



On behalf of Cooper Estates, Planning Potential successfully secured planning permission for a new drive-thru restaurant and electric vehicle (EV) charging hub on an existing leisure park in Hemel Hempstead.

Planning Potential were instructed to assist Cooper Estates with the delivery of a new drive-thru facility and EV charging Hub at Jarman Park, Hemel Hempstead. The proposals involved developing the site to provide a standalone restaurant building with an associated drive-thru lane and outdoor seating area, alongside an EV charging hub with capacity for 8 vehicles.

Planning Potential initially led pre-application discussions with Officers at Dacorum Borough Council, before working closely with the project team to prepare the planning justification for the proposals and coordinate the planning submission. Planning Potential demonstrated compliance with planning policy and set out the benefits of the proposals. These included development of the final vacant plot of land at Jarman Park for a policy compliant use to complement the established retail and leisure offering of the area, as well as delivery of EV charging facilities in a sustainable location, alongside job creation.

Following submission, Planning Potential initiated early discussions with the case officer to ensure a full understanding of the proposals and to discuss feedback from statutory consultees. Owing to the detailed submission material provided, all consultees confirmed no objections subject to conditions. This resulted in the application being approved under delegated powers with minimal pre-commencement conditions, allowing Cooper Estates to proceed swiftly with the development.

### Summary of achievements:

- Initiating pre-application discussions with the LPA
- Preparation of a robust planning case
- Project management of the consultant team and coordination of the planning submission
- Liaising with the client, consultant team and officers
- Securing a delegated decision

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