

Our Ref. PD13383 LT/HM

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25 July 2023

Dear Sir or Madam

UNITS 3, 3A AND 4, WELLINGTON RETAIL PARK, HAMBLEDON ROAD, WATERLOOVILLE, HAMPSHIRE, PO7 7FG.

**APPLICATION UNDER SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR EXTERNAL ALTERATIONS TO ELEVATIONS**

We write on behalf of our client, Corona Vulcan Wellington Limited ('the Applicant'), to apply for full planning permission for external alterations to the elevations of Units 3, 3A and 4 at the Wellington Retail Park, Hambledon Road in Waterlooville ('the Site').

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

- Application Cover Letter dated 24 July 2023 (this letter);
- Application Forms and Certificates duly signed and dated 24 July 2023;
- Drawing Ref. 216-PL4-100.P2 – Location Plan and Existing Block Plan;
- Drawing Ref: 216-PL4-101.P4 – Existing Elevations;
- Drawing Ref: 216-PL4-102.P4 – Existing and Proposed Plans;
- Drawing Ref: 216-PL4-103.P3 – Proposed Elevations and Roof Plans;
- Drawing Ref: 216-PL4-104.P1 – Proposed Block Plan;
- Drawing Ref: 2023-4821-AT-103 – Swept Path Analysis - 3.5t Panel Van; and
- Drawing Ref: 2023-4821-AT-104 – Swept Path Analysis - Large Car

The requisite application fee of £298.00 has been paid via the Council's online payment system. The application has been submitted via the Planning Portal with the Reference PP-12320472.

The Application Site

The Site comprises Units 3, 3A and 4 at the Wellington Retail Park, located within Waterlooville Town Centre.

The Wellington Retail Park comprises three separate terraces of retail units located either side of Hambledon Road, to the north of Maurepas Way (A3), the majority of which are within the Waterlooville Town Centre boundary. Operators at the Park include Sainsbury's, TK Maxx, M&S, SCS and Home Bargains amongst others. The Retail Park therefore constitutes a key part of the Town Centre retail offering. The remainder of the Town Centre is located to the south of

Maurepas Way (A3) and comprises a more traditional town centre layout with small units situated in a linear pattern along main high streets.

Units 3, 3A and 4 are located between B2150 Hambledon Road opposite the Sainsburys store, and immediately north of the Food Warehouse and Home Bargains units. The terrace comprises three units, occupied by Jollyes (Unit 4), Halfords (Unit 3), and Dreams (Unit 3A). The full extent of the application site boundary is outlined on Drawing Ref. 216-PL4-100.P2 – Location Plan and Existing Block Plan.

The Proposed Development

This application seeks full planning permission for external alterations to the front (east) and north elevations of the units, to modernise them and bring them into line with the main retail terrace at the Site, and includes the following scope of works:

- The provision of new shop entrances, including modernised sliding doors, and improved glazing at ground level;
- The walkway to the front of Units 3 and 3A to be widened to improve customer access and safety;
- Installation of new bollards to match existing;
- Provision of new signage features and support columns; and
- the widening of one parking bay to the front of Unit 4

Full details of the proposed changes are shown on drawing ref. 216-PL4-102.P4 – Existing and Proposed Plans and drawing ref. 216-PL4-103.P3 – Proposed Elevations and Roof Plans.

The proposed works are minor in scale and will improve and modernise the appearance of the terrace, bringing it into line with the design of the other units at the Site.

The proposed materials have been specifically chosen to ensure a consistent built form whilst contributing to a more contemporary appearance that will improve the design of the units for prospective occupiers. The development therefore accords with Core Strategy Policy CS4, which encourages high quality development in designated centres that retain active ground floor frontages, and well as according with the design principles set out in Core Strategy Policy CS16 (High Quality Design).

The installation of additional bollards along the paved area in front of the units and the widening of a single parking bay will improve customer safety to the front of the units. The accompanying swept path analysis confirms that the changes to the front of the terrace will not impact on the usability of the car park.

Whilst indicative signage zones are shown in the proposed drawings, the content of the signage areas will be subject to a separate advertisement application.

It follows that the proposed external alterations to the front and side of Units 3, 3A and 4 are entirely acceptable and fully accord with local and national policy requirements for new developments to be of a high standard of design. The development will improve the overall appearance of the Site, providing greater consistency in this key Town Centre location. We therefore trust that the Council is able to consider the application favourably.

Summary and Conclusion

This application seeks planning permission for external alterations to the front and side elevations of Unit 3, 3A and 4 at the Wellington Retail Park in Waterloooville. The proposals will enhance the visual appearance of the units and contribute positively towards the overall appearance of the wider Site, which comprises a key part of Waterloooville Town Centre.

The proposed works are minor in scale and accord with the general principles of securing good design in new forms of development. Accordingly, the application should be approved, and planning permission granted under Section 38(6) of the Act and the presumption in favour of sustainable development outlined in the NPPF.

We would be grateful if the Council could confirm that our application is completed and will be validated shortly. 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

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