

Hello Stephen,

Following our telephone conversation, I would like to reiterate the points made with regards to preserving the parade and retaining the A1 use of the shop.

As you are aware, this unit became vacant some years ago. The previous tenant having left the property in poor condition, having breached his repairing obligations under the lease. Although PCC marketed the property for letting, it could not secure a suitable tenant. Our aim, where possible is to maintain a mix of retail offers on the parades, avoiding too many take-aways for example.

Due to the lack of interest and attractive proposals, the shop was considered for alternative use. PCC have other parades in the Havant Borough Council's area and empty units are now being considered for more community focused purposes due to the lack of interest from prospective tenants (such as the unit in Sharps Road, which is now offering a drop in centre for the local community following the failure to secure a tenant over the last 10 years).

It became obvious that the shop in Middle Park Way was situated in an area where we had a lot of operatives who would make their way back and forth to the main depot to use the facilities, collect equipment and materials.

It made sense to provide a rest room/store closer to their area of work and PCC invested in the refurbishment of the shop to provide these much needed facilities. This site has worked very well for the last 3 years for this purpose with no issue or disturbance to the neighbourhood and provided a definite community benefit where operatives are concentrating on the areas they are responsible for, having limited needs to use additional vehicles to travel and transport equipment and materials. The area and parade have been kept in good condition because of PCC's daily use of the premises.

I understand Havant Borough Council's reluctance to lose a unit with A1 use and the continued use of the shop for the purpose of providing a rest area for PCC's employees does not detract from this. The market is currently still recovering and there seems to be no indication that demand has increased for A1 use in the area (we have other vacant properties in the area we are struggling to let), therefore we have applied a permanent change of use for the unit in Middle Park Way.

I understand that this permanent change of use is at odds with the Planning Policy but this is an investment property for PCC and if the market strengthens, we would be happy to revert back to A1 use.

Following our discussions, although it would still be my preference for a permanent change of use, I would be happy to consider a temporary consent for 3 years at which time, the use of the property would be reviewed, pending the status of the market at the time.

Thanks and kind regards
Sophie

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