

30 March 2016
L 160330 SAV Planning

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- 04932921

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 A
PET CARE TREATMENT AND GROOMING FACILITY
UNIT 1C, WELLINGTON RETAIL PARK, HAMBLETON ROAD, WATERLOOVILLE, HAMPSHIRE, PO7
7FG
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 1C, Wellington Retail Park, Waterlooville.

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/WAT/SLP – 'Site Location Plan';
- Drawing Ref: 5763/A – Existing Ground Floor';
- Drawing Ref: 5763/12 – 'Proposed Ground Floor and Mezzanine Layout';
- 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-04932921) a cheque, made payable to 'Havant Borough Council', for £195.00, has been submitted separately by post.

The Application Site

The subdivision to create Unit 1C was approved under Application Reference. APP/15/00576. The approved unit measures approximately 767 sq. m (GIA) The Retail Park is located on Hambledon Road, a main arterial route linking the site with Winchester and the A3(M) and surrounding areas. The Park is an established destination for large format retailing. Other operators at the site include Home Bargains, Halfords, Brantano, Argos, Marks and Spencers Simply Food and Matalan.

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Planning History

The subdivision of Unit 3 was approved under Permission Reference: APP/15/00576. The subdivision of the unit will allow for the creation of a 676sq. m unit numbered Unit 1C. Following this Permission Reference: APP/15/00577 was granted on 20 July 2015 which allowed the following:

Erection of a mezzanine floor ancillary to ground floor retail use within proposed unit following subdivision of unit 3 to create a retail unit of 767sq. m at ground floor.

The above application was followed by a Non Material Amendment (APP/15/00869) which confirmed the use of the mezzanine as ancillary retail and / or pet care centre, treatment and grooming facility.

A new application is being submitted as a slightly larger mezzanine is now required (362sq. m as opposed to 267sq. m) to allow the incoming tenant to operate from the unit.

Proposed Floorspace at Mezzanine Level

The floorspace at the application site is currently vacant but is to be 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 362 sq. m and is illustrated on Drawing Ref: 5763/12 – 'Proposed Ground Floor and Mezzanine Layout'.

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.

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: 5763/12 – 'Proposed Ground Floor and Mezzanine Layout', the proposed mezzanine will measure approximately 362 sq. m. and the proposed facility will occupy approximately 191 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.

Paragraph 26 of the NPPF requires all proposals for main town centre uses which exceed 2,500 sq. m to be supported by an assessment of impact. The proposed new floorspace within the application site only comprises 362 sq. m, so is therefore significantly below the threshold. It follows that a formal impact assessment is not required in this instance. In light of this, it cannot be considered to have a significant adverse impact upon the vitality or viability of existing defined centres, or on proposed or committed investment in the town.

The NPPF requires a sequential approach to site selection to be adopted in respect of all developments for main town centre uses that are not in an existing centre and not in accordance with an up-to-date Local Plan. The unit is located within Waterlooville Town Centre as allocated by the Havant Borough Council Local Plan and so a sequential test is not required.

As the proposed floorspace is required for a pet care, treatment and grooming facility, it is inextricably linked to the use of the rest of the unit as a retail shop selling pets and pet related products. It follows that the Vets4Pets facility can only realistically trade from within the Pets at Home store, and that the application site is the most sequentially preferable.

The proposed mezzanine floor is also the extension of an existing unit, so it follows the mezzanine floor cannot be disaggregated from the ground floor. In light of this the application site is the most sequentially preferable.

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 (362 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 362 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 1C, Wellington Retail Park, Waterlooville.

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, flowing style.

Savills (UK) Limited
Commercial Planning