

Our Ref. PD13383 LT/HM

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18 October 2024

Dear Sir or Madam,

**UNIT 8, WELLINGTON RETAIL PARK, HAMBLEDON ROAD, WATERLOOVILLE, HAMPSHIRE, PO7 7FG.
APPLICATION FOR EXTERNAL ALTERATIONS TO ELEVATIONS OF UNIT 8 (APPLICATION REF. APP/24/00554)
AMENDMENT TO DESCRIPTION OF DEVELOPMENT**

We write on behalf of our client, Corona Vulcan Wellington Limited ('the Applicant'), in relation to planning application ref. APP/24/00554 relating to Unit 8 at the Wellington Retail Park in Waterlooville ('the Unit') in order to amend the description of development to include the subdivision of the Unit.

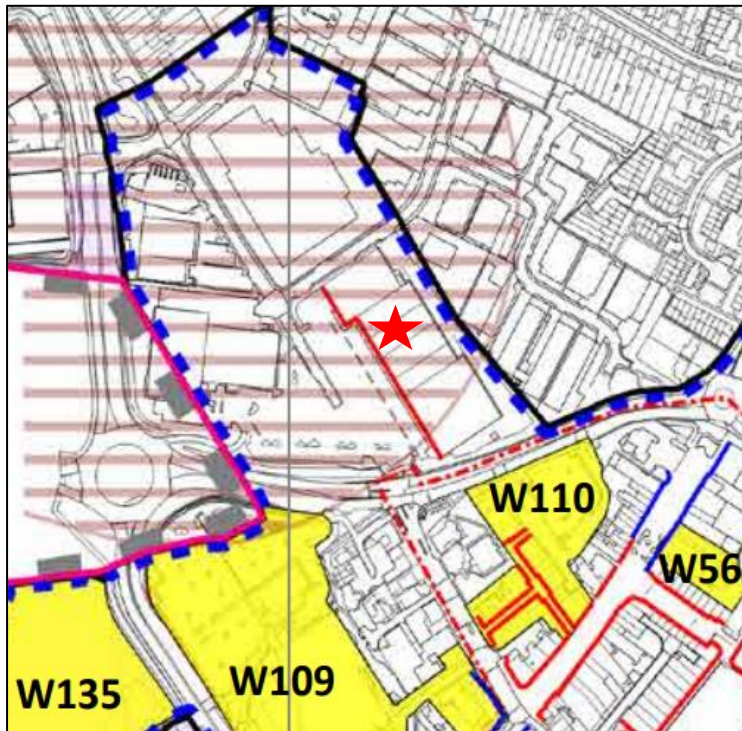
Application ref. APP/24/00554 was submitted and validated on 20th July 2024, and currently seeks planning permission for external alterations associated with the subdivision of the Unit. However, the ability to subdivide the unit is not explicitly referred to in the description of the development.

During the consideration of the application the Council have identified a historic planning condition that precludes any unit covered by the permission from being subdivided to create a unit of less than 650 sq. m in size. Given that that application seeks to create two units of 567 sq. m and 232 sq. m, the Council has therefore taken the view that planning permission will explicitly be required for the subdivision.

This letter therefore seeks to amend the description of development to include the subdivision of the Unit to allow for subdivision to create floorspace of any size. As set out in more detail below, the ability to subdivide the unit is considered acceptable given its location within the Primary Retail Area of Waterlooville.

The retail terrace where the Unit is located is entirely allocated as a Primary Frontage, where retail uses provide a key role in contributing to the vitality of Waterlooville Town Centre, as shown in the extract below from adopted Havant Borough Council Policies Map. The Town Centre boundary is denoted by the solid black line and the Primary Retail Frontages by a solid red line. Unit 8 is denoted by the red star.

Fig 1.0 – Policy Map Extract (Source: Havant Borough Council)



Relevant Background

On 20th July 2024, an application was submitted relating to the external alterations associated with the subdivision of Unit 8. The application did not seek consent for the internal subdivision of the Unit, as this was not considered to be subject to any planning conditions, and therefore would not require planning permission. The current description of development is worded as follows:

“External alterations to Unit 8 comprising the removal of existing entrance and replacement with two new entrances, additional changes to fenestration and doors, and associated works”

The external alterations themselves have been considered favourably by the Council. However, despite no conditions being formally carried forward restricting subdivision on subsequent amendment permission, the Council have confirmed that they consider the conditions from Planning Permission Ref. 99/54013/003 dated 7 November 2000 (‘the 2000 Permission’), which have not subsequently been formally amended, to continue to control the use of the Site. Condition 18 of the 2000 Permission precluded subdivision to create new units of less than 650 sqm, and is worded as follows:

“No unit or franchised area of floorspace of less than 650 sq. m (7,000 sq. ft) shall be created by division or subdivision of the 10,126 sq. m (109,000 sq. m) new build retail floorspace hereby approved (i.e. excluding the “existing Courts” building and “garden centre” as shown on the plans hereby approved).”

The reason for this condition is stated as follows:

“In order to ensure the vitality and viability of the existing Waterlooville town centre is not undermined by the nature of retail premises on this Site”

We note that at the time of the granting of this consent, the Town Centre boundary did not include this Site or any part of the Wellington Retail Park.

Proposed Amendment to the Description of Development

As set out above, this letter seeks to formally amend the description of development of Planning Application Ref. APP/24/00554 to enable the subdivision of the Unit. The proposed revised description of development is as follows:

*“**Subdivision and** external alterations to Unit 8 comprising the removal of existing entrance and replacement with two new entrances, additional changes to fenestration and doors, and associated works”*

Given that the application boundary includes the whole of Unit 8, the amended description of development will allow for the consent be a standalone consent and override the historic permission Ref. 99/54013/003 in respect of Unit 8 only. The restriction will still apply to the other units which continue to be controlled by the original 2000 Permission.

Policy Assessment

As noted above, the reason for the inclusion of Condition 18 on the 2000 Permission was to protect the vitality and viability of the existing Waterlooville Town Centre, as at the time of the Decision the Site was located outside of the Town Centre. However, the latest Havant Local Plan (comprising the Core Strategy (2011) and the Site Allocations Plan (2014), designates the Wellington Retail Park within the Primary Retail Frontage of Waterlooville Town Centre. This therefore constitutes a material change in the policy position for the Site, since the granting of the 2000 Permission.

Core Strategy **Policy CS4** (Town, District and Local Centres) confirms that planning permission will be granted for appropriate town centre development proposals that:

- Retain and enhance local markets;
- Support small and independent businesses; and
- Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.

The Policy also identifies Waterlooville Town Centre as being at the top of the retail hierarchy of identified centres, alongside Havant.

Policy AL3 (Town, District and Local Centres) states that planning permission will be granted for development proposals that promote and enhance the primary shopping areas of the town centres, and that provide main town centre uses in the town centres so as to contribute to their vitality and viability.

It is clear that the proposed subdivision of Unit 8 directly accords with **Policy CS4** and **AL3**. The Proposed Development responds directly to occupier requirements ensure that a vacant unit within the Primary Retail Frontages of Waterlooville Town Centre will come back into an active economic use. The proposal will provide smaller-format floorspace opportunities, which could be suitable for small and independent businesses, and the proposed external works will enhance the attractiveness of the Unit frontage.

Given that the proposals directly accord with the latest adopted Local Plan for Havant, we conclude that the Council should consider the proposed amendments to the description of development to enable the subdivision of Unit 8 favourably.

Summary and Conclusion

This application seeks planning permission for subdivision and external alterations to Unit 8 at Wellington Retail Park. Given the Unit now falls within the Primary Retail Frontages of Waterlooville Town Centre, it is not necessary or reasonable to continue to restrict subdivision.

The proposed amendment to the description of development to enable the subdivision of the Unit therefore fully complies with planning policy, and will help to ensure that a vacant unit within the Primary Retail Frontages of Waterlooville is brought back into an active economic use.

We would be grateful if the Council could confirm that the description of development has been updated in line with above. However, if you do have any queries or require any additional information, please do not hesitate to contact Harry Manners (harry.manners@montagu-evans.co.uk) or Lucy Turner (lucy.turner@montagu-evans.co.uk) at these offices in the first instance.

Yours faithfully,



Montagu Evans LLP