

Our Ref: MT/cd/B0161/14
Your Ref: APP/14/01300

16 February 2015

Ms S Smith – Planning Department
Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Dear Ms Smith

Premier Inn, Langstone Technology Park

Thank you for meeting myself and Neil Way on 10 February. The meeting proved very helpful and we have, I hope, already moved the scheme in a positive direction.

We have become aware of the strength of feeling expressed in local representations and have considered each of the comments made, as published on your website up to 13 February. I have identified what I consider to be the key concerns, and enclose a response to those points where they are relevant.

In so doing, I start from the area of common ground that is represented by the existing/extant planning permission. Planning consent 12/00467 remains a valid permission, and, although Premier Inn has made a new application, it has done so knowing that certain principles of land use, siting, massing, access and car parking have been accepted by the local planning authority.

A good proportion of the representations do not, perhaps, recognise the degree of commitment that has been made by the previous planning permission, and residents have viewed the current application as an opportunity to put forward views that were presumably considered and dealt with on the previous occasion. These include:-

- The position of the building;
- The height of the building, at four storeys;
- The number of hotel rooms, at 81;
- The car parking provision, 66 spaces for 81 rooms;
- Commitments made by the owners of the site through the S106 that have either been fulfilled or remain to be fulfilled, but which do not relate directly to the hotel element of the scheme.

While these matters are touched upon in the attached paper, the above list represents the starting point from which Premier Inn's application comes and from which the LPA's determination process commences.

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The design of the building is clearly one that concerns a high proportion of your consultees, and, while Premier Inn will make every effort to secure their support for their building, it is not a competition between the approved design and any alternative, with only one possible winner. The representations have given Premier Inn the opportunity to listen to local opinion and to review their options in the light of those views that are relevant.

We are, I am sure, moving towards a mutually agreed scheme, and I trust you will find the attached comments helpful in reaching your decision.

Yours sincerely

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