

Your ref: APP/14/00862

Our ref: 30003-512

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Attn: Simon Kennedy
Havant Borough Council
Planning Department
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Mr Kennedy,

RE: DISCHARGE OF CONDITIONS 18 AND 21 PURSUANT TO APPLICATION REFERENCE APP/14/00862: LAND BOUNDED BY SOLENT ROAD, BROCKHAMPTON LANE AND SELBOURNE ROAD, HAVANT

On behalf of Next Plc. please find enclosed a discharge of conditions applications pursuant to application reference APP/14/00862 relating to the Next unit at Phase II Solent Road Retail Park.

This application seeks to provide information relating to conditions 18 and 21.

Condition 18 states that:

A waste management policy for the retail unit shall be submitted to and approved in writing by Local Planning Authority prior to its occupation. Such policy shall provide a clear statement explaining the method of waste management which will be used throughout the site activities i.e. Disposal of trade waste, disposal of office waste, location of waste storage facilities.

As part of the operation of the store Next's policy for the management of waste is such that the waste is first segregated within the store and staffroom environments and subsequently stored on pallets with collars, within the secure loading bay area. Most waste (i.e. cardboard, plastic and paper) is back hauled to their main Distribution Centre where it then enters the relevant recycling system. Non recyclables are disposed of on site in an enclosed 'biffa' style bin which is regularly collected. The location of this bin will be within the Next rear service yard.

Condition 21 states that:

Any proposal relating to the installation and usage of odour causing processes and / or odour suppression equipment (e.g. extract ventilation equipment) related to processes shall be agreed and approved in writing by the Local Planning Authority prior to any such installation taking place.

As part of the approved development, a coffee shop is proposed and similar coffee shops are now common in many larger Next stores, operated on the basis of a concession agreement. They

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remain an indivisible part of the retail unit and are subject to the provisions of the lease agreement between Next and their landlords.

The approved coffee shop is fundamentally not the sort of operation that involves such greasy cooking which has the potential to generate an odour nuisance, unlike if it were a fast food chain for example. Typically, the operation involves the making of hot/cold drinks and the warming up of sandwiches and Paninis that are prepared off-site prior to their arrival at the store for consumption.

With this in mind, and given that the coffee shop does not propose any ventilation or extraction equipment we contend that condition 21 is not applicable to Next and as such no details are required to be discharged.

We trust that you have all information necessary but please do not hesitate to contact me should you have any further queries or require any clarification.

Yours sincerely

Thomas Hallett
Assistant Planner

For and on behalf of
PETER BRETT ASSOCIATES LLP