

Our Ref. PD13383 LT/HM

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18 July 2024

Dear Sir or Madam,

**UNIT 8, WELLINGTON RETAIL PARK, HAMBLEDON ROAD, WATERLOOVILLE, HAMPSHIRE, PO7 7FG.
APPLICATION FOR FULL PLANNING PERMISSION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 (AS
AMENDED)
APPLICATION FOR EXTERNAL ALTERATIONS TO ELEVATIONS OF UNIT 8**

We write on behalf of our client, Corona Vulcan Wellington Limited ('the Applicant'), to apply for full planning permission to amend the elevations of Unit 8 (currently occupied by Carpetright) at the Wellington Retail Park, Hambledon Road in Waterlooville ('the Site').

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

Application Cover Letter dated 18 July 2024 (this letter);
Application Forms and Certificates duly signed and dated 18 July 2024;
Drawing Ref: 384-PL0000.P1 – Site Location Plan;
Drawing Ref: 384-PL100.P1 – Existing and Proposed Block Plan;
Drawing Ref: 384-PL101.P1 – Existing and Proposed Floor Plans; and
Drawing Ref: 384-PL102.P1 – Existing and Proposed Elevations.

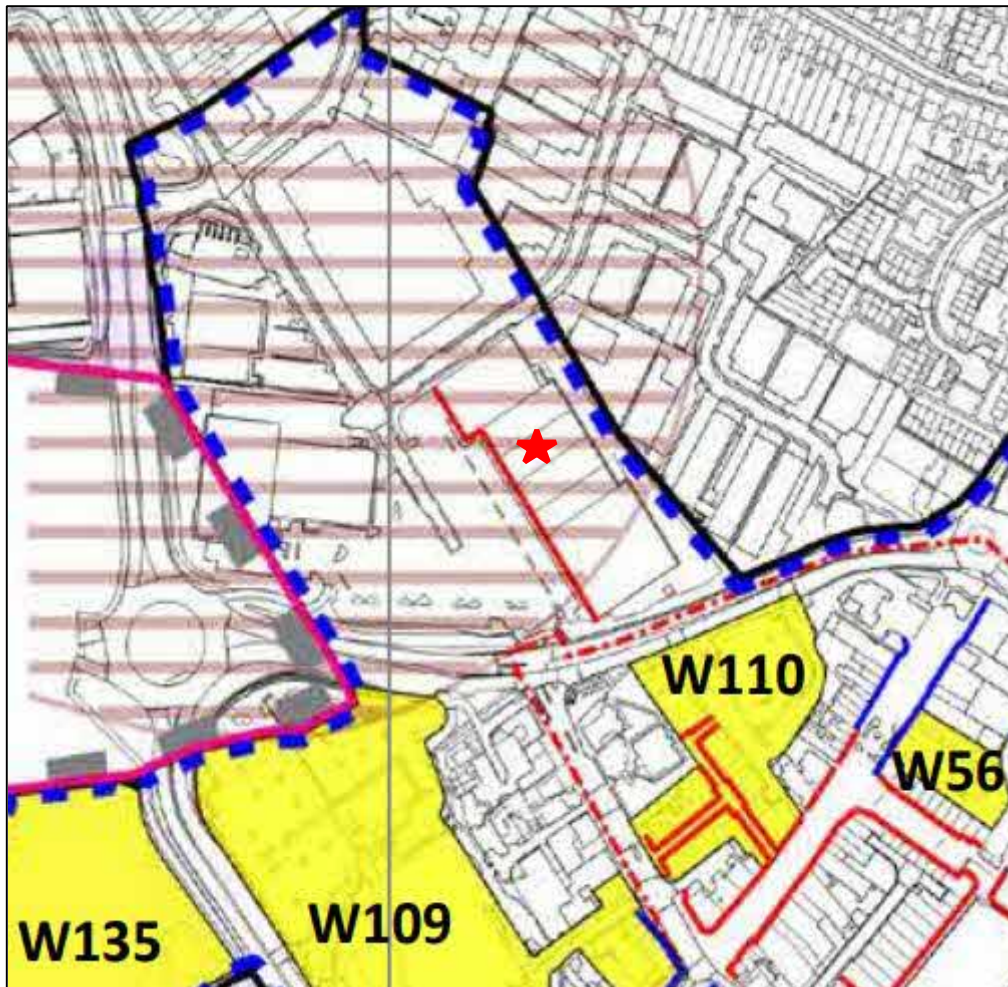
The application has been submitted via the Planning Portal (ref. PP-13257321) The application fee of £363.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017. An electronic payment for this amount has been made at the time of submission, including the £70 admin fee.

Background

The Site comprises Unit 8 at Wellington Retail Park, located within Waterlooville Town Centre. Wellington Retail Park comprises three separate terraces of retail units located either side of Hambledon Road, to the north of Maurepas Way (A3), the majority of which are within the Waterlooville Town Centre boundary. Operators at the Park include Sainsbury's, TK Maxx, M&S, SCS and Home Bargains amongst others. The Retail Park therefore constitutes a key part of the Town Centre retail offering. The remainder of the Town Centre is located to the south of Maurepas Way (A3) and comprises a more traditional town centre layout with small units situated in a linear pattern along London Road.

Unit 8 is located within the main terrace at the retail park, which runs from Sainsburys south towards St George's Walk and the remainder of the Town Centre. This terrace is entirely allocated as a Primary Frontage, where retail uses provide a key role in contributing to the vitality of the Town Centre, as shown in the Policy map extract below from adopted Havant Borough Council Policies Map. The Town Centre boundary is denoted by the solid black line and the Primary Frontages the solid red line, Unit 8 is also denoted by the red star.

Fig 1.0 – Policy Map Extract (Source: Havant Borough Council)



Unit 8 comprises a mid terrace retail warehouse unit, typical of its retail park location. The unit is currently occupied by Carpetright, however following the announcement that it intends to appoint an administrator, this application is submitted in order to secure the long-term occupation of the unit and prevent vacancy within the Town Centre.

Planning History

The planning history at the park is extensive and varied covering period of over 20 years during which the numbering of units has changed. Whilst the summary below does not specifically refer to the current numbering (Unit 8, as it is now known), the planning history detailed below relates to Unit 8 and the terrace in which it is located denoted as Primary Frontage in Figure 1.0 above.

In December 2001 Planning Permission Ref. 01/54013/007 granted permission for 2,770 sq. m of non-food retail at the Site. Conditions 16 and 17 restricted the range of goods that could be sold from the units. This permission was implemented and constitutes the original permission for the Unit.

This permission was subsequently varied under Planning Permission Ref. 06/54013/009 on 02 May 2006, which varied Conditions 16 and 17 to increase the range of goods that could be sold. The Decision Notice did not replicate the conditions of the original permission, rather it included two new conditions. New Condition 2 restricted the range of goods from the units, and new Condition 3 prohibited Units 4, 5 or 6 from being occupied from 24 months of the date of the permission by retailers who have a store in the Town Centre.

More recently, Planning Permission Ref. APP/13/00214, approved on 19 April 2013, allowed the variation of Condition 2 of Planning Permission 06/54013/009 to allow the unrestricted use of Unit 6 ('the 2013 permission'). Again, the conditions of the previous permission were not carried over but replaced with a single new condition. Condition 1 replaced Condition 2 of the previous permission, and reads:

"Notwithstanding the provisions of the Town and Country Planning Use Classes Order, Units 1-5 and 7 shown on Plan 1 (OS Location Plan) attached to this permission shall not be used for the sale of food (other than confectionary and pet foods).

The 2013 permission did not contain any further conditions, including any conditions in relation to subdivision. It therefore follows that planning permission is not required to subdivide the Unit, and there are no restrictions on the range of goods to be sold, apart for the sale of food (with the exception of confectionary and pet foods).

Proposed Development

This application seeks planning permission for external alterations associated with the subdivision and refurbishment of Unit 8. As set out above there are no restrictions within the planning history to the subdivision of the units within this terrace, as such this does not require planning permission. The description of development is as follows:

'External alterations to unit 8 comprising the removal of existing entrance and replacement with two new entrances, and associated works'

The alterations to the front (south) elevation comprise the removal of the existing entrance and associated signage, and the installation of two very similar entrances either side of the existing entrance. A similar signage structure as the existing is also proposed around each new entrance which replicates the design of other units along the terrace.

The introduction of additional high-quality glazing will create a modern retail frontage, increase activation and enhance the public realm.

The proposals also include the installation of new bollards to surround each of the entrances ensuring pedestrian safety, and one of the cycle hoops is relocated very slightly to the north west to facilitate the installation of the new bollards.

The alterations to the rear (north) elevation comprise the removal of the existing roller shutter door and access door, and replacement with a single access door, similar to the rear access arrangements along the rest of the terrace.

The proposed development seeks to provide units which meet the needs of potential occupiers, in a key Town Centre location, ensuring long-term occupation

Planning Policy Context

The adopted Development Plan comprises the following:

- The Core Strategy (adopted 2011);
- The Allocations Plan (adopted 2014); and
- Policies Map (2011 / 2014).

The Council had been in the process of preparing a new Local Plan, however this plan has since been withdrawn from examination. On 16 March 2022 and work has started on a new Local Plan for Havant Borough, given the early stages of this new Local Plan there are no draft policies for consideration in the context of this application.

Planning Assessment

As set out above the Site is located within the Town Centre and is within a designated Primary Frontage. Local Plan **Policy CS4** (Town, District and Local Centres) clarifies that planning permission will be granted for appropriate town centre development proposals that:

- Retain and enhance local markets;
- Support small and independent businesses; and
- Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.

The Policy also identifies Waterlooville Town Centre as being at the top of the retail hierarchy of identified centres, alongside Havant.

Further support is provided within the Allocations Plan, **Policy AL3** (Town, District and Local Centres) which states that planning permission will be granted for development proposals that promote and enhance the primary shopping areas of the town centres, and that provide main town centre uses in the town centres so as to contribute to their vitality and viability.

In relation to primary frontages the policy states that proposals will be granted permission where they retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use.

The proposed development seeks to enhance the external elevations of Unit 8 of Wellington Retail Park, to include two new entrances and associated alterations to the glazing. This will facilitate the subdivision of the unit which does not require planning permission.

The proposals seek to deliver retail accommodation that will appeal to a wider range of operators, therefore reducing the likelihood of vacancy and improving the vitality and ability of the Town Centre. The proposals therefore directly accord with the objectives of **Policies CS4 and AL3**.

The terrace is already of contemporary high-quality design, and these alterations provide two high quality new entrances remaining in keeping with the existing design, whilst providing further retail frontage activation in accordance with **Policies CS4 and AL3**.

Notwithstanding the fact that the subdivision does not require planning permission, the proposals facilitate further accordance with **Policy CS4**, as the reduced unit size has the potential to accommodate a wider range of businesses and town centre operators.

Summary and Conclusion

This application seeks planning permission for external alterations to Unit 8 at Wellington Retail Park within WaterlooVille Town Centre, to provide two new entrances and associate glazing alterations. Given that the current occupier, Carpetright, has confirmed its intention to appoint administrators, the proposals seek to ensure the long-term occupation of the Unit, therefore ensuring the continued vitality of the Town Centre. The design is contemporary and in keeping with the existing terrace, whilst facilitating further activation of this Primary Retail Frontage. As such the proposals directly accord with the objectives of the adopted development plan, and we kindly request that the application is approved without delay.

We would be grateful if the Council could confirm that our application is completed and will be validated shortly. However, if you do have any queries or require any additional information, please do not hesitate to contact Harry Manners (harry.manners@montagu-evans.co.uk) or Lucy Turner (lucy.turner@montagu-evans.co.uk) at these offices in the first instance.

Yours faithfully,



Montagu Evans LLP

Enc.