



Our ref: HL11008
Your ref: APP/13/00266

16 October 2013

Mrs S Smith
Senior Planner
Development Control
Havant Borough Council
Public Service Plaza
Havant
PO9 2AX

Dear Sally

**HAVANT RETAIL PARK
PROPOSED RESIDENTIAL DEVELOPMENT**

Thank you for supplying the DVS's confidential report assessing the viability of my clients' proposals.

In light of the conclusions of the report that the scheme would be in deficit if a proportion of the proposed units were given over to affordable housing, I can confirm that none of the on-site units will be affordable.

My client will make the necessary Community Infrastructure Levy payment for the development, which is £195,120.

Furthermore, my clients will make a financial contribution via a Section 106 Agreement towards the following infrastructure:-

Solent mitigation measures
Community facilities
Education
Off-site affordable housing

My clients are offering a Section 106 contribution of £282,136, which will ensure the viability of the scheme whilst contributing to local infrastructure requirements. They are satisfied that such a contribution is justified under the tests set down in the CIL Regulations.

We note that The Original Bowling Co wrote to Chris Murray on 1 October confirming that it will cease operating from Havant Retail Park in the near future, because a non leisure park location no longer represents a viable business proposition for them.

Given that the bowling facility will cease trading independently of the redevelopment proposals for the site, the proposals cannot be in conflict with Policy DM2 of the adopted Core Strategy, because the facility is clearly no longer required for what the Council might deem a 'community use'.

On the basis that there is no longer a policy objection, we look forward to a strong recommendation in support of the redevelopment of a sustainable brownfield site for much-needed new housing. Furthermore, we assume that the Council will, in due course, redraft the relevant policy of the Havant Borough Local Plan (Allocations) Publication Version to reflect the fact that there is no policy objection to the entire site coming forward for residential development.



Yours sincerely



Jeremy Heppell
Associate Director
For and on behalf of WYG

cc Mark Carrington, Linden Homes Southern
Scott Rawlings, Ankers & Rawlings Developments
Adele Maher, Havant Borough Council