PERMIT

AlliancePlanning

REFERENCE: TPI3511

TOWN AND COUNTRY PLANNING ACT 1990

(AS AMENDED)

SECTION 73 PLANNING APPLICATION FOR THE REMOVAL OF CONDITION 1 OF PLANNING PERMISSION 06/59412/007 TO ALLOW USE OF THE RETAIL PARK IN THE ABSENCE OF A RESTRICTION ON NON BULKY GOODS RETAIL

AT

CENTRAL RETAIL PARK

PARK ROAD NORTH

HAVANT

PO9 1HH

ON BEHALF OF: THREADNEEDLE PROPERTY INVESTMENTS

PREPARED BY: ALLIANCE PLANNING

DATE: AUGUST 2010

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DATE: **AUGUST 2010**

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1 APPLICATION FORMS AND CERTIFICATES

EXECUTIVE SUMMARY

This Planning Statement accompanies a planning application at Central Retail Park, Havant under section 73 of the Planning and Compulsory Purchase Act 2004 made on behalf of the property owners, Threadneedle Property Investments. The application proposes the removal of condition 1 of planning permission reference 06/59412/007. This condition currently limits

[redacted]

low the Central Retail Park to trade on equal esco comparison floorspace and to support the l offer available within the centre.

he town centre by enhancing the potential for ison good shopping and meeting some of the od retail floorspace identified in the LDF Core

f individual retail units would remain at 650sqm gross, ensuring that the retail park continues to provide for larger format retailers (as at present) and does not compete with or draw traders away from the existing town centre.

Central Retail Park is located on Park Road North, within the centre of Havant, immediately northwest of the existing town centre. It is identified as an edge of centre site, with the bus station and pedestrian parades of the town centre being just south east, on the opposite side of the road.

The Retail Park was completed in 2007 and a majority of the floorspace is now occupied, aside from one small unit formerly occupied and being let by the former tenant (The Tech Guys). The last of the major units (700sqm) has just been let (to Dreams). The total permitted floorspace including mezzanines amounts to 10,027sqm.

The site comprises an established retail park and is bounded predominantly by residential uses to the west and Havant Park, the bus station and town centre to the east and south east. The access to the site is via Park Road North, which runs along the site's eastern boundary.

The removal of condition 1 from the permission will allow greater flexibility for the sale of either bulky or non bulky comparison retail. Removing condition 1 will enhance the viability of

the centre and maximise the use of these units, to the economic benefit of the town centre. The level of activity at the Central Retail Park has been artificially low by the scale of the bulky goods DIY unit on the site and the limited potential this affords for linked trips with the town centre nearby. It is proposed through this application, to increase the level of trade for comparison goods retailing that will increase footfall and the likelihood for linked trips with other retailers here and in the town centre.

Following completion of the Central Retail Park, a comparable application at the Solent Retail Park resulted in permission being granted for an increase in retail floorspace and the removal of a similar condition that had restricted the non bulky comparison floorspace in the same way. The recent permission for the redevelopment of Tesco also consented new comparison good retail floorspace which was not subject to the same restriction on the floorspace for non bulky goods. Both are precedents for the current application, with each supporting the overall role of retailing in the centre of Havant as the main retail centre within the Borough.

The overall conclusion is that the application will help achieve an increase in retail activity in the retail park, drawing increased numbers into the town and boosting the local economy.

[redacted]

1.1 This Planning Statement provides a description of the proposals and planning [redacted] removal of a condition 1 from planning [redacted] ating to the continued operation of Central [redacted] l Park, Park Road North, Havant, PO9 1HH. [redacted] Site Location Plan [redacted] g Statement, the relevant application forms [redacted] pplication fee.

1.4 The application has been prepared and is submitted in accordance with the Town and Country Planning Act 1990 (as amended), and complies with all relevant legal requirements and principles of best practice.

1.5 The application is made by Threadneedle Property Investments, the property arm of an award-winning provider of investment solutions to institutional and retail clients.

1.6 The application proposes no physical changes to the buildings, access or parking at the retail park. It is a s73 application for the omission of a condition on the existing permission.

1.7 The proposal will remove the existing restriction on the level of comparison retail provision permitted under the terms of the existing consent, providing an improved range and choice for customers and increasing the overall attraction of retailing in the centre of Havant.

2. SITE AND SURROUNDINGS

2.1 Central Retail Park is located on Park Road North within the centre of Havant, immediately to the north west of the town centre and bus station. The Retail Park comprises a modern development of large, clear span warehouse style retail units, constructed in around 2007 and forming 10,027sqm of permitted retail space, with a fast food restaurant and two smaller retail units near its entrance and with a dedicated parking area on the frontage.

2.2 The Retail Park is bounded by Park Road North to the east and the mainline railway to the north. Residential properties and a mix of commercial uses (including the Fire Station) lie to the south west and west of the Retail Park, with further retail and commercial properties on West Street to the south which falls within the defined town centre boundary. To the east, on the other side of Park Road North lies Havant Park, the bus station and the main town centre pedestrianised area, with Market Parade extending the town centre north to the mainline railway station.

2.3 Havant War Memorial Hospital lies to the northwest of the retail park. The Civic Centre and main area of the proposed public service village lies to the north east, just north of the railway.

2.4 The main entrance to the park is from Park Road North and Park Way, which provides the current site access and access to the residential areas to the west. The access is a modern junction constructed as part of the development of the Retail Park under the terms of the permissions for its development.

2.5 Havant railway station is to the east of the park, with Bedhampton railway station to the west. The A27 Havant Bypass runs east-west, approximately 0.5km to the south. The Retail Park is connected to the town centre by a modern pedestrian crossing across Park Road North linking to Havant Park, the bus station and main pedestrian areas of the town centre.

2.6 To the south east of the town centre, south of Central Retail Park, lies the Solent Road Retail Park which was constructed about the same time as Central Retail Park, and a large Tesco store which has recently undergone a major redevelopment and expansion to provide both convenience and comparison retailing.

2.7 The town centre of Havant comprises a number of retail areas, linked by a pedestrianised parade and with modern warehouse style, larger footprint retailing to

the west of the traditional town centre, catering for larger footprint retailers that cannot be accommodated within the traditional shopping areas.

2.8 Further to the south, on the southern side of the bypass, lies an extensive industrial area.

3 THE PROPOSED DEVELOPMENT

3.1 The summary description of the development proposes a:

> *"SECTION 73 PLANNING APPLICATION FOR THE REMOVAL OF CONDITION 1 OF PLANNING PERMISSION 06/59412/007 TO ALLOW USE OF THE RETAIL PARK IN THE ABSENCE OF A RESTRICTION ON NON BULKY GOODS RETAIL"*

3.2 The Retail Park currently has a range of different occupiers falling within the bulky goods, comparison goods and discount food retail categories as well as a small fast food restaurant.

3.3 Condition 1 of reference 06/59412/007 restricts the level of non bulky comparison retail to no more than 4,647sqm. Condition 1 states:

> *'Not more than 4,647 sqm (gross) of the retail development hereby permitted shall be used without the prior written approval of the Local Planning Authority for the sale of non-bulky comparison goods, i.e. clothing, footwear, fashion accessories (including handbags, luggage, watches and jewellery), books, stationary, perfumery and toiletries, music, records, CDs, DVDs, audio and video tapes (including hire), china, glass goods and kitchenware, unless any of the above are ancillary to or related to the main ranges of bulky goods to be sold'.*

3.4 The units within the Retail Park suit large footprint users, but demand for the space within the bulky goods sector has been slow and the last of the main units has only just been let, some 3 years after the Park was completed.

3.5 Existing tenants on the Park include the large format Wickes Extra at 4,700sqm, Dreams, Carpetright, Aldi and the Carphone Warehouse. The fast food restaurant is currently occupied by Kentucky Fried Chicken. One of the small retail units formerly occupied by The Techguys is currently vacant.

3.6 The proposal involves no physical alterations to the site or buildings and elements such as access and hours of operation will remain as approved.

3.7 Since the completion of the Retail Park, the development of the removal of condition 1 will allow for occupation of the units by a wider range of retailers, improving the success of the underused retail park, thus bringing economic benefits to the town.

4 THE APPLICANT

4.1 The application is made on behalf of Threadneedle Property Investments, the freehold owner of the Central Retail Park. They purchased the Park in early 2010 from the previous site owners, Seaward. Threadneedle have a long term commitment to the management and enhancement of the Retail Park and are committed to ensuring the health and the vitality of the retail offer.

4.2 In April 2009 Threadneedle was named Fund Manager of the Year at the annual Property Week Awards - the fourth time that Threadneedle has won this high profile award.

4.3 Over the five years to the end of March 2009, the Threadneedle Pensions Property Fund and the Threadneedle Property Unit Trust were ranked 3rd and 2nd in the CAPS peer group and 1st and 2nd over 10 years. This track record has been achieved by consistently applying a clear investment philosophy and process over the past ten years.

5 PLANNING HISTORY

5.1 Permission 04/59412/002, granted 21st June 2005, permitted the development of the retail park amounting to 7,793sqm of retail space and a drive through restaurant. Condition 10 of that permission limited the level of non-bulky comparison retail space to a maximum of 2,647sqm of floorspace. A separate condition (condition 11) restricted no more than 1,300sqm of floorspace for convenience goods.

5.2 Subsequently, permission 05/59412/004 provided a mezzanine in unit 6 and increased the overall level of retail space to 8,027sqm.

5.3 Permission 06/59412/007 increased the overall floorspace to 10,027sqm through the provision of revised mezzanines. It also varied condition 10, allowing up to 4,647sqm of non-bulky comparison goods in new condition 1 and 910sqm of discount food retail, under condition 4.

5.4 Following discussions with planning officers and a planning history search online on the Havant Borough Council website, the history for the site and development is as follows:

App Number	Proposal	Date	Decision
07/59412/014	Display of externally illuminated totem sign (height 8.455 metres).	24/04/2007	Grant Permission
07/59412/013	Variation of Condition 7 of Outline Consent 04/59412/002 to require that only the highway works at the proposed traffic signal junction (junction of Park Way and Park Road North) be constructed prior to the occupation of the Retail Park.	20/04/2007	Grant Permission
07/59412/012	Alterations to existing retail units 4 and 5 permitted under reserved matters consent 05/59412/003; to create a single unit 4/5 and amend entrances and cladding.	12/04/2007	Grant Permission
06/59412/011	Internally illuminated fascia and wall signs, height restrictor and various header boards and directional	20/10/2006	Grant Permission

	signs		
06/59412/010	Revision of consented reserved matters ref 05/59412/003. Provision of additional entrance and glazing etc to elevations of Unit 1.	17/08/2006	Grant Permission
06/59412/009	Display of internally illuminated Totem sign (height 10.4 m, width 2.8m) to eastern boundary of site.	16/11/2006	Withdrawn
06/59412/008	Variation of Condition 19 of Planning Permission 04/59412/001 to allow the drive thru/ restaurant premises permitted to remain open between the hours of 07:00 to 22:00 hours Monday to Saturday and 10:00 to 22:00 hours on Sundays.	09/02/2006	Grant Permission
06/59412/007	Variation of Condition 10 of planning permission 04/59412/002 to increase the total amount of floor space for the trading of *non*-bulky comparison goods from 2,647 sq.m to 4,647 sq.m and the variation of Condition 13 of planning permission 04/59412/002 as amended by planning permission 05/59412/004 to increase the total amount of floor space from 8,027 sq.m to 10,027 sq.m by the construction of a mezzanine floor.	30/03/2006	Grant Permission
06/59412/006	Variation of Condition 8 of Planning Permission 04/59412/002 to allow the development to commence prior to approval of the highway works.	15/02/2006	Grant Permission
05/59412/005	Application for approval of reserved matters regarding landscaping for demolition of existing buildings and construction of 7,793sq.m gross of A3/A1 drive through restaurant/retail units with car parking and service facilities associated highway work and revisions to the road layout.	14/11/2005	Grant Permission

05/59412/004	Variation of condition 13 of planning permission 04/59412/002 to allow for the provision of 234sq.m of office mezzanine at unit 6 and increase the gross retail floorspace to 8,027sq.m.	07/10/2005	Grant Permission
05/59412/003	Approval of Reserved Matters of design and external appearance in respect of outline permission 04/59412/002 for demolition of existing buildings and construction of 7,793sq.m of A1 retail units and 258sq.m gross of A3/A1 drive through restaurant/retail units with car parking and service facilities associated highway work and revisions to the road layout.	31/08/2005	Grant Permission
04/59412/002	Outline application for the demolition of existing buildings and construction of 7,793 square metres gross of A1 Retail units and 258 square metres gross of A3/A1 drive through restaurant/ retail unit with car parking and service facilities associated highway works and revisions to the road layout.	16/06/2004	Grant subject to s106
97/59412/001	Demolish existing buildings and construct 6,874 sqm (74,000sq ft) A1 retail units, associated car parking and service facilities; and dental suite and car park. Change of use of 19 Parkway from residential to offices	20/08/1997	Not proceeded with
94/59412/000	Outline proposal for Class A1 retail store, dry cleaners, & coffee shop, petrol filling station, service area, car wash, ancillary facilities, access road and car parking.	26/08/1994	Grant Permission

5.2 The key items of planning history are permission 04/59412/002, permitted in 2004 and permission 06/59412/007, granted in 2006, which now defines the permitted floorspace for each element of the retail park. The current permission is for a total of 10,027sqm of retail development. Of which a maximum of 4,647sqm can be used as non-bulky goods retail and a maximum of 910 sqm can be used as discount food retail.

6 PLANNING POLICY

6.1 This section considers the planning policies and legislative framework which together provide the context against which the Application will be considered. It identifies those national and local policies which are contained within statements of Government policy or the development plan for the area, or which otherwise may be material to the consideration of the development proposed.

6.2 It is a requirement of section 38 of the Planning and Compulsory Purchase Act 2004 that where a development plan contains policies relevant to an Application, the decision must be made in accordance with the development plan, unless material considerations indicate otherwise.

6.3 Statements of Government policy must be taken into account in the framing of development plan policies and may be relevant material considerations in decisions over individual planning Applications and development proposals.

6.4 The statutory development plan relevant to this Application includes saved policies within then Havant Borough Local Plan and the emerging Local Development Framework Core Strategy.

6.5 It is also appropriate to consider those statements of Government policy, which may be relevant to the Application.

NATIONAL POLICY

6.6 PPS4, Planning for Sustainable Economic Growth, details the Governments approach to economic development, including uses within the traditional employment use classes, public and community uses and main town centre uses.

6.7 The overarching aim of the document is to achieve sustainable economic growth and to improve the economic performance of cities, towns and regions. The efficient and effective use of land is a primary aim.

6.8 Policy EC1 of PPS4 requires consideration of the evidence base in formulating policy at the local level and in decision making, including at the local level, information on any deficiencies in the retail offer for comparison or convenience shopping, the spatial distribution of retailing as it exists or as proposed and its accessibility to public transport and the population as a whole.

6.9 Policy EC3 encourages authorities to plan for existing centres, to recognise the hierarchy of centres of importance within the area, set policies that respond flexibly to changing circumstances and to plan for the growth of key centres where appropriate to local circumstances.

6.10 Policy EC4 of PPS4 promotes a strong retail mix, providing greater choice to the consumer and competition. It specifically notes (at part d) that authorities should identify sites in or on the edge of centre suitable for larger format retailing where the need for such development has been identified.

6.11 Policy EC5 identifies the approach that authorities should adopt to identification of sites to meet anticipated retail need and to site selection, giving priority to existing centres, then to existing edge of centre locations with preference to sites that are well connected to the centre and finally to out of centre sites.

6.12 Policy EC10 states:

> *'Local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably'.*

6.13 It then goes on to detail 5 criteria against which planning applications for economic development should be assessed. These comprise carbon dioxide emissions and adaptability to climate change, accessibility by a range of public transport, high quality and inclusive design, the impact on economic and physical regeneration in the area and the impact on local employment.

6.14 Policy EC14 sets out the information needed in support of applications for main town centre uses. For such uses outside of a town centre and not in accordance with an up to date development plan, it requires a sequential assessment to be carried out. This includes proposals to vary or remove conditions on the range of goods sold.

6.15 Policies EC16 and EC17 concern retail development proposing new floorspace that is not in accordance with an up to date development plan and hence are not directly relevant to this application.

LOCAL POLICY

6.16 The existing development plan comprises in part the Havant District Local Plan 2005, which although now being superceded by the LDF Core Strategy, remains the current saved policy basis for the area. Following the abolition of the South East Plan, this statement makes no further reference to the RSS as part of the development plan.

Havant Borough District Wide Local Plan

6.17 Policy TC1 of the local plan confirms the hierarchy of centres, with Havant identified as one of the two main town centres in the District. The hierarchy indicates the main focus of retail development, with Havant and Waterlooville seen as the main centres for retail growth.

6.18 The town centre boundary is shown in a black line on the Proposals Map and adjoins the main part of the application site to the south and south east. The application boundary actually includes land within the town centre where it crosses Park Road North in the vicinity of the bus station.

6.19 The properties fronting West Street (adjoining the south of the site) are identified as being secondary retail frontage within the town centre, with primary retail frontage to the east side of Park Road North.

6.20 The Central Retail Park was developed in accordance with the policies of the Local Plan and in particular policy HTC1 which allocated the site for development as an expansion of the town centre uses in recognition of the very good public transport links enjoyed by this central location and the fact that it adjoining the existing town centre boundary to the south and east. The text supporting the policy (at para 311) commented that the provision of comparison retail floorspace:

> *"....would increase the critical mass of the shopping centre as a whole and help draw back trade currently lost to other larger comparison shopping centres such as Portsmouth, Fareham and Chichester. Whilst the site is well suited for comparison goods retailing, the Council will also consider a mix including food retailing. It will be appropriate to restrict the range of goods to be sold and to control the size of the retail units."*

6.21 All other policies that were of relevance to this current proposal have not been saved as of September 2007. The policy for the allocation of the site for retail and other

development (HTC1) was not saved because the site development had by that point been completed.

Havant LDF Core Strategy

6.22 The Core Strategy was submitted for examination in June 2010 and is due to be heard at Examination in September 2010. Although it is not part of the statutory development plan, its policies are capable of being considered a material consideration.

6.23 Policy CS4 states that:

"The council will seek to accommodate approximately 13,000 square metres (net) of new comparison goods retail floorspace within town and district centres up to 2016. Planning permission will be granted for appropriate town centre development proposals that:

1. Promote and enhance the following hierarchy of identified centres:

Town Centres - Havant and Waterlooville

District Centres - Cowplain, Emsworth, Leigh Park and Mengham/Gable Head

Local Centres - Bedhampton, Crookhorn, Grassmere Way, Hambledon Parade, Middle Park Way, Milton Road, Purbrook, Rails Lane, West Town and Widley.

2. Enhance the evening economy of the town and district centres.

3. Retain and enhance local markets.

4. Support small and independent businesses.

5. Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages."

6.14 The Core Strategy identifies at policy CS4 the commitment to identify 13,000sqm of new comparison goods retail floorspace within the Plan period up to 2016. This equates to over 2500sqm per annum over the next 5 years.

6.15 The Plan targets this at the town centres and makes a commitment that the town centre boundaries, as well as the primary and secondary shopping frontages, will be

re-defined in the Development Delivery (Allocations) Plan following adoption of the Core Strategy.

6.16 The supporting text refers to need to reflect new retail development to that suited in scale and kind to the importance of the centre in the hierarchy.

6.17 Paragraph 3.41 states, inter alia: *'A key challenge for the town centre is to improve the linkages with the edge-of-centre Solent and Central Retail Parks and Tesco'.*

6.18 Policy CS6 builds upon this commitment and adds:

> *"Planning permission will be granted for development which positively contributes* by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole Borough; particularly when it is focused in the following places:
>
> *1. Havant Town Centre with particular focus on:*
>
> .....
>
> *d. connectivity between Solent Road and West Street."*

Town Centres, Retail and Leisure Study 2009

6.19 This study was carried out by Nathaniel Lichfield and Partners on behalf of the council. Overall it was concluded that there is a need for convenience goods retail floorspace to meet growth in expenditure over the Plan period.

6.20 Paragraph 13.7 states: *'The existing stock of premises may have a role to play in accommodating projected growth. The retail capacity analysis in this report assumes that existing retail floorspace can, on average, increase its turnover to sales floorspace densities'.*

6.21 The study also concludes that there is limited capacity for convenience growth within the Borough, other than local scale food retail serving new residential development. Growth therefore should focus on comparison retail.

6.22 Paragraph 13.14 states: *'The quantitative capacity analysis indicates that in the short to medium term up to 2016 there could be scope for about 13,200 sq m net (17,500 sq m gross) of comparison floorspace in the Borough as a whole, and this could increase to 24,400 sq m net (32,500 sq m gross) by 2021'.*

6.23 It goes on to state that the council should identify sites for such development to meet demand of these projections at least to 2016.

6.24 The retail study identified a number of potential sites for new or redeveloped sites that could provide new retail floorspace. Sequential assessment of sites identified in HAV1 (former Texaco Garage, Park Road South) and HAV5 (land between Market Parade and the railway station) of the retail study are undertaken in this planning application, and this consideration is detailed in the next section.

7 PLANNING ASSESSMENT

7.1 The application site comprises an existing, modern retail park that was developed in the last 10 years in accordance with the then policies of the Local Plan. Policy HTC1 and its supporting text provided for the development of a new edge of centre retail park as part of the expansion in the retail offer for Havant. It was intended that this would enhance Havant's ability to address the leakage in expenditure to other centres and reclaim lost trade, increasing its ability to attract local and visitor trade and compete with other retail centres in the region.

7.2 In the saved policies of the Local Plan, the site is identified as adjoining the town centre boundary which abuts the site to the south and south east and to primary and secondary retail frontage on West Street.

7.3 The grant of consent for the development did however, at the time impose a restriction on the nature of retailing carried out at the development and imposed a restriction on non-bulky comparison goods and, separately, on food retailing.

7.4 As a result, there remains significant leakage to surrounding retail centres, such as Portsmouth, Southampton, Winchester and Chichester, where there is a much greater retail offer. The 2005 Havant Town Centre Health check confirms that the town currently lacks comparison retail and the proposal hereby submitted will hope address this issue. Paragraph 3.4 of the Health check assessment for Havant states: *"Since 1999 Havant's non-food market share has steadily declined from 16.3% to 13.2% in 20033 representing a 19% fall over 4 years. This decline can be partly attributable to Waterlooville's improvement and to the lack of major new shopping developments in and around Havant Town Centre".*

7.5 As a result, there has been significant loss of customers from the wards to the west of Havant, as these are attracted to Waterlooville to the east. Perception of retail in Havant also dropped significantly between 2001 and 2003, which reflects the lack of improvement in retail offer between these two dates. The 2005 health check concludes that the centre has declined since 2001, mainly due to lack of retail offer.

7.6 The type of retail that will be attracted to the centre, should the restrictive condition be lifted, will add a much greater range and offer for the town and will provide an offer which is currently not found in the town centre, which at present results in extensive lost revenue to surrounding centres.

7.7 The retailers that would be attracted to the park will offer something different from the town centre and thus will compliment the centre, rather than take trade away from it.

7.8 The Core Strategy for the LDF is yet to be adopted following examination which is due to take place in September 2010. This provides for the growth in retailing in the Borough by 13,000sqm in the period to 2016.

7.9 This application therefore, seeks to remove the restriction on non bulky comparison goods retailing in light of evidence, prepared as part of the evidence base supporting the LDF Core Strategy, that there is a significant unmet demand for additional comparison good floorspace and also in light of the removal of comparable restriction on the retail floorspace at Solent Road Retail Park and Tesco. The Tesco supermarket to the south of the Central Retail Park benefits from no restrictions on the nature of its comparison goods sales.

7.10 The removal of condition 1 will allow open comparison goods retailing within the Retail Park and allow it to trade on equal terms with Solent Retail Park and Tesco. It will thus enhance the viability of the retail centre and its attraction to local shoppers and visitors to the area. The wider range of potential occupiers will benefit Havant as the proposal site is so close to the town centre and will attract additional customers into the area, with resultant benefits to retail units within the designated town centre.

7.11 The application will not affect or increase the level of discount or other food retailing, which remains as existing and subject to control by condition 4 of permission 06/59412/007.

7.12 As per the recent Tesco approval to the south, car parking spaces can also be used by town centre shoppers and there are good pedestrian links to the retail areas of the town centre to the south, on West Street or to the east of Park Road North via the pedestrian crossings that were constructed as part of the development of the Retail Park in 2007.

7.13 The present restrictions on non-bulky goods retailing have resulted in slower than anticipated lettings of the existing retail space within the Retail Park. It is also the case that, should any of the units become vacant or cease to trade, there would be a significant impact on retail offer and also on perceptions of the town centre, undermining the aims of the development and the regeneration of the town centre.

7.14 The increase in the intensity of trading at the Retail Park that would be facilitated through a more diverse mix of comparison goods retail, would assist in promoting enhanced vitality and variety in the retail offer within Havant. It would also make the most of the connections to the town centre, by encouraging linked trips. The predominance at present of bulky goods retailing at the Retail Park undermines the likelihood of linked trips and consequently the benefits for the town centre as a whole.

7.15 There are also a number of precedents in the area with regard to the Solent Retail Park where it has been deemed that open comparison good retail is acceptable. Application 04/68908/001 achieved outline consent for the construction of 5,640 square metres of retail warehousing and 2,305 square metres for flexible employment within Classes B1(c), B2 and B8 at what is now Solent Retail Park. Condition 13 of this approval restricted the sale of non-bulky goods to a maximum of 1,860sqm.

7.16 Subsequently permission 06/68908/012 granted consent for the removal of condition 13 (above) and the variation of condition 15 of Planning Permission 04/68908/001 to allow 3,360 sq m of unrestricted retail use and the creation of 9,200sqm of floor space. Condition 1 of this permission replaced condition 13 of the original outline consent and stated that not more than 3,360sq m (36,167 sq ft) gross of the retail development should be used for the sale of non-bulky goods and condition 3 of this consent limited the level of food retail to not more than 470 square metres.

7.17 Subsequently permission 08/68908/020 varied this further and granted permission for retention of retail units without compliance with condition 1 in order to remove the restriction on the nature of goods that may be sold. The grant of consent opened the retail park up to a wider range of A1 occupiers, with the only restriction being on food retail.

7.18 Between them, Solent Retail Park and the Central Retail Park perform the same potential function, providing for large format retailers that support the overall function of the town centre.

7.19 In response to pre-application consultation, the Borough Council requested that a sequential assessment be undertaken in accordance with PPS4 and the potential sites HAV1 to HAV5, as identified in Appendix E of the Town Centres, Retail and Leisure Study, are assessed. Consideration of each site is set out below.

7.20 Site HAV1 is undeveloped and much smaller than the site at Central Retail Park, with potential identified for up to 1,000sqm of additional floorspace. The site assessment indicated at that time that the loss of car parking would be undesirable and the availability of the site was uncertain. Permission has subsequently been granted in 2010 for less retail floorspace through a mixed use development comprising 608sqm retail floorspace at ground level and residential units above. No works have yet commenced on site.

7.21 Site HAV2 comprises a small, vacant parade on 42-54 West Street. This forms part of the existing pedestrianised parade on West Street. Permission was granted in 2005 for 1025sqm retail space with residential apartments over subject to a s106 agreement. This site remains undeveloped.

7.22 Site HAV3 forms a small car park between buildings on North Street. The site was identified as being only capable of accommodating a small scale development with 600sqm over 2 floors. It remains undeveloped.

7.23 Site HAV4 at North Street Arcade is a small arcade of shops, forming a tertiary location off the secondary frontage of North Street, accessed under existing residential accommodation. It is identified as a potential housing site (H3.13) and alternatively small scale retail development of up to 1000sqm on upper floors (though this would back onto the flats facing North St). The majority of the units are currently occupied and have residential over and hence it is not clear when the site might be available for a comprehensive redevelopment or how it might be redeveloped. The site is not currently available.

7.24 Site HAV5, land between Market Parade and the station, is also a small site with the potential identified in the study for up to 1,000sqm of floorspace. The existing units on the site are still occupied, with two floors of residential over, and the site is likely to be only available in the medium-long term. The site is not currently available.

7.25 In essence, therefore, there are only 5 identified potential sites in the town centre that might be considered to be reasonable for modest scale retail development, generally as part of mixed use schemes with residential or other commercial uses. In most cases there appear to be existing tenants in place and hence delivery in the short term is unlikely in 2 (HAV4 and 5) out of the 5 sites.

7.26 HAV6, Brockhampton Lane/Solent Road, lies outside the town centre to the west of the application site and Solent Retail Park and so would come after the application site in any sequential assessment.

7.27 Of those that are capable of potentially being developed in the short term (HAV1 to 3), these have permissions for a limited amount of floorspace each amounting to 600sqm gross and totalling 2,200sqm overall. In the case of 42-54 West Street, this is not a net increase since it replaces the existing retail units on the site.

7.28 None of the sites offer large footprint warehouse style retail use with very limited potential for the scale of units offered at the Central Retail Park.

7.29 This is also therefore, significantly less than the 13,000sqm identified in the Core Strategy for the plan period up to 2016, even if it is assumed all of these sites come forward.

7.30 In terms of PPS4, therefore, the application meets the requirements of the sequential test.

7.31 The Central Retail Park is classified as edge of centre and as such has good links to the main shopping areas within Havant. Its high accessibility means it has better links to the centre than some other sites within the town centre boundary itself.

7.32 It is concluded that the proposal is acceptable and will be to the benefit of the town centre and general economy of the town as a whole.

8 CONCLUSION

8.1 It has been demonstrated above that the removal of condition 1 of planning permission 06/59412/007 would be to the benefit of the both Central Retail Park and Havant town centre, to which it is closely related.

8.2 The increased viability of the retail park that will be achieved by the granting of this application will allow increased occupation levels and customer footfall, with the knock on effect of increased visitor numbers to the designated town centre. This will help reduce the current trend of significant leakage to surrounding centres that have a much greater retail offer.

8.3 Car parking provision at the park is sufficient for the currently consented floorspace and since no new floorspace is proposed, no additional provision is required.

8.4 Based on the LDF evidence base, there is ample retail capacity to accommodate the removal of the restriction on comparison good expenditure proposed and it has been shown that here is a significant need for additional retail floorspace by 2016 and beyond.

8.5 The application will ensure that Central Retail Park can trade on an equal footing with the Solent Road Retail Park and Tesco and in support of the retail offer available within the town centre.

8.6 It is concluded that the application accords with the development plan and in light of the circumstances of the site and the material considerations that apply, will be to the benefit of the town centre and general economy of the town as a whole.

PERMIT

Civic Offices
Havant
Hampshire PO9 2AX
T 023 9244 6015
F 023 9248 0263

Application for removal or variation of a condition following grant of planning permission.

Town and Country Planning Act 1990.

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. *If you require any further clarification,* please contact the Authority's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	JEREMY		
Last name:	COLLIN				
Company (optional):	THREADNEEDLE PROPERTY INVESTMENTS LTD				
Unit:		House number:		House suffix:	
House name:	C/O AGENT				
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

2. Agent Name and Address

Title:	MR	First name:	STEVEN		
Last name:	FIDGETT				
Company (optional):	ALLIANCE PLANNING				
Unit:		House number:	58	House suffix:	
House name:					
Address 1:	DAVIES STREET				
Address 2:					
Address 3:					
Town:	LONDON				
County:					
Country:					
Postcode:	W1K 5JF				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	
House number:	
House suffix:	
House name:	
Address 1:	CENTRAL RETAIL PARK
Address 2:	PARKWAY
Address 3:	
Town:	HAVANT
County:	HAMPSHIRE
Postcode (optional):	PO9 1HH

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: SALLY SMITH

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

SECTION 73 PLANNING APPLICATION FOR THE REMOVAL OF CONDITION 1 OF PLANNING PERMISSION 06/59412/007 TO ALLOW USE OF THE RETAIL PARK IN THE ABSENCE OF A RESTRICTION ON NON-BULKY GOODS RETAIL

Reference number: 06/59412/007 Date of decision (DD/MM/YYYY): 30/03/2006 (date must be pre-application submission)

Please state the condition number(s) to which this application relates:

1.	CONDITION 1	6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started? ☐ Yes ☑ No

If Yes, please state when the development started (DD/MM/YYYY): (date must be pre-application submission)

Has the development been completed? ☐ Yes ☑ No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

REMOVAL OF CONDITION 1 WILL ALLOW GREATER FLEXIBILITY FOR THE USE OF THE RETAIL UNITS, BRINGING THEM IN LINE WITH OTHER RETAIL PARKS IN THE AREA

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
WICKES BUILDING SUPPLIES LTD	LODGE WAY HOUSE, LODGE WAY, HARLESTONE RD, NORTHAMPTON, NORTHAMPTONSHIRE, NN5 7UG	27-08-2010
THE CARPHONE WAREHOUSE LTD	1 PORTAL WAY, LONDON, W3 6RS	27-08-2010
DSG RETAIL LTD	BUILDING 4, MAYLANDS AVENUE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP2 7TG	27-08-2010
KENTUCKY FRIED CHICKEN (GB) LTD	YUM RESTAURANTS LTD, 32 GOLDSWORTH ROAD, WOKING, SURREY, GU21 6JT	27-08-2010
CARPETRIGHT PLC	HARRIS HOUSE, PURFLEET BYPASS, PURFLEET, ESSEX, RM19 1TT	27-08-2010

Signed - Applicant: PLEASE SEE PAGE 2	Or signed - Agent: FOR ALLIANCE PLANNING	Date DD/MM/YYYY: 26-08-2010

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
ALDI STORES LTD	SCIMITAR WAY, SWINDON, SN3 4AL	27-08-2010
DREAMS PLC	KNAVES BEECH, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP10 9YU	27-08-2010
SEAWARD PROPERTIES LTD	METRO HOUSE, NORTHGATE, CHICHESTER, PO19 1BE	27-08-2010

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:
	FOR ALLIANCE PLANNING	27-08-2010

7. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:

8. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	FOR ALLIANCE PLANNING	12/08/2010

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:	☑	The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☑
The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☑
The correct fee:	☑		

[redacted]

11. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

[redacted]

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

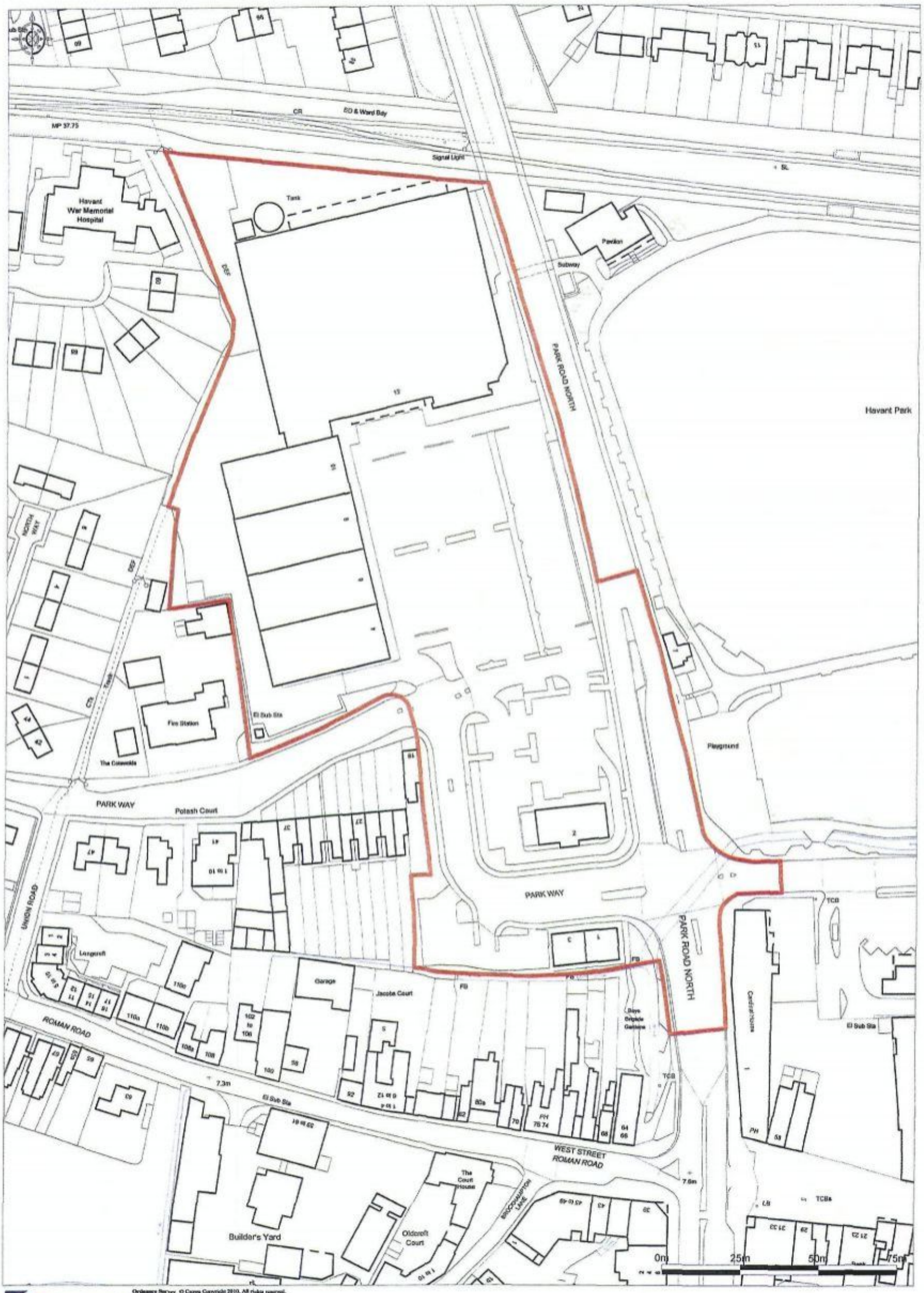
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Alliance Planning
Central Retail Park, Havant, Hampshire- TPI3511



Promap®

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Licence number 100020449. Plotted Scale - 1:1250

Site Location Plan
1:1250 @ A3