

SEQUENTIAL ASSESSMENT

JANUARY 2016

HAVANT TOWN CENTRE

ADDRESS	SITE DETAILS	ASSESSMENT SUMMARY
14 Market Parade	 Estimated size: 85sq.m	<u>Available</u> The unit was shut at the time of the site visit. There were no marketing boards displayed, however the unit was advertised online, by Holloway Iliffe & Michell. A planning application (Ref: APP/15/00269) for the change of use of the property from A1 Retail to A3/A5 (Grill, Milkshake and ice cream parlour) was approved in May 2015. Despite available marketing details, the aspirations for the unit as a Grill and Milkshake restaurant indicate that the unit is no longer available. <u>Suitable</u> The unit is less than 10% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.

24 Market Parade	 Estimated size: 70sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit and marketing boards were displayed by Holloway Iliffe & Mitchell, advertising the unit as available to let. Marketing particulars are also available, by the agent, online. The unit is available. <u>Suitable</u> The unit is less than 8% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
23-27 Market Parade	 Estimated size: 140sq.m	<u>Available</u> The unit was closed on the day of the site visit. However, from an online search it is understood that the unit is now permanently closed. The unit was previously marketed, in April 2015, by Holloway Iliffe & Michell as available to let. An application (Ref: APP/15/00740) for the change of use from Class A1 (retail) to Class A5 (hot food takeaway) was approved by Havant Council in September 2015. The aspirations for the unit as a takeaway restaurant indicate that the unit is no longer available. <u>Suitable</u> The unit is less than 15% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable.

		<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
35 Market Parade	 Estimated size: 70sq.m	<u>Available</u> The unit was clearly vacant on the day of the site visit, and marketing boards were displayed by Hellier Langston for let. In accordance with the Havant Borough Local Plan Allocations document (July 2014), the unit is contained within an allocated site known as H10/BD30 (Market Parade). The allocation includes 35 to 51 Market Parade, and the former Star Public House. The total site area 1.55ha. The allocation is for 225 residential dwellings, 1,500sq.m of office space and main town centre uses. Units 35 to 51 of Market Parade, and the former Star Public House are part of a redevelopment proposal which was submitted to Havant Borough Council in October 2015. The decision is still outstanding. The outline application (Ref: APP/14/01225) is for the demolition of the existing buildings and redevelopment of the site to erect 130no. apartments and 1126sq.m of ground floor commercial/retail space (Use Classes A1-A5 and B1(a) and associated service, access and 58 private residential basement parking spaces (indicative height of building between five and thirteen stories). Given the redevelopment proposal for the wider site, the unit is not considered available. <u>Suitable</u> The existing unit is less than 8% of the floorspace required. Further, the outline permission provides an indicative layout scheme with the retail units ranging between 80-250sq.m. As such neither the existing or proposed unit would provided the floorspace required. Further, there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements.

		<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
37 Market Parade	 Estimated size: 70sq.m	<u>Available</u> The unit was clearly vacant; however there were no marketing details available. The unit is allocated as part of the allocated site known as H10/BD30 (Market Parade). The unit is included within the outline application (Ref: APP/14/01225). Given the redevelopment proposal for the wider site, the unit is not considered available. <u>Suitable</u> The existing unit is less than 8% of the floorspace required. The outline permission provides an indicative layout scheme with the retail units ranging between 80-250sq.m. As such neither the existing or proposed unit would provided the floorspace required. Further, there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.

39 Market Parade	 Estimated size: 70sq.m	<u>Available</u> The unit was clearly vacant; however there were no marketing details available. The unit is allocated as part of the allocated site known as H10/BD30 (Market Parade). The unit is included within the outline application (Ref: APP/14/01225). Given the redevelopment proposal for the wider site, the unit is not considered available. <u>Suitable</u> The existing unit is less than 8% of the floorspace required. The outline permission provides an indicative layout scheme with the retail units ranging between 80-250sq.m. As such neither the existing or proposed unit would provided the floorspace required. Further, there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
41-43 Market Parade	 Estimated size: 140sq.m	<u>Available</u> The unit was clearly vacant; however there were no marketing details available. The unit is allocated as part of the allocated site known as H10/BD30 (Market Parade). The unit is included within the outline application (Ref: APP/14/01225). Given the redevelopment proposal for the wider site, the unit is not considered available. <u>Suitable</u> The existing unit is less than 15% of the floorspace required. The outline permission provides an indicative layout scheme with the retail units ranging between 80-250sq.m. As such the site fails to meet the floorspace and servicing requirements. As such neither the existing or proposed unit would provided the floorspace required. Further, there is no at level dedicated car parking or servicing area to support the unit.

		<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
45 Market Parade	 Estimated size: 70sq.m	<u>Available</u> The unit was not open at the time of visit. There were no marketing details available. The unit is allocated as part of the allocated site known as H10/BD30 (Market Parade). The unit is included within the outline application (Ref: APP/14/01225). Given the redevelopment proposal for the wider site, the unit is not considered available. <u>Suitable</u> The existing unit is less than 8% of the floorspace required. The outline permission provides an indicative layout scheme with the retail units ranging between 80-250sq.m. As such neither the existing or proposed unit would provided the floorspace required. Further, there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
47 Market Parade		<u>Available</u> The unit was not open at the time of visit; There were no marketing details available. The unit is allocated as part of the allocated site known as H10/BD30 (Market Parade). The unit is included within the outline application (Ref: APP/14/01225). Given the redevelopment proposal for the wider site, the unit is not considered available. <u>Suitable</u> The existing unit is less than 8% of the floorspace required. The outline permission provides an

	Estimated size: 70sq.m	indicative layout scheme with the retail units ranging between 80-250sq.m. As such neither the existing or proposed unit would provided the floorspace required. Further, there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
49 Market Parade	 Estimated size: 100sq.m	<u>Available</u> The unit was clearly vacant; however no marketing information is available. The unit is allocated as part of the allocated site known as H10/BD30 (Market Parade). The unit is included within the outline application (Ref: APP/14/01225). Given the redevelopment proposal for the wider site, the unit is not considered available. <u>Suitable</u> The existing unit only approximately 10% of the floorspace required. The outline permission provides an indicative layout scheme with the retail units ranging between 80-250sq.m. As such neither the existing or proposed unit would provided the floorspace required. Further, there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.

51 Market Parade	 Size: 100sq.m	<u>Available</u> The unit was clearly vacant; however no marketing information is available. The unit is allocated as part of the allocated site known as H10/BD30 (Market Parade). The unit is included within the outline application (Ref: APP/14/01225). Given the redevelopment proposal for the wider site, the unit is not considered available. <u>Suitable</u> The existing unit only approximately 10% of the floorspace required. The outline permission provides an indicative layout scheme with the retail units ranging between 80-250sq.m. As such neither the existing or proposed unit would provided the floorspace required. Further, there is no at level dedicated car parking or servicing area to support the unit. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
4 North Street Arcade	 Estimated size: 60sq.m	<u>Available</u> The unit was closed at the time of the site visit; however it was not clear if it was vacant. However, marketing particulars are available online with Holloway Iliffe & Michell advertising the unit as available to let. <u>Suitable</u> The unit is less than 7% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.

5 North
Street
Arcade



Estimated size: 60sq.m

Available

The unit was closed at the time of the site visit. The unit was not visibly marketed and there are no details available online.

The unit is not available.

Suitable

The unit is less than 7% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements.

The unit is not suitable.

Viable

The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.

6 North
Street
Arcade



Estimated size: 60sq.m

Available

The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed and there are no details available online.

The unit is not available.

Suitable

The unit is less than 7% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements.

The unit is not suitable.

		<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
7 North Street Arcade	 Estimated size: 60sq.m	<u>Available</u> The unit was closed at the time of the site visit. The unit was not visibly marketed and there are no details available online. It is considered that the unit could potentially still be occupied by Case for Clothes. The unit is not available. <u>Suitable</u> The unit is less than 7% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
9 North Street	 Estimated size: 40sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed and there are no details available online. The unit is not available. <u>Suitable</u> The unit is less than 5% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements.

		The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
11 North Street	 Estimated size: 80sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. A marketing board was displayed on the unit by Garner Wood. The online particulars advertise the unit as benefitting from A1 planning consent. The unit is available. <u>Suitable</u> The unit is less than 9% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not suitable and consequently, it cannot be a viable alternative for the proposed development.
59 North Street	 Estimated size: 0.09ha	<u>Available</u> The former Star Public House and associated outbuildings has been demolished and the site is now vacant. No marketing information is available in relation to the site. The site is not available. <u>Suitable</u> In accordance with the Havant Borough Local Plan Allocations document (July 2014), the unit is

		contained within an allocated site known as H10/BD30 (Market Parade). The allocation includes 35 - 51 Market Parade, and the former Star Public House. The total area of the site is 1.55ha. The allocation is for 225 residential dwellings, 1,500sq.m of office space and main town centre uses. As such, policy would not support the range of uses proposed. The site is located within the Conservation Area known as St Faith's and thus the proposed scheme would not sit comfortably within the area. The site is not suitable. <u>Viable</u> A redevelopment proposal for the site would likely to have significant costs and would not be economically viable for the developer.
2-2A East Street	 Estimated size: 80sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. A marketing board was displayed on the unit by Holloway Iliffe & Mitchell. The unit is advertised on the agent's website as under offer. The unit is not available. <u>Suitable</u> The unit is less than 9% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. In accordance with the Havant Local Plan Allocations document (July 2014), the unit is contained within an allocated site known as H22 (East Street). The allocation is for 40 residential dwellings, community and main town centre uses. The allocation does not support the range of uses proposed, and thus would not be supported in policy terms. The unit is not suitable.

		<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
5 East Street	 Estimated size: 60sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed and there are no details available online. The unit is not available. <u>Suitable</u> The unit is less than 7% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. Further, the unit is contained within an allocated site known as H22 (East Street) and the allocation does not support the range of uses proposed. Thus the proposal would not be supported in policy terms. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
6 East Street		<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed and there are no details available online. The unit is not available.

	Estimated size: 80sq.m	<u>Suitable</u> The unit is less than 9% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. Further, the unit is contained within an allocated site known as H22 (East Street) and the allocation does not support the range of uses proposed. Thus the proposal would not be supported in policy terms. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
7 East Street	 Estimated size: 90sq.m	<u>Available</u> The unit was vacant at the time of the site visit. A marketing board by Pearsons was advertising the unit for sale. However, the online listing for the unit it was marked as no longer on the market. Planning permission (Ref: APP/14/00575) was granted on 10 April 2015 for demolition of single storey retail unit and construction of four storey building comprising 3No. 2 bed and 1No. 1 bed apartment with associated landscaping, cycle parking and refuse provision. Given the approved residential development, the unit is not available. <u>Suitable</u> The unit is less than 10% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. Further, the unit is contained within an allocated site known as H22 (East Street) and the allocation does not support the range of uses proposed. Thus the proposal would not be

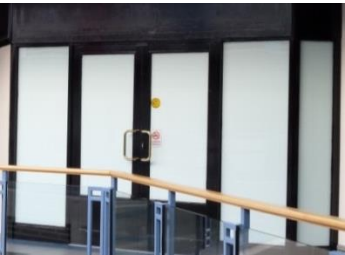
		supported in policy terms. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
9 East Street	 Estimated size: 115sq.m	<u>Available</u> The unit was vacant at the time of the site visit. A marketing board by Pearsons was advertising the unit for sale. However, the online listing for the unit it was marked as no longer on the market. Planning permission (Ref: APP/14/00576) was granted on the 10 April 2015 for the demolition of existing single storey building (Class A2) and associated outbuilding to the rear; construction of four storey building comprising 8No. 1 bed and 3No. 2bed apartments with associated landscaping; cycle parking and refuse. Given the approved residential development, the unit is not available. <u>Suitable</u> The unit is less than 13% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. Further, the unit is contained within an allocated site known as H22 (East Street) and the allocation does not support the range of uses proposed. Thus the proposal would not be supported in policy terms. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the

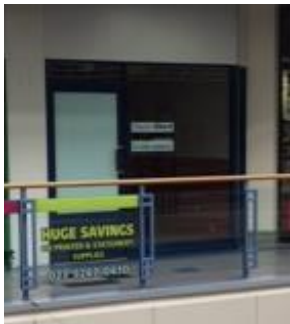
		proposed development.
10 A East Street	 Estimated size: 60sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed and there are no details available online. An application has recently been submitted in relation to 12-10A East Street for planning permission (Ref: APP/15/01408) for the change of use at ground floor level from A1 to C3 to form 3no. flats, with associated alterations to front and rear elevations. The target determination date is the 18 March 2016. Given the proposed change of use, the unit is not available. <u>Suitable</u> The unit is less than 7% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. Further, the unit is contained within an allocated site known as H22 (East Street) and the allocation does not support the range of uses proposed. Thus the proposal would not be supported in policy terms. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.

12 East Street	 Estimated size: 95sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. A marketing board was displayed on the unit by Hughes Ellard. Marketing details online suggest the unit is available. As detailed above, an application (Ref: APP/15/01408) for the change of use of 12-10A East Street has recently been submitted. The target determination date is the 18 March 2016. Given the proposed change of use, the unit is not available. <u>Suitable</u> The unit is only 10% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. Further, the unit is contained within an allocated site known as H22 (East Street) and the allocation does not support the range of uses proposed. Thus the proposal would not be supported in policy terms. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
26-28 East Street	 Estimated size: 460sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed and there are no details available online. <u>Suitable</u> The unit is only approximately half the size of the required floorspace and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements.

		Further, the unit is contained within an allocated site known as H22 (East Street) and the allocation does not support the range of uses proposed. Thus the proposal would not be supported in policy terms. The unit is not suitable. <u>Viable</u> The unit is not suitable, and consequently, it cannot be a viable alternative for the proposed development.
10A The Pallant	 Estimated size: 60sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. Marketing boards were displayed by Holloway Illiffe & Mitchell advertising the unit as for sale with development potential. The unit has been vacant since 2010 having last been operated as a commercial retail property (picture framers). Planning permission (Ref: APP/14/01293) was granted in May 2015 for the demolition of existing building and erection of 2 storey residential building containing 2no. 1 bed flats and 1 no. studio apartment. Given the proposed residential development, the unit is not available. <u>Suitable</u> The unit is less than 7% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is contained within an allocated site known as H22 (East Street) and the allocation does not support the range of uses proposed. Thus the proposal would not be supported in policy terms. The unit is not suitable.

		<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
42-54 West Street	 Estimated size: 0.13ha	<u>Available</u> The site used to occupy 7 retail units at approximately 100sq.m per unit, however the units have been demolished and the site is now a large vacant plot. Planning permission (Ref: APP/10/00992) was granted in February 2011 for the demolition of existing shops and flats. Construction of a three storey mixed use building providing 650sq.m of retail (Class A1) and 14no. 2 bed flats with associated car parking (5no. spaces), cycle and bin stores. Given the proposed redevelopment, the site is not available. <u>Suitable</u> The planning permission proposes one 'mid range' unit providing 650sq.m of retail floorspace. The proposed unit is unbuilt and is circa 300sq.m below the required floorspace. Further, the proposed scheme does not include any at level dedicated car parking or a servicing area to support the unit and thus would be unsuitable for the proposed retail operations. In addition, due to the site's location, on a primary shopping frontage in the town centre, the retail unit would be suitable for high street goods rather than bulky items. The site is not suitable. <u>Viable</u> Consequently, it cannot be a viable alternative for the proposed development.

SU25 Meridian Shopping Centre	 Estimated size: 60sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit; however a sign advertised that a shop was due to open on the 22 of January 2016. The unit is advertised on Hughes Ellard's website as under offer. The unit is not available. <u>Suitable</u> The unit is located on the second floor of the Meridian Shopping Centre and therefore would be incapable of providing the necessary at level dedicated car parking and servicing arrangements to support the unit. Further, the unit is less than 7% of the floorspace required. As such the unit fails to meet the floorspace and servicing requirements. The site is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
SU24 Meridian Shopping Centre	 Estimated size: 60sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit is marketed by Hughes Ellard as available for retail/office. <u>Suitable</u> The unit is located on the second floor of the Meridian Shopping Centre and therefore would be incapable of providing the necessary at level dedicated car parking and servicing arrangements to support the unit. Further, the unit is less than 7% of the floorspace required. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable.

		<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
SU27- SU29 Meridian Shopping Centre	 Estimated size: 530sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit is marketed by Hughes Ellard as available for retail/office. <u>Suitable</u> The unit is located on the second floor of the Meridian Shopping Centre and therefore would be incapable of providing the necessary at level dedicated car parking and servicing arrangements to support the unit. As such the unit fails to meet the servicing requirements and is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
SU33 Meridian Shopping Centre	 Estimated size: 60 sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit is marketed by Hughes Ellard as available for retail. <u>Suitable</u> The unit is located on the second floor of the Meridian Shopping Centre and therefore would be incapable of providing the necessary at level dedicated car parking and servicing arrangements to support the unit. Further, the unit is less than 7% of the floorspace required. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable.

		<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
Meridian Shopping Centre	 Estimated size: 60sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit is marketed by Hughes Ellard as available for retail. <u>Suitable</u> The unit is located on the second floor of the Meridian Shopping Centre and therefore would be incapable of providing the necessary at level dedicated car parking and servicing arrangements to support the unit. Further, the unit is less than 7% of the floorspace required. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not suitable and consequently, it cannot be a viable alternative for the proposed development.

LEIGH PARK

NO.	ADDRESS	PHOTO	ASSESSMENT SUMMARY
35	2-4 Park Parade	 Estimated size: 300sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. No marketing details have been found in relation to the unit to suggest the unit is available. The unit is not available. <u>Suitable</u> The unit is only 30% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
36	3 Park Parade	 Estimated size: 70sq.m	<u>Available</u> The unit was not open at the time of the site visit. No marketing details have been found in relation to the unit to suggest the unit is available. <u>Suitable</u> The unit is less than 8% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements.

			The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
37	9 Park Parade	 Estimated size: 70sq.m	<u>Available</u> The unit was shut at the time of the site visit and there were no visible marketing details. However, unit 9-11 were sold at a commercial auction held on 19-20 October 2015. The unit is therefore not available. <u>Suitable</u> The unit is less than 8% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
38	11 Park Parade	 Estimated size: 70sq.m	<u>Available</u> The unit was open at the time of the site visit and there were no visible marketing details. However, unit 9-11 were sold at a commercial auction held on 19-20 October 2015. The unit is therefore not available. <u>Suitable</u> The unit is less than 8% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements.

			The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
39	13-15 Park Parade	 Estimated size: 200sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. Marketing boards were displayed on the unit, by Hughes Ellard, advertising the unit for let and further details were available online. <u>Suitable</u> The unit is only 20% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> Despite the unit being available, the unit would not be suitable and consequently, it cannot be a viable alternative for the proposed development.
40	19 Park Parade		<u>Available</u> The unit was clearly vacant at the time of the site visit. Marketing boards were displayed on the unit, by Savills Auctions. The marketing particulars online advertise that the unit will be presented to auction on the 29th January 2015. A planning application (Ref: APP/15/01342) was registered with Havant Council in December 2015 for the change of use to a veterinary practice with ancillary accommodation. The target decision date is the 29th January 2016. Given the proposed change of use, the unit is not available.

		Estimated size: 100sq.m	<u>Suitable</u> The unit only 10% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not suitable, and consequently it cannot be a viable alternative for the proposed development.
41	21 Park Parade	 Estimated size: 400sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed; however details were available online by Hughes Ellard advertising the unit as available to let. A planning application (Ref: APP/15/00533) for the change of use from retail (use Class A1) to health and fitness club (use Class D2) was approved in July 2015. Given the proposed change of use, the unit is not available. <u>Suitable</u> The unit is less than half the size of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> Consequently, it cannot be a viable alternative for the proposed development.

42	25-29 Park Parade	 Estimated size: 500sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. Marketing boards were displayed on the unit, by Hughes Ellard, advertising the unit as available to let. Further marketing details are also available online. <u>Suitable</u> The unit is approximately half the size of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> Consequently, it cannot be a viable alternative for the proposed development
43	40 Park Parade	 Estimated size: 125sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed, however the unit is marketed online by Goadsby. <u>Suitable</u> The unit is less than 9% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not suitable and consequently, it cannot be a viable alternative for the proposed development.

44	30 Park Parade	 Estimated size: 40sq.m	<u>Available</u> The unit was not open at the time of the site visit. The unit was not visibly marketed. Previously the unit was marketed online for sale at public auction by Clive Emson. The unit has now been removed from the market and, thus is no longer available. <u>Suitable</u> The unit is less than 5% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
45	33 Park Parade	 Estimated size: 40sq.m	<u>Available</u> The unit was not open at the time of the site visit. It is considered that the unit is occupied by Carousel. The unit is not available. <u>Suitable</u> The unit is less than 5% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the

			proposed development.
46	36 Park Parade	 Estimated size: 150sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed and no further details can be found online. The unit is not available. <u>Suitable</u> The unit is only approximately 15% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.

47	2 Greywell Road	 Estimated size: 70sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed and no further details can be found online. The unit is not suitable. <u>Suitable</u> The unit is less than 8% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
48	9 Greywell Road	 Estimated size: 130sq.m	<u>Available</u> The unit was not open at the time of the site visit. The unit is marketed online as available to let by Holloway Iliffe & Michell. <u>Suitable</u> The unit is less than 15% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not suitable, and consequently, it cannot be a viable alternative for the proposed development.

49	8 Greywell Road	 Estimated size: 60sq.m	<u>Available</u> The unit was not open at the time of the site visit. The unit was not visibly marketed and there are no details online. The unit is not available. <u>Suitable</u> The unit is less than 7% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
50	11 Greywell Road	 Estimated size: 250sq.m	<u>Available</u> The unit was not open at the time of the site visit. The unit is marketed online as available to let by Holloway Iliffe & Michell. <u>Suitable</u> The unit is less than 30% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not suitable, and consequently, it cannot be a viable alternative for the proposed development.

51	12s Greywell Road	 Estimated size: 60sq.m	<u>Available</u> The unit was not open at the time of the site visit. The unit was not visibly marketed, however it was marketed jointly online by Osmond Brookes and Holloway Iliffe & Mitchell. <u>Suitable</u> The unit is less than 7% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not suitable and, consequently, it cannot be a viable alternative for the proposed development.
52	12n Greywell Road	 Estimated size: 130sq.m	<u>Available</u> The unit was not open at the time of the unit visit. The unit was not visibly marketed, however it marketed jointly online by Osmond Brookes and Holloway Iliffe & Mitchell. <u>Suitable</u> The unit is less than 15% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not suitable, and consequently, it cannot be a viable alternative for the proposed development.

53	24 Greywell Road	 Estimated size: 50sq.m	<u>Available</u> The unit was not open at the time of the unit visit. The unit was not visibly marketed and no further details can be found online. The unit is not available. <u>Suitable</u> The unit is less than 6% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
54	28 Greywell Road	 Estimated size: 50sq.m	<u>Available</u> The unit was clearly vacant at the time of the unit visit. The unit was not visibly marketed and no further details can be found online. The site is not available. <u>Suitable</u> The unit is less than 6% of the floorspace required and there is no at level dedicated car parking or servicing area to support the unit. As such the unit fails to meet the floorspace and servicing requirements. The unit is not suitable.

			<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
55	41 Greywell Road	 Estimated size: 50sq.m	<u>Available</u> The unit was not open at the time of the unit visit. The unit was clearly vacant at the time of the unit visit. The unit was not visibly marketed and no further details can be found online. The site is not available. <u>Suitable</u> The unit is less than 6% of the floorspace required and there is no provision of car parking to service the unit. As such the unit fails to meet the sales and non-sales floorspace and servicing requirements, and thus the unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.

56	49 Greywell Road	 Estimated size: 50sq.m	<u>Available</u> The unit was clearly vacant at the time of the site visit. The unit was not visibly marketed and no further details can be found online. <u>Suitable</u> The unit is less than 6% of the floorspace required and there is no provision of car parking to service the unit. As such the unit fails to meet the sales and non-sales floorspace and servicing requirements, and thus the unit is not suitable. <u>Viable</u> The unit is not suitable, and consequently, it cannot be a viable alternative for the proposed development.
57	55 Greywell Road	 Estimated size: 60sq.m	<u>Available</u> The unit was vacant. However, a planning application (Ref: APP/15/01296) was registered with Havant Council in November 2015 for the proposed change of use of unit 55 from A2 to A3, walk way to A3 and unit 57 from A1 to A3 to serve as a new coffee shop. The determination date for the application is 20 January 2016, albeit no decision has been made yet. Given the change of use proposals, the site is not available. <u>Suitable</u> The unit is less than 7% of the floorspace required and there is no provision of car parking to service the unit. As such the unit fails to meet the sales and non-sales floorspace and servicing requirements, and thus the unit is not suitable.

			<u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.
58	57 Greywell Road	 Estimated size: 70sq.m	<u>Available</u> The unit was vacant at the time of the site visit. However, a planning application (Ref: APP/15/01296) was registered with Havant Council in November 2015 for the proposed change of use of unit 55 from A2 to A3, walk way to A3 and unit 57 from A1 to A3 to serve as a new coffee shop. The determination date for the application is 20 January 2016, albeit no decision has been made yet. Given the change of use proposals, the site is not available. <u>Suitable</u> The unit is less than 8% of the floorspace required and there is no provision of car parking to service the unit. As such the unit fails to meet the sales and non-sales floorspace and servicing requirements, and thus the unit is not suitable. <u>Viable</u> The unit is not available or suitable. Consequently, it cannot be a viable alternative for the proposed development.