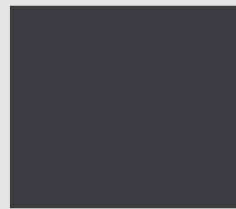


Havant Borough Council Planning
Public Service Plaza
Civic Centre Centre Road
Havant
Hants
PO9 2AX



5 February 2023
Ref: APP/23/00851

Dear Sir/ Madam

Re: Site Address : The Golden Slots, 1 East Street, Havant. PO9 1AA

Proposal for partial demolition of rear outbuilding to provide alterations and extension of ground floor premises to create 4 no supported living flats (class c3 (b) with communal spaces, staff accommodation and refuse and bicycle storage.

Further to this application, we [REDACTED] have looked at the planning application will raise objections to consent as follows:

1. The new development already reaching completion on the other side [REDACTED] number 5 East Street?, already has plans for 50% accommodation for assisted living and by adding 4 further units to the Golden Slots site this will swamp this small area of the town with this type of accommodation. Whilst we appreciate there is a need, this is not the right location for so many.
2. Parking is also an issue for this development proposal. Parking is a big issue in and around the centre of Havant, and proposals to demolish the Bulbeck Road car park will only exacerbate the issue. Whilst this plan has proposal for communal spaces these will never be sufficient for the need of the site. There are already around 5 or 6 private flats to the upper floors of this building without any allocated parking and human nature is such that these spaces will never be enough for this residential overload.
3. The sewerage, wastewater and rainwater systems in this area of the town are struggling with the intensification of living accommodation being approved for this corner of the town. This application will further increase the load on an already strained infrastructure.
4. This proposal has an access road to the rear, which appears will also service the intensive new build nearing completion to the rear of number 5, It appears to be a single lane access. If this is so, there will be a bottleneck for access to this building and the others it serves with probable issues should emergency services require access to any of this rear area.
5. We have concerns for this continued high intensification for residential buildings to the rear of East Street and the Pallant.

6. The White Hart/ Golden Slots building is a Listed Building, and as such would need sensitive refurbishment, and as such we will expect the Council to monitor any build approved to ensure this build conforms. The build at No 5 East Street has been riven with issues due to bad plans and poor basic build which is impacting on our building [REDACTED]

[REDACTED] we believe that close monitoring of the building/ remodel process by the Council will be essential to prevent yet another poor "improvement" of this historic property in this area.

7. This building is a prominent part of the town centre architecture on the main crossroads. The Council is expected by the residents and bill payers of Havant Council to maintain control of the planning process to ensure that all applications are suited to the area, and this planned development simply does not fit.

8. This building, formerly the White Hart, has been the subject of numerous applications from various developers [REDACTED] and all of which are proving to be the wrong choice, failed amusement arcade, failed local convenience shop application, to name but two instances. This building needs proper consideration and guidance from our town planners and not accepting anything offered. Please take a responsibility for this area of our beautiful and historic market town.

9. In the plans, the Havant Club is referred to as a Public House. This is incorrect. The Havant Club is a private members club and is owned by its members with a membership requirement.

Please ensure this detail is amended. (Yet another example of poor representation of fact.)

If sadly, the Council chooses to grant permission for this development, we ask that the plans be fully checked during the build process to ensure full conformity, as there have been several issues with the build at no 5 which were due to poor plans and poor build and which are impacting on our building [REDACTED]

[REDACTED]

Regards

[REDACTED]