

Our ref. : AB2518/Signage/LPA280526

Development Control
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

28th May 2026

Dear Sir/Madam,

DISCHARGE OF CONDITIONS APPLICATION - UNIT B, WATERLOO PARK, ELETTRA AVENUE, WATERLOOVILLE

On behalf of our client, Kentucky Fried Chicken (Great Britain) Limited, please find enclosed an application seeking to discharge the requirements of conditions 9 and 15 imposed upon the granting, in October 2024, of planning application ref. APP/21/00399, relating to land at Waterloo Park, Elettra Avenue, Waterlooville (the requirements of conditions 9 and 15 directed specifically towards Unit B of the approved development).

This discharge of condition application, which is being submitted to Havant Borough Council (the LPA) electronically by way of the Planning Portal website, comprises the following documentation ;

- Completed application forms.
- This covering letter/supporting statement prepared by Beamish Planning Consultancy.
- Decision notice, dated 4th October 2024, relating to planning application ref. APP/21/00399.
- Delivery and Servicing Plan (version V2.0 dated 3rd March 2026) prepared by motion (condition 9).
- Document entitled 'Planning Consent Information – Mechanical Ventilation & Environmental Control Equipment' (Revision O dated 8th April 2026) prepared by Airflow Cooling.
- Drawing no. I0001410-KZH-00-DR-02 Rev. O – proposed ventilation layout prepared by Airflow Cooling (condition 15).
- Drawing no. I0001410-KZH-00-DR-03 Rev. O – extract ventilation elevation/section drawing prepared by Airflow Cooling (condition 15).
- Specification sheet for Mitsubishi Electric PUZ-ZM200/250YKA R32 power inverter heat pump units (condition 15).

Payment of the statutory discharge of condition(s) application fee of £309, along with the Planning Portal service charge fee of £91, has been made electronically when submitting this application via the Planning Portal.

Description of application site and surroundings

The application site comprises an irregular shaped area of land which is currently being developed (along with the wider development site to the east and south) by way of the erection of a single storey commercial building (to be used as a drive-through restaurant) and associated car parking and landscaping following the granting, in October 2024 of planning permission for the development of the wider site.

The site fronts onto the junction of Elettra Avenue and Waterberry Drive, and the immediate surroundings are wholly commercial in character, and the site is neither within, (or close to, the boundaries of a Conservation Area, nor are there any buildings either on site or in the immediate locality which are either statutorily or locally listed.

Relevant planning history

In October 2024, the LPA granted planning permission (application ref. APP/21/00399) for the following development on an area of land which includes the site that is now the subject of this express advertisement consent application ;

'Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure.'

It is the drive-through restaurant (approved as Unit B) that forms the site that is now the subject of this discharge of condition application.

In March 2026 the LPA approved a non-material amendment application (ref. APP/25/01021) relating to alterations to the approved site layout, landscaping and planting plan to incorporate the provision of EV charging points.

Applications (refs. APP/25/00559 and APP/25/00606) to discharge the requirements of several conditions imposed upon the granting of planning application ref. APP/21/00399 were approved by the LPA in March 2026, and the LPA is currently considering applications seeking to discharge the requirements of conditions 8 and 14 (application ref. APP/26/00289) and also conditions 10 and 16 (application ref. APP/26/00194).

This discharge application seeks to discharge the requirements of conditions 9 and 15 as imposed upon the granting of planning application ref. APP/21/00399.

Condition 9

Condition 9 as imposed upon the granting of planning application ref. APP/21/00399 states ;

'Prior to the occupation of Unit B, a Delivery and Servicing Management Plan relevant to Unit B shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be managed and operated only in accordance with the approved details.'

The reason stated within the decision notice for the imposition of condition 9 was ;

'To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.'

The accompanying Delivery and Servicing Plan (version V2.0 dated 3rd March 2026) fully addresses the requirements of condition 9 and accordingly that condition should be discharged on that basis of that plan.

Condition 15

Condition 15 as imposed upon the granting of planning application ref. APP/21/00399 states ;

'Prior to Unit B being first brought into use, full details of any extraction equipment to be installed relevant to Unit B shall be submitted to, and approved in writing, by the Local Planning Authority. The ventilation equipment shall be installed and operated in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.'

The reason stated within the decision notice for the imposition of condition 15 was ;

'To safeguard the amenities of the locality having regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.'

The accompanying document (entitled 'Planning Consent Information – Mechanical Ventilation & Environmental Control Equipment' (Revision O dated 8th April 2026) and the associated drawings prepared by Airflow Cooling, together with the specification sheet for the proposed Mitsubishi Electric PUZ-ZM200/250YKA R32 power inverter heat pump units, fully address the requirements of condition 15 and accordingly that condition should be discharged on the basis of the documentation submitted.

Conclusion

For the reasons set out within this supporting statement we trust that the requirements of condition 9 and 15 imposed upon the granting of planning application ref. APP/21/00399 will now be discharged in an expedite manner.

We look forward to corresponding with the Case Officer to whom this discharge application is allocated over the coming weeks, but in the meantime should any further information or clarification be required please do not hesitate to contact us.

Yours faithfully,



Adam Beamish
BA (Hons), DIP TRP, MRTPI