

Our Ref: P1571/PD/Imp
Date: 6 December 2018

Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP

T 0121 455 9455
F 0121 455 6595

Mr. Lewis Oliver
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Lewis,

**Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004/Housing and Planning Act 2016
Land at Elettra Avenue, Waterlooville, Hampshire
PLANNING APPLICATION REFERENCE NO: APP/18/01072**

Further to our update conversation from 3 December 2018 and the comments received from your colleague, Jade Ellis in Policy, we have now prepared a response in respect of Jade's queries regarding retail impact issues.

In this context I have attached an updated retail and leisure impact assessment prepared by Mark Wood Associates. You will see this introduces a new section 5 responding directly to Jade's comments. Mark's summary is that this does not affect the robustness of his original findings.

We would also like to clarify the point about leisure operators. Although Mark has made an assessment based upon a variety of potential leisure operators, we should stress that this is simply based on a land use exercise and does not reflect any market interest in these particular leisure groups. Nonetheless, we believe a robust leisure impact assessment has been prepared.

I will respond separately to Jade's other comment about the leisure interest in the site. You will recall from our pre-application meeting, at which Jade was also present, that Chris Boulter, on behalf of the applicant company, explained that the application was being prepared to try to attract market interest and to reflect what the applicant perceives will be appropriate in the marketplace. At the time the applicant was not aware of any leisure interest in the site but has agreed, on the basis that Council decides to try to find some form of leisure operator for Waterlooville, to include this as an element of the application in order to see if any leisure operators might be attracted to the scheme.

I will explore this point in more detail when we have the marketing consultant's report ready to submit to you.

BIRMINGHAM
0121 455 9455

NOTTINGHAM
0115 947 6236

STOKE-ON-TRENT
01782 272555

WORCESTER
01905 22666



Should you have any queries on the above, please do let me know otherwise I would be grateful if you could forward this note to Jade and ask her for her comments. I have taken the liberty of copying her directly in on the letter and the report but obviously appreciate you will need ask her to comment formally.

Yours sincerely,



Patrick Downes BSc (Hons) MRICS

Director

patrick.downes@harrislamb.com

DIRECT DIAL: 0121-213-6023

Enc: MWA Updated Retail and Leisure Assessment December 2019

Cc: Jade Ellis – Havant Borough Council
Hargreaves Management Team
Mark Wood – MWA
James Hollyman – Harris Lamb