

14 May 2024
L240514 SAV EBC Covering Letter C8 Revised



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Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF PLANNING CONDITION 8 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- 13063521

Introduction

We write on behalf of our client, Aviva Insurance Ltd, to submit a planning application for the discharge of planning Condition 8 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 Condition 8 in relation to the location of EV charging spaces. 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;
- Details prepared by RAW Charging:
 - Block Plan – Drawing Ref: 070 02 rev C;
 - Detail Plan – Drawing Ref: 070 03 rev B;
 - Chargers, Bollards and Feeder Pillar – Drawing Ref: 070 04;
 - EVCP1 Layout Accessible Bay – Drawing Ref: 070 06 rev A; and
- Hypercharger by alpitronic: HYC_150 – Product Brief.

The application has been submitted online via the Planning Portal. The relevant application fee of £145.00 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 8

The application effectively seeks to re-discharge Condition 8 included on the decision notice for the August 2020 Permission. Condition 8 requires details of two electric car charging points (to charge 4 vehicles) along with a timescale for installation, to be submitted and approved by the LPA. The condition was originally discharged by the LPA on 7th June 2021 (LPA Ref: DC/21/90572) and then again on 14th August 2023 (LPA Ref: DC/23/95694).

However, following investigation by the Applicant and to ensure the adequate supply of power, it is not possible to install the feeder pillar and associated infrastructure in the approved location. The applicant also wishes to include the provision of a Priority EV charging bay for disabled users.

As such, the Applicant seeks the approval of revised details to those previously approved. The enclosed details identify the revised feeder pillar location to the eastern side of the retail terrace. They also show the location of the proposed EV parking spaces to include the Priority bay, and details of the proposed chargers to be installed along with the feeder pillar cabinet.

It should be noted that the location of the EV spaces is the same as previously approved, albeit now includes a Priority bay as above, whilst the specification of the chargers and feeder pillar remain the same as previously approved in the following documents, albeit which are resubmitted for completeness:

- Chargers, Bollards and Feeder Pillar – Drawing Ref: 070 04; and
- Hypercharger by alpitronic: HYC_150 – Product Brief.

Timescale Installation of Electric Car Charging Points

The applicant also seeks a revised timescale for the installation of the charging points. This was previously to be before 14 August 2024, i.e. 12 months from the approval of the previously approved details. Whilst the applicant is aiming to install the revised equipment by this timeframe, in order to allow for any delays, the applicant requests that the revised timeframe be revised to 3 months from approval of the details set out in this application.

Summary and Conclusion

The application seeks approval of details and formal discharge of Condition 8 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

A stylized, handwritten signature of the word "Savills" in a cursive script.

Savills (UK) Limited
Commercial Planning

cc. Andy Coles - Aviva

Encs.