

4 September 2024

Planning Department
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Project name: Flex D EV Charging Hubs
Project no: B2470100

Certificate of Lawfulness - The erection of an Electric Vehicle Charging Hub and Solar Canopy at Hinckley Leisure Centre Car Park, Argents Mead, Hinckley, LE10 1BZ.

On behalf of Harborough Leicestershire Borough District Council, an application has been submitted on the Planning Portal for a Lawful Development Certificate in relation to a proposed Electric Vehicle Charging Hub at Hinckley Leisure Centre Car Park, Argents Mead, Hinckley, LE10 1BZ.

The application submission includes the following documents:

- Completed lawful development form
- Site Location Plan (Ref B2470100/SL/DR-0005)
- Proposed Block Plan (Ref B2470100/EV/DR-0005)
- Solar Canopy Proposed Elevations (Ref B2470100/ED/DR-0005)

The Site

The proposed site location is situated within the existing Hinckley Leisure Centre Car Park, Argents Mead, Hinckley, LE10 1BZ. The car park is owned and run by Hinckley and Bosworth Borough Council.

The site is located in the town of Hinckley which is 18km south west of the city of Leicester and 18km north east of the city of Coventry. Hinckley Leisure Centre is north of the proposed site, Mount Road Baptist Church to the west and Hinckley and District Hospital to the east.

The site is within Flood Zone 1 within the Flood Map for Planning. There are trees located at the perimeter of the car park, none of which will be affected by the works. There are no historical monuments on or near the site, or Article 4 Directions covering this location.

Proposal

The proposal is to erect an Electric Vehicle Charging Hub and Solar Canopy within 12 spaces of the existing car park. The Electric Vehicle Charging Hub comprises 39kW Solar Photovoltaics; 27kWh Battery Energy Storage System and 12no. 7kW Electric Vehicle Charging Points (EVCPS).

The dimensions of the Electric Vehicle Charging Hub and Solar Canopy are:

- The ground footprint of the hub: 15.7 m (length) x 3.2 m (width)
- Including the canopy roof: 19.3 m (length) x 9.6 m (width) x 3.8 m (height)

Permitted Development Rights

It is considered that the proposed development could be carried out using the local authority's 'permitted development rights' under Class A of Part 12 'Development by local authorities', of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which allows:

A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority or by or on behalf of an urban development corporation of—

(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

It is considered that the proposal aligns with Part 12 Class A Part (b) as the development proposed would be constructed and maintained by/on behalf of the local authority and would serve the purpose of charging vehicles of the general public.

Part (b) relates to various structures and infrastructure which directly relate to a Local Authority's operation needs and public service requirements, this includes electric vehicle charging points and any associated infrastructure. The development would be defined as electric vehicle charging points and associated infrastructure, and the sole purpose of the structures is to provide public charging points and facilitate the move towards electric vehicles in the borough.

Conclusion

The proposed development is considered to be able to be undertaken by the local authority under Part 12 Class A (b) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

There are no Article 4 directions in this location which would prevent development under this legislation.

We trust you have all the information needed to consider this Certificate of Lawfulness application, however if there are any queries, please do not hesitate to contact me.

Kind regards,

Ben Hampson
Associate Director Town Planning
Jacobs UK Ltd