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The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a bright yellow rectangular background.

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PLANNING PORTAL REF: PP- 05209913

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE INSTALLATION OF A MEZZANINE FLOOR TO BE USED FOR RETAIL
AND/OR A PET CARE, TREATMENT AND GROOMING FACILITY
UNIT 6 SOLENT RETAIL PARK, SOLENT ROAD, HAVANT, PO9 1ND
VETS4PETS LIMITED**

Introduction

We write on behalf of our client, Vets4Pets Limited, to apply for the installation of a mezzanine floor to be used for retail (Class A1) and a pet care, treatment and grooming facility (*sui generis*), at Unit 6 Solent Retail Park, Solent Road, Havant, PO9 1ND.

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

- The completed application forms duly signed;
- Drawing Ref: CC/HAV/SLP – 'Site Location Plan';
- Drawing Ref: 5635/04 – Existing Ground Floor Layout Plan and Rear and Side Elevations';
- Drawing Ref: 5635/10 E – 'Proposed Ground Floor and Mezzanine Layout Plans and Side and Rear Elevations';
- Product Range Summary;
- CIL Questions; and
- Decision notices issued at Prestwich, Kendal and Stocksbridge.

As the application has been submitted electronically via the Planning Portal website (PP-05209913) a cheque, made payable to 'Havant Borough Council', for £195.00, has been submitted separately by post.

The Application Site

The application site is Unit 6 Solent Retail Park, Solent Road, Havant, PO9 1ND. It measures 675 sq. m and is currently occupied by Pets at Home.

The Retail Park itself is located approximately 100m north of the A27, which runs to Portsmouth and the M27 in the west and Eastbourne in the east. It is situated within Havant District Centre as defined by the Local Plan (Core Strategy) adopted in March 2011.

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The Park is an established destination for large format retail operations includes, M&S, Next, Sports Direct, Peacocks, Halfords, Laura Ashley and Hobbycraft.

Planning History

Planning Permission Reference 04/68908/001 was granted on 23 December 2004 for the *Outline application for construction of 5640 square metres of retail warehousing and 2,305 square metres for flexible employment within Classes B1(c) (Light Industry), B2 (General Industry) and B8 (Warehousing) together with details of means of access including a footpath/ cycle way link to Park Road South. Application includes demolition of residential properties and other industrial premises.*

Further to this Planning Permission Reference 06/68908/012 was granted on 30 May 2006 to allow *360 sq m of unrestricted retail use and the creation of 9200sqm of floor space in the units thereby permitted* at the retail park.

Proposed Floorspace at Mezzanine Level

The floorspace at the application site is currently occupied by Pets at Home for the retail sale of goods within Class A1. As stated above, this application seeks permission for the creation of a mezzanine floor to be used for retail (Class A1) and a pet care, treatment and grooming facility (*sui generis*).

The proposed dual use will allow the potential for the mezzanine to be used for the sale of goods in the future, and to provide flexibility for the land owner.

The proposed mezzanine will measure 232 sq. m and is illustrated on 5635/10 E – ‘Proposed Ground Floor and Mezzanine Layout Plans and Side and Rear Elevations’.

Nature of Proposed Use

Vets4Pets Limited is part of the Pets at Home Group. It is a service industry, offering care and veterinary facilities for pets, and forms an integral part of the overall product range and services offered by Pets at Home in its larger format stores.

The facility will comprise three consulting rooms where general pet care advice is given and animals receive basic preventative medicine and treatments (such as worming or flea treatments). There will be a small operating theatre to undertake small scale procedures such as spaying and X-raying. The facility will also include laboratory and pharmacy areas, and a pet grooming area.

Pets at Home is the UK’s largest retailer of pets and pet products, which includes a wide range of pet care goods. We attach a copy of the product list for Pets at Home, annotated to show those goods that are linked with the care of pets. Given that Pets at Home is the predominant retailer of pets and related goods in the retail warehouse sector, it largely defines the nature of the large format, pet retailing market within the UK, which can be described as a retail use for the sale of pets and pet goods, with complementary pet care facilities.

As illustrated on Drawing Ref: 5635/10 E, the proposed mezzanine will measure approximately 232 sq. m. and the proposed facility will occupy 170 sq. m of the mezzanine.

We confirm that the Vets4Pets facility will only be accessible via the main store, that is, there will be no separate access or egress points for customers. Accordingly, the operating hours of the Vets4Pets facility will be controlled by that of the retail use and will ensure that the veterinary use cannot operate independently of the primary retail use of the building.

The National Planning Policy Framework

The National Planning Policy Framework (**‘NPPF’**) sets out tests for new floorspace for town centre uses.

As previously detailed the application site is located within Havant District Centre and therefore a sequential test and impact assessment are not required.

Summary and Conclusion

Given the unique characteristics of Pets at Home and the overall physical and functional relationship between the retail business and the Vets4Pets facility, we consider that the mezzanine floorspace and its use for retail and as a pet care, treatment and grooming facility will not have any material effect on the function of the unit or wider commercial area. The scale of the mezzanine alone (232 sq. m) means that the floorspace can only be described as *de minimis*.

The application is fully supported by the above detailed application site planning history and resultantly the proposed use class of the mezzanine and indeed the principal of mezzanine development is fully supported at the application site.

In light of the above, we respectfully request that this application is approved and that planning permission is granted for an additional 232 sq. m of floorspace at mezzanine level to be used as retail (Class A1) and a pet care and treatment facility (*sui generis*) at Unit 6 Solent Retail Park, Solent Road, Havant.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Philip Marsden or Lewis Wright at these offices.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive, stylized script.

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