

Mr Weaver

I now have the updated information requested (apart from highways see below)

Ground floor uses

The two ground floor commercial units will be retail.

Existing tenants

Unit	Occupier	Situation
5	Station Road Tyres (Louis Savage)	Moving to Furniss way industrial unit
5a		N/A been vacant over 6 months
5b	Hayling Motor Company (Stephen Charlton)	Handed notice in and is leaving at the end of the year.
5c/d	Cash for cars (Craig Tupper)	Moved to Hayling Industrial on the 1st of August
5e	Station Road Tyres (Louis Savage)	Moving to Furniss Way Industrial Unit
5f front	Paint Fix (Simon Edmunds)	Continuing his business Mobile
5f back	TVS (Jack Taylor)	Jack has just agreed to a years lease at Hayling Industrial and is likely to move from Station Road in the next 2/3 months.

Additional highway information

In addition to the highway report I question the following requests from HCC

1. A financial contribution towards improving the walking route to school. The nearest schools are to the east of the site along St Marys Road which has footpaths and lighting. As you are aware a 106 agreement can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms and be directly relevant to the proposed development. It is not clear what improvements could be provide and indeed if they are necessary, there are already pedestrian crossings on Elm Grove and Church Road. I would welcome you feed back on this.
2. The request for a TRO. It is unclear what form of TRO could be proposed given that station road already has double yellow lines on both sides.

The remaining parts of HCC request will be forwarded in an additional report.

Revised plans in relation to design and noise

The revisions are as follows;

- No.1 2 Bedroom Apartment has now become a disabled unit. We have removed the windows on the east side so the outlook of the flat is now solely on the west side as per planning comments. We see this as a positive point and much needed in Hayling island developments
- The kerbing along the footway from station road has been extended as per planning comments. It is now a minimum of 1.2m wide
- The disabled parking space has now been changed to the DDA standard
- The 'planted island' has been removed
- render has been changed to brickwork on the south east elevation facing Heron Autos
- In the apartments near Heron Autos, the living space has been relocated and it's corresponding window facing Heron Autos removed.
- The remaining non-opening window facing Heron Autos is now for the kitchen, a non-habitable space
- To break up the internal elevation we have added a brick plinth for consistency. This replaces the initial timber cladding and the revised version of a fully rendered wall

Additional information in relation to drainage

See attached plans

Contamination

I have also attached a contamination report

Regards
Ian Donohue
Director
Southern Planning Practice Ltd