

Your Ref
Our Ref JPB//JJB App letter
Date 4 March 2013

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Dear Sir/ Madam

**WATERLOOVILLE – WELLINGTON RETAIL PARK
PLANNING PORTAL REFERENCE PP-02442516**

We act on behalf of Henderson UK Retail Warehouse Fund, owners of the Wellington Retail Park. On 21 December 2012 we met Aaron Wright in relation to Unit 6. This was formerly occupied by JJB Sports, and is now vacant. Henderson proposes to re-let the building for food retail purposes. The meeting with Ms Wright was both positive and helpful, and following on from it we enclose a planning application comprising the following: -

- Application forms and certificates;
- Site location Plan "*Waterlooville – Unit 6 Wellington Retail Park*";
- Retail Planning Statement by Blue Sky Planning; and
- Transport Statement by Royal Haskinings DHV.

A cheque payable to you Council for £195 in respect of the application fee has previously been sent to you.

The base permission for the retail terrace comprising Units 1-7 is outline planning permission was granted (99/54013/003) for the erection of 10,126sqm non-food retail units, 1,207sqm garden centre, 232sqm fast food unit with access, parking and servicing. Conditions 16 and 17 restricted the size of the scheme, and range of goods which can be sold. The reserved matters approval (00/54013/004) was granted on 23 February 2001.

On 9 July 2001 a Section 73 application 01/54013/007 approved the variation of conditions 16 and 17 of planning permission 99/54013/003. Two new conditions (Nos 1 and 2) imposed relating to the goods sold and floorspace of the approved scheme

On 2 May 2006 planning permission 06/54013/009 approved the "*Variation of conditions 16 & 17 of Planning Permission 01/54013/007 to allow for an increase in the floorspace available of unrestricted A1 (Retail) use*". Whilst in our view this should have referred to conditions 1 and 2 of planning permission 06/54013/009 (as conditions 16 and 17 were attached to planning permission 99/54013/003, the meaning of the permission was nonetheless clear. Planning permission 06/54013/009 represents the current restrictions on the units.

Condition 2 of planning permission 06/54013/009 sets out the current restriction on the goods which can be sold from Units 1-7, based upon the unit numbering set out on Plan 05/007-11.

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The enclosed application seeks permission for *"the variation of condition 2 of planning permission 06/54013/009 (Variation of conditions 16 & 17 of Planning Permission 01/54013/007 to allow for an increase in the floorspace available of unrestricted A1 (Retail) use)" to allow the unrestricted use of Unit 6".*

We would like the condition to be amended as follows: -

"Notwithstanding the provisions of any Town and Country Planning Uses Classes Order, Units 1-5 and 7 shown on Plan "Waterlooville – Unit 6 Wellington Retail Park" attached to this permission shall be used for the sale of food (other than confectionary and pet foods)".

Should you require any further information or clarification, please call me on the above number.



Director
On Behalf of Blue Sky Planning Ltd