

Mr. Steve Weaver Esq.
Planning Department
Havant Borough Council
Civic Centre Road
Havant
Hampshire, PO9 2AX

Our Ref: HBC.HASTP.140811

11th August 2014

Dear Steve

**TRADE PARK, 4-10 SOLENT ROAD, HAVANT – APPLICATION FOR MINOR AMENDMENT TO
CONDITION 1 OF THE APPROVED RESERVED MATTERS APPLICATION REF. APP/13/00694
DISCHARGE CONDITIONS 17(I) 19 & 32 OF THE OUTLINE PERMISSION REF. APP/12/00491
(PHASE II)**

Further to our meeting on the 4th August 2014 in relation to the aforementioned site, we now submit an application seeking a minor amendment to Condition 1 of the approved reserved matters consent (ref. APP/13/00694) relating to the scale, appearance and landscaping of the scheme and seek to discharge conditions 17(I) 19 & 32 of the Outline Permission (ref. APP/12/00491 phase II).

As outlined previously, during construction and as an outcome of negotiations with prospective occupiers the development scheme has altered slightly from that which was approved as part of the reserved matters application in relation to the appearance and landscaping for the scheme.

Consequently, the intention of this application is to reconcile matters and ensure that what is being built on-site is consistent with what has been approved as part of the planning process.

In light of this, we have the pleasure of enclosing revised drawings to substitute those identified on the reserved matters consent. For the avoidance of any doubt, these are identified in the schedule below:

Superseded Drawings	Proposed Drawings
Unit 3 Site Plan and Section 146-300-101	Site Plan 146-300-101 A
Landscaping Plan 146-300-100 D	Landscaping Plan 146-300-100 E
Unit 3 Plans Section & Elevations 146-300-201B	Unit 3 Plans Section & Elevations 146-300-201C
Unit 4 Plans Section & Elevations 146-400-202	Unit 4 Plans Section & Elevations 146-400-202A

N.B. All other drawings referenced in Condition 1 will be disregarded as the details pertained in each are clearly incorporated in the drawings proposed.

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We trust this will enable matters to be regularised in respect of the planning for the site. In addition, as agreed at our meeting, we incorporate within this application written commentary below with details enclosed to discharge Conditions 17(I) 19 & 32 of the outline permission (ref. APP/12/00491 phase II).

- **Condition 17 (I)** – Specification of material to be used for the hard surfaced parts of the site.

Please refer to drawing ref. 146-300-101 A showing the specification of materials to be used for the hard surfaced parts of the site.

- **Condition 19** – External Lighting Proposed

At this stage, we are not intending to install any external lighting on the site although we would like to reserve the right to install LED down lighting in such positions, as outlined on drawing ref. 146-300-201C, on the overhead panels above the fire exit doors at the rear of unit 3 should we decide.

- **Condition 32** – Details of long and short stay cycle provision

With regard to Condition 32, we do not envisage many customers visiting the site on their bicycles due to the 'Trade' nature of the Park and the bulky goods that will typically be on sale.

That said, we have provided short stay cycle provision in the form of Sheffield stands and a covered facility in the locations as identified on Drawing Ref. 146-300-101A

The short stay cycle facilities have been located close to building entrances and positioned in appropriately visible areas to reduce potential theft. We can confirm that all Sheffield Stands will be spaced at 1.0m intervals to enable two bicycles to use each stand.

With regard to long term / overnight cycle parking, we would expect any staff leaving bicycles overnight to leave these within the confines of their building so as not to encourage possible crime and vandalism.

Should you require any additional information or clarification on any of the information or details provided, please do not hesitate to make contact with the undersigned.

Otherwise, we look forward to receiving confirmation that the application has been registered and validated and would like to take this opportunity to thank you for the proactive stance the Council has taken in respect of this application to ensure matters can be resolved in the interests of providing future employment space within the Borough.

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The application has been submitted via the Planning Portal and a cheque, made payable to Havant Borough Council for £195.00 to cover the application fee, is to be sent by post under separate cover.

We look forward to hearing from you shortly.

Yours sincerely,

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Encl.

