The Spring
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Havant, PO9 1BS

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HAVANT BOROUGH COUNCIL
24 JAN 2024
RECEIVED

Planning Application Ref: APP/23/00996

Description: Change of use from Class E to F1 and associated external alterations to the building, curtilage and fencing

Dear...

As chair of the Board of Trustees for The Spring Heritage and Arts Centre I write on their behalf to comment on the proposed change of use for McCormack House, 56A East Street, Havant, PO9 1BS.

The Spring Heritage and Arts Centre is supportive of the proposed provision of an SEN school within the property and can see significant opportunity to connect with the school, offering them access to culture, arts and heritage. The Spring would also be keen to explore additional specialist programming, participation and engagement opportunities in partnership with the school in the future.

However The Spring Heritage and Arts Centre **Objects to the current plans on 2 specific areas**. The first relates to alterations to the boundary security which will affect the Springs emergency exit routes. The second relates to the proposed travel plan and statement the details of which will severely impact The Spring's patrons access to its property and nearby public parking.

Objection 1- Boundary Fencing and new gate.

We note that the HCC planning portal does not currently have a detailed drawing or plan of the proposed changes to the exterior fencing to the area shared between Live Link and The Spring, to the southerly aspect of The Spring and adjacent to the entrance to McCormack house, as shown in ***Appendix 1*** attached- the area marked with a green boundary line

However, the proposed site plan drawn by MH architects can be found in the appendices of the Travel plan- and this indicates the addition of a new gate in this area, spanning between the rear of the Spring and the McCormack Building.

The Spring has 3 emergency fire exits that discharge into this shared area, and the emergency exit route for their users is via the gap between McCormack House and the Spring- through the alley way and yard, and out on to Town Hall Road to the West.

Appendix 2 shows these 3 fire exits and the egress route, along with a 4th exit route further west which joins this. **The gate circled in red would impede this emergency exit and severely impact The Springs ability to operate safely and legally.**

The Spring therefore objects to the change of use of McCormack House on the basis that the proposed addition of a gate in this location impedes its patrons emergency exit from The Spring and therefore prevents The Spring from operating its business safely and in compliance with its legal obligations.

Objection 2- Travel plan- School drop off and collection plan.

The Spring Heritage and Arts Centres patrons access the Spring via 2 main entrances to the south of its building immediately adjacent to the roadway entrance from East Street into Town End public car park. Many of its patron use the Town End car park for their parking, proceeding by foot back up the hill having parked, crossing in front of McCormack House to enter the Spring.

The Springs normal daily operations are from 10am until as late as 11pm, when there are evening performances. As an Arts Centre and Museum with a daily programme of participatory events and workshops for the local community it is a lively and bustling venue throughout the day, with peaks in visitor numbers around lunchtime and early afternoon, particularly when there are afternoon shows or events.

The Travel Statement (TS) prepared by Outcomes First Group dated November 2023 describes how it anticipates staff and students accessing the site daily, and the details therein are of great concern to the Spring.

3.4 states that 90% of students will arrive to site either in private vehicle, taxi or school minibus/taxi.

3.16 states that school drop off and pick up will take place in the existing disabled parking bays in front of the site, using a reverse parking manoeuvre that has school user vehicles crossing the opposite carriage way and pedestrian route from Town End Car Park. The swept path analysis in the appendices for pickup drop off shows how vehicles will cross the carriageway and pedestrian route just inside the entrance- although we note it details a minibus whereases the TS identifies that 90% of students will likely travel by Taxi

4.6 states that school drop off and pick up will equate to 25 taxis each containing 2.75 students and that these will conduct this reverse parking manoeuvre to collect waiting students in the afternoon.

The Spring is primarily concerned with the afternoon school collection time as this is a peak operating time for The Spring when many of its patron are on site, and crossing between it and Town End carpark.

25 vehicles attempting to enter the site from the East Street public highway and then immediately performing a reverse parking manoeuvre to collect waiting students will lead to vehicles backing up on to the public highway in a very dangerous fashion. Further to this, congestion in the entrance to Town End hall carpark will prevent The Springs patrons from accessing or leaving the carpark which will have significant detrimental effect on its patrons access and thus the operation of The Spring.

25 vehicles performing a reverse parking manoeuvres across the pedestrian route from Town End car park puts The Springs patrons, and the general public using the carpark and Billy trail, in significant danger of collision with vehicles.

The Spring therefore objects to the proposed change of use of Mc Cormack House on the grounds that the Travel Plan introduces a significant negative impact on its patrons access to The Spring, and therefore the normal operation of The Spring. The Spring also objects as the TP would introduce a significant risk of pedestrian and vehicular collision and we feel therefore that it introduces a significant health and safety risk to the Springs users and staff.

In Conclusion-

The Spring is supportive of the provision of an SEN school at Mc Cormack house- and would be keen to explore opportunities to work in partnership with the school to develop programmes of participatory work with them to benefit the students and their staff.

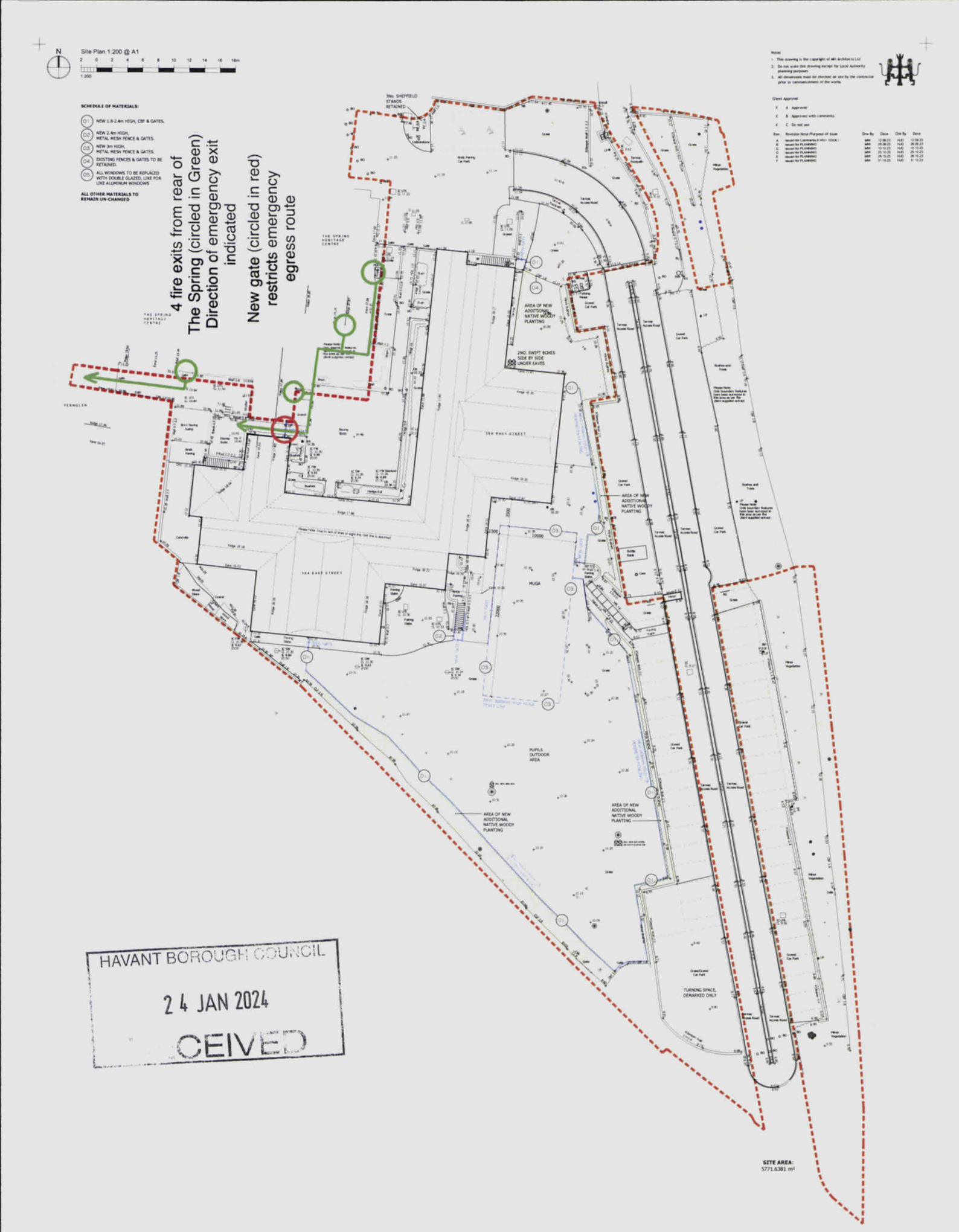
However the Spring is objecting to the change of use of the building at this time as the associated plans for changes in security provision, and the details of travel plan and statement will severely affect the safety and operation of The Spring Heritage and Arts centre.

The Spring would be keen to discuss these concerns with the applicant and/or HCC to see if there are changes that could be made to the application to enable it to proceed and would encourage them to contact The Spring to arrange a meeting.

Yours sincerely

[redacted]

Chair of Trustees of The Spring Heritage and Arts centre



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OUTCOMES FIRST GROUP
McCormac House
School
56a East Street, Havant

Site Plan
Proposed

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PRELIMINARY


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