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Mr R Nash

Senior Planning Officer
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
PO9 2AX

13th July 2015

Dear Mr Nash,

Re: 12 Creek Road, Hayling Island, Hampshire, PO11 9RD.

Thank you for your email correspondence of last week relating to our current planning application at 12 Creek Road, Hayling Island.

I have since discussed with our client the policy officer's comments and we would like to re-assure the local authority of our intentions for this particular property.

We were initially appointed to review the potential options for the vacant space at 12 Creek Road as the last use of the first and second floors was as a nightclub which falls under the use class Sui Generis. This intensive use attracted anti-social behaviour late into the night and this together with many other issues caused the demise of this use and the upper parts have now remained empty since 2009.

We are seeking to utilise this space for a more sympathetic use which is also more in keeping with the surrounding area. Our clients have undertaken strategic research which has led them to seek the change of use to letting rooms as there is a demand in the area for the lower income earners which is not currently being met. This property can be easily converted to meet these needs.

I recognise the policy comments made and would like to comments on these in order to reach a mutually agreeable solution. As we know, the area of South Hayling Island is a priority regeneration area and to re-use empty space in this area in order to benefit the local community seems a logical approach.

Within the feedback from the Policy officer, this states the new use class would be Sui-Generis ie: the same as the nightclub and I assume this is due to the number of unrelated individuals sharing the HMO exceeding six.

One of the items raised related to the proposed car parking arrangement as the existing building has no parking facility. This is also true for its current use as a nightclub. When the nightclub was in use, this attracted late night customers who would primarily drive and park in adjacent residential roads or the existing public car park at Wheatlands Avenue. This late night activity caused a nuisance to local residents both from car and air-born noise. The current parking standards for a nightclub (as stated by Hampshire County Council Highways Department) is 1 space per 5sqm of dance floor. Given this requirement the current use would have the need for 38 car parking spaces which it obviously does not provide. Our proposal would be to reduce any car parking associated with this property to an absolute minimum with the research suggesting that the majority (if not all) occupiers will either own cycles or use public

transport. Both of these areas have been addressed in our design and access statement. We therefore feel the issue of car use would not impact the area.

We do recognise we have not shown specific cycle parking positions on the submitted plans however there are ample spaces for one cycle space per letting room and these will be located adjacent to the existing fire escape. We would accept a planning condition relating this requirement if you were minded to grant consent.

Having read the feedback from Policy together with the one objection raised on this application, we feel that the opinion is that the additional car use will cause a nuisance and local residents could feel that utilising the upper floors again would be detrimental to their enjoyment. However the use we are proposing will all but eliminate any car use, provide much needed accommodation for the lower income earners, will provide additional income to local businesses whilst at the same time utilise redundant floor space in a predominantly residential area.

We do appreciate the comments made to date however we hope this letter clarifies the intentions of the owner and we feel this proposal would be in keeping with the area as opposed to utilising this space in conjunction with the existing pub. We therefore hope this is viewed favourably.

We hope this meets with a positive response however please feel free to contact me if you have any additional concerns or require any additional information.

Yours sincerely,



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