

[REDACTED]

Havant Borough Council Planning Department
Civic Centre Road
Havant, Hampshire PO9 2AX

25 March, 2022

Dear Sir/Madam,

Ref: APP/21/01207

Thank you for the opportunity to comment on the proposed development for the land adjacent to Cooperative Society, 13 Middle Park Way, Havant. We are providing comments as landlords for the property at 11 Middle Park Way, Havant, that is also adjacent to the proposed development.

We object to the proposed development for the following reasons:

1. The service road that is proposed to be redeveloped is owned by us. At no time has the developer approached us to discuss the plans and obtain our approval for changes to the service road. The developer cannot start carrying out development works on the service road and cannot replace or upgrade the road without our approval.
2. The proposed changes to the service road include addition of bollards and creation of elevated areas. These changes will reduce the width of the service road and adversely impact its intended and current purpose, which is to provide access for loading/unloading goods for the businesses that trade there. The purpose of the service road is not to provide general access to the public. The proposed reduction in width of the service road is not acceptable to us. In this respect, their response to Section 8 of the application is incorrect. By reducing the available width to the access road, they are in effect extinguishing existing rights of way for large vehicles such as delivery trucks.
3. The proposal calls for elimination of all 8 car parking spaces. No provision is provided for parking for future tenants of the proposed development and it is assumed that future tenants will park on the business parking spaces located in front of our shop and the Co-op. This is not acceptable as the spaces at the front are limited and are solely intended for business customers.
4. The developer claims that the garages that are to be demolished are either empty or used as "informal storage spaces". This is not correct since we, and previous tenants of our property, have been continuously using two of the garages to store stock and merchandise [REDACTED]. We have occupied the two garages exclusively without paying rent and without anyone objecting to our occupation for over 10 years. In this respect, their response to Section 17 of the application is incorrect. There is a significant loss in commercial storage space (Class B8) that is currently actively used.

Yours faithfully,

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