

Supplementary Information

**HAVANT BOROUGH COUNCIL
PLANNING COMMITTEE
THURSDAY, 17TH JULY, 2025**

Please note that the attached supplementary information was unavailable when the agenda was printed.

Agenda No Item

4(a) APP/24/00777 - Land at Waterloo Park, Elettra Avenue, Waterloooville 1 - 2

Proposal: Outline planning application with all matters reserved apart from access for development within Class E (light industrial, retail, café and restaurant, leisure / gym), B2, B8 and B8 trade counters.

[Additional Documents](#)

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ADDENDUM 2

PLANNING COMMITTEE
DATE 17th July 2025

APP/24/00777 – Land at Waterloo Park, Elettra Avenue, Waterloooville - Outline planning application with all matters reserved apart from access for development within Class E (light industrial, retail, café and restaurant, leisure / gym), B2, B8 and B8 trade counters.

Following further discussions with the applicants it has been agreed to reintroduce a Phasing Plan condition to the recommendation as follows:

- 29 No development hereby permitted shall commence until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The development of the site shall be carried out in accordance with the approved phasing plan. Any amendment to the approved phasing programme as phases are subsequently divided, subdivided or amalgamated must be first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a co-ordinated form of development in which interdependent elements of the overall development are planned for and timetabled. It also allows flexibility by means of updating of these phases and timetabling as detailed plans of the site emerge. This is important in delivering a high quality development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

This will enable the outline scheme to be severable, given the manner in which individual plot proposals are likely to come forward, and will also allow the development approved under APP/21/00399 to come forward as anticipated by the applicants' written submission.

Consequential changes are also proposed to Conditions 4 and 5 as recommended, to take account of the potential implementation of APP/21/00399 within the overall site, as follows:

- 4 Notwithstanding the provisions of any Town and Country Planning (Use Classes) Order, the development hereby approved shall not, when considered in conjunction with the development approved pursuant to APP/21/00399 (or any S73 variation thereof), result in more than 19,105 square metres of floorspace being created on the site, of which not more than 2,787 square metres shall be used for B8 trade counters and 4,334 square metres for uses falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason: To prevent an overdevelopment of the site, in the interests of highway safety and in the interests of preserving the vitality and viability of Waterloooville Town Centre in accordance with policies DM13 and CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 When considered in conjunction with the development approved pursuant to APP/21/00399 (or any S73 variation thereof), the total amount of floorspace that shall be used for Class E food retail use on the site shall be no more than 1,908 square metres.

Reason: In the interests of the viability and vitality of Waterlooville town centre in particular and having due regard to policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.