises 2 parts:

- i) A BREEAM ‘Very Good’ Final Stage Certificate; and
- ii) A Sustainability Report – to set out how the development complies with the essential requirements of the Council’s Environmentally Sustainable Development SPD.

The Sustainability Report requirement was originally discharged on 15th September 2021 (LPA Ref: DC/21/91141) by way of the ‘Briefing Note to Condition 10’ prepared by CBRE. This included a section on SUDs Drainage in relation to the approach to SPD requirement ‘ESD 4 - Reducing Surface Water Run Off’ which was prepared by GTA and dated 8 July 2021. This set out that the most appropriate solution was to drain an area within the car park, equivalent to that of the new roof extension. The approved details therefore provided an area of 692 sq. m, which slightly exceeded the area of the new roof extension of 680 sq. m.

However, following site investigation by the Applicant, the location of the proposed area to be drained needs to be amended, and is now proposed to the north of that previously approved, immediately south of the Lidl store. The enclosed supporting information by GTA provides the requisite details, including the provision of parking bays with a permeable sub-base and demonstrates that the area to be drained via this approach is 813 sq. m, which exceeds that of the roof extension.

The revised details therefore provide the requisite information to meet the requirements of this part of Condition 10, insofar as it relates to the requirement under ESD4 of the SPD.

Summary and Conclusion

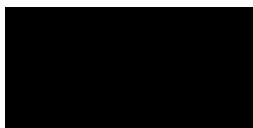
The application seeks approval of details and formal discharge of Condition 10 attached to Planning Permission: F/19/87100 which relates to development at the former Homebase unit, Hedge End Retail Park.

The details set out in this letter and submitted with the application satisfy the requirements of the above condition attached to the decision.

We trust that the information provided above and on the enclosed information 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 Amelia Robson at these offices.

Yours sincerely



Savills (UK) Limited
Commercial Planning

cc. Andy Coles - Aviva

Encs.