

To:
Mr J Littman
The Littman Partnership
14 Buckingham Street
London
WC2N6DF

For: Seward Properties Ltd & Wickes

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 06/59412/007

Site Address: Land and premises north and south of Parkway, Havant (including Potash Terrace and Havant Day Hospital)

Proposal: Variation of Condition 10 of planning permission 04/59412/002 to increase the total amount of floor space for the trading of non-bulky comparison goods from 2,647 sq.m to 4,647 sq.m and the variation of Condition 13 of planning permission 04/59412/002 as amended by planning permission 05/59412/004 to increase the total amount of floor space from 8,027 sq.m to 10,027 sq.m by the construction of a mezzanine floor.

Further to your application received on 30 January 2006 which was valid from 30 March 2006, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with your application, as supplemented by additional letters received on 14 March 2006 and revised certificates received on 30 March 2006, and;
- (ii) The following conditions:

Conditions:

- 1 (Modified condition 10 of planning permission 04/59412/001):-

Not more than 4,647 sq m (gross) of the retail development hereby permitted shall be used without the prior written approval of the Local Planning Authority for the sale of non-bulky comparison goods, ie: clothing, footwear, fashion accessories (including handbags, luggage, watches and jewellery), books, stationery, perfumery and toiletries, music, records, CDs, DVDs, audio and video tapes (including hire), china, glass goods and kitchenware, unless any of the above are ancillary to or related to the main ranges of bulky goods to be sold.

Our Ref: 06/59412/007

Reason: In order to ensure that the vitality and viability of the existing Havant Town Centre is not undermined by the nature of retail uses permitted on this site and having due regard to policies and proposals S1, S3 and S4 of the Hampshire County Structure Plan 1996-2011 (Review) and HTC1, TC2, TC3 and TC4 of the Havant Borough District-Wide Local Plan 1996-2011.

2 (Modified condition 13 of Planning Permission 04/59412/001):

Not more than 10,027 sq m of gross retail floorspace shall be created within the buildings hereby permitted without the prior approval of the Local Planning Authority.

Reason: To prevent over-intensive use of the site and to ensure that the vitality and viability of the existing Havant Town Centre is not undermined by the quantity of retail floorspace permitted on this site, having due regard to policies and proposals S1, S3 and S4 of the Hampshire County Structure Plan 1996-2011 (Review) and HTC1, D1 (D4), TC2, TC3 and TC4 of the Havant Borough District-Wide Local Plan 1996-2011.

3 (Modified condition 11 of planning permission 04/59412/001):

Not more than 910 sq m of the gross retail floorspace created within the buildings hereby permitted shall be used for discount food retail. There shall be no other food retail use within the site (other than confectionery and pet foods).

Reason: To ensure that the traffic generation from the retail uses upon the site is not detrimental to highway safety and having due regard to policies and proposals T6 of the Hampshire County Structure Plan 1996-2011 (Review) and T7 (T14) of the Havant Borough District-Wide Local Plan 1996-2011.

Other Important Information:

In reaching its decision the Council has had regard to the policies and proposals :-

Hampshire County Structure Plan 1996-2011 (Review)

S1	Town Centres and Shopping
S3	Town Centres and Shopping
S4	Town Centres and Shopping
T4	Transport
T5	Transport
T6	Transport

Havant Borough District-Wide Local Plan 1996-2011

HTC1	Potash Terrace and Associated Land
TC2	Maintenance and Enhancement of Centres
TC3	Sequential Approach for Retail, Commercial and Other Uses
TC4	Out-of-Centre Development
T6 (T13)	Public Transport, Cycling and Walking - New Development
T7 (T14)	Criteria for Access to Development
T9 (T17)	Provision of Vehicle Parking and Turning Facilities
D1 (D4)	High Quality Design

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the vitality and viability of Havant Town Centre, and highway and transportation considerations. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Please note that whilst the Havant Borough District-Wide Local Plan was adopted on 30 September 2005 it will not be possible to produce proposals maps showing the final policy numbers as referred to in that document until December 2005. This means that as well as the final policy numbers from the adopted document the decision notice might refer to policies in brackets. These are taken from the Revised Deposit Plan and the associated revised Deposit Proposals Maps and are included so that easy reference can be made to the maps and the policy numbers on them. A copy of the Plan including both sets of policy numbers is available for inspection on the Council website.
- (5) You are advised that this permission only relates to Condition Nos 10, 11 and 13 of planning permission 04/59412/002 granted on 21 June 2005 which imposed various restrictions on the amount and type of retail floorspace approved. Conditions Nos 1-9, 12 and 14-31 of planning permission 04/59412/002 are still valid.

S. J. Batchelor
A.C.

Mrs J A Batchelor
Head of Planning and Development

16 June 2006