

Our Ref: HGK/ab

23 August 2019

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Dear Sirs,

HAVELL HOUSE, 62-66 QUEENS ROAD, READING RG1 4AZ

Planning Application Ref: 190956

This brief report has been prepared in support of the planning application submitted by our client, Asset Wealth Management LLP, for Change of Use of the Lower Ground Floor at Havell House from D1 to B1 use.

Anthony Scholes, Senior Planning Officer at Reading Borough Council, has highlighted Policy CS31 'Additional and existing community facilities' which states that: "Proposals involving the redevelopment of existing community facilities for non-community uses will not be permitted, unless it can be clearly demonstrated that there is no longer a need to retain that facility".

The Planning Officer requires further information to address the local plan policies and has therefore requested evidence of alternative facilities of a similar type accessible to the local catchment. This evidence is intended to ensure that, as per policy, "there is no longer a need to retain the facility."

The subject premises is currently occupied by Optical Express Ltd and, according to their website, the following services/facilities are provided at this address:

- Laser Eye Surgery Consultation
- Eye Examination - Private
- Contact Lens Fitting
- Contact Lens Aftercare
- Laser Eye Surgery Procedures
- Private Cataract Consultation
- Dry Eye Assessment
- Glaucoma Assessment
- Keratoconus Assessment

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Land Development and Planning
Building Surveying Project Management

Investment, Sales and Acquisition
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Business Rates and Cost Audits
Landlord and Tenant Advice
Valuation and Appraisals
Lease Renewals and Rent Reviews

Hicks Baker Limited
Registered Office:
55 Station Road, Beaconsfield,
Buckinghamshire HP9 1QL
Registered in England 8335190

The Planner Officer has offered further clarification, stating that, in addition to an opticians, 'an optometrist, commercial or otherwise would also be classified as a health service in D1 use, and would be considered a community use, similar to that of any commercial health service'.

In compiling this report, we have therefore researched opticians and optometrists offering similar services to Optical Express within a 5 mile radius of Havell House. The findings are summarised in Appendix 1 (attached).

In summary, there are 16 opticians and optometrists offering their services within 5 mile radius of Havell House and therefore serving a similar catchment. We therefore contend that, with these services readily available elsewhere within the immediate vicinity of Havell House, there is no longer a need to retain this facility.

We trust this is sufficient information for your purposes but if you require any further assistance please contact Stephen Head or Harry Gornall-King.

Yours faithfully



HARRY GORNALL-KING
HICKS BAKER

Appendix 1



APPENDIX 1

OPTICIANS AND OPTOMETRISTS IN CATCHMENT OF HAVELL HOUSE, 62-66 QUEENS ROAD, READING

	Operator	Address	Walking distance from Havell House (miles)	Services offered	Opening Hours
1.	Boots Opticians	Upper Ground Level, The Oracle Centre, RG1 2AH	0.4	Boots Opticians Services, Eye tests, Prescription glasses and contact lens.	Monday to Friday 9:30am – 8pm Saturday: 9:30am – 7pm Sunday: 11am – 5pm
2.	Vision Express Opticians	Unit 5A Town Mall Walk, The Oracle Centre, RG1 2AH	0.47	Eye tests, Contact lens and eye glass fittings, Digital Retinal Photography, Glasses repairs.	Monday to Friday: 9:30am – 8pm Saturday: 9am – 7pm Sunday: 11am – 5pm
3.	Specsavers Opticians	45 Broad Street, RG1 2AA	0.49	Eye tests, Contact lens services, DVLA opticians, Dry eye clinic, 3d Scanning technology.	Monday to Friday: 9am – 6pm Saturday: 9am – 5:30pm Sunday: 10am – 5pm
4.	Leightons Opticians	12-14 Queen Victoria Street, RG1 1TG	0.56	NHS Eye Tests, Leightons Eye Examination, Leightons Advanced Eye Examination, Leightons Ultimate Eye Examination, Dry Eye Assessment, Contact Lenses, Myopia Management, Glasses Repair, Emergency Eye Care, Coloured Overlay Assessment.	Monday to Saturday: 9am – 5:30pm
5.	Boots Opticians	70-72 Broad Street, RG1 2AF	0.59	Boots Opticians Services, Eye tests, Contact lens, Prescriptions, Eye Health checks.	Monday to Saturday: 9am – 5:30pm

6.	Eyesite Opticians	142 Friar Street, RG1 1EX	0.59	Eye Examinations (including OCT & Optomap Scans), Dry Eye Recommendations, Occupational Dispensing, Digital Measuring System, Specialist Children's Frames, Specialist Contact Lenses, Glasses, Corrective Surgery Referral & Aftercare, Sunglasses, Colourimetry & Coloured Overlays, Myopia Control, Sports Vision Eyewear, NHS Eye tests.	Monday to Saturday: 9am-5:30pm Sunday: 10am-4pm
7.	D & R Kirk Opticians	47 Whitley Street, RG2 0EG	0.7	NHS and Private eye examinations, Glasses and contact lens fittings.	Monday to Friday: 9:30am – 5:30pm Saturday 9:30am – 4pm
8.	Vision Express Opticians at Tesco	Tesco Extra, Napier Road, RG1 8DF	0.7	Eye tests, Contact lens and eye glass fittings.	Monday to Saturday: 9am – 7pm Sunday: 10am – 4pm
9.	Optimax Laser Eye Clinic	108a Friar Street, RG1 1EP	0.7	Laser eye surgery, Lens Surgery, Cataract surgery, Dry eyes treatment, cosmetic eye surgery.	Monday to Saturday: 8am – 6pm
10.	Spire Dunedin Laser Eye Surgery	Spire Dunedin Hospital, 16 Bath Road, RG1 6NS	1.1	Laser eye surgery.	Monday to Friday: 8am-8pm Saturday 8am – 5pm
11.	Robin James Opticians	44 Church Street, RG4 8AU	1.4	NHS and Private eye examinations, Contact Lens and eye glass fitting.	Monday to Saturday: 9am-5:30pm
12.	Vision Express Opticians at Tesco	Tesco Extra, Portman Road, RG30 1AW	1.7	Eye tests, Contact lens and eye glass fittings.	Monday to Thursday: 9am – 8pm Friday, Saturday: 9am – 7pm Sunday: 10am – 4pm

13.	Circle Health	100 Drake Way, RG2 0NE	2.3	Laser eye surgery, Artificial lens implant, Astigmatism assessment, Cataract removal surgery, Corneal transplant, Eyelid surgery, General ophthalmology, Glaucoma surgery, Macular degeneration, Medical retina, Refractive lens surgery.	By appointment
14.	Asda Opticians	ASDA Superstore, Chalfont Way, RG6 5TT	2.6	Eye tests, Glasses and contact lens fitting.	Monday to Saturday: 9am – 8pm Sunday: 10am – 4pm
15.	Stephen Aberly & Partners	46 Gipsy Lane, RG6 7HD	3.1	Optometrist, Eye tests, Contact lens and eye glass fittings.	Monday to Friday: 9am – 5:30pm Saturday: 9am – 1pm
16.	Scrivens Opticians and Hearing Care	11 School Road, RG31 5AR	3.4	NHS and Private Eye tests, Contact lens and eye glass fittings. NHS Eyecare.	Monday to Friday: 9am – 5:30pm Saturday: 9am-4:30pm

MAP SHOWING PROPERTIES WITH SIMILAR USES

