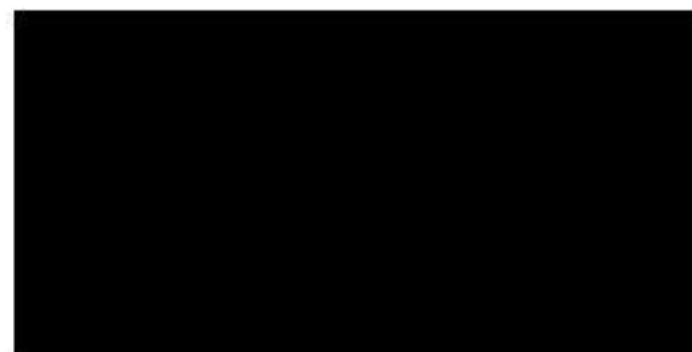
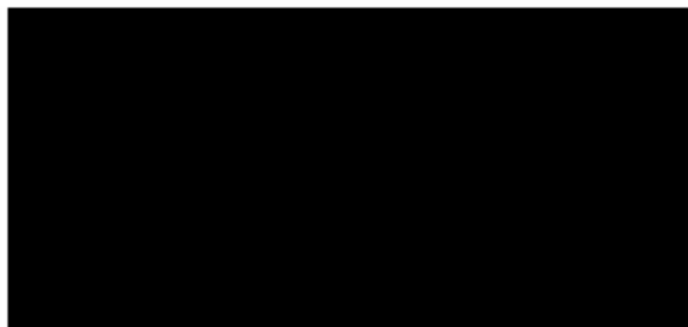




10th September 2012

To: Planning Policy Team
Havant Borough Council
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Sir,

REGENERATION OF EAST STREET AND TOWN CENTRE.

1. Subsequent to the public consultation, the views of the Havant Club on the questions posed in the informal consultation follow:

- Do you agree that East Street is in need of regeneration? Yes. Regeneration needs to be done sensitively and the character of the town centre must be maintained. New building in the area must be of a high quality and an architectural design which will blend with the existing 18th/19th Century buildings which will remain.

- Do you agree that new homes should be built in the East St. regeneration area? Yes. However, regeneration should not be seen as an excuse for cramming as many shoe-box dwellings as possible into a limited space. We consider that 70 new dwellings is probably over-intensive development. There should be a wide variation in both size and price of new dwellings with adequate parking facilities. We think that there should be some open space in the centre of the North-East quadrant. Design should be compatible with the character of the area and up to the standard of the best remaining Victorian buildings in the area.

- Do you agree that shops and other commercial uses should be retained in the East St. regeneration area? Yes. If some 60 to 70 new dwellings are built in the area, this will provide a customer base for shops in the area. It is thought that if some open space is left inside the NE quadrant, shops or restaurants should open on to this rather than on to a busy thoroughfare such as East Street. Unit design should be such that small businesses are attracted to the area. A mix of professional and commercial is to be desired.

- Do you think that the community facilities should be retained and/or enhanced in the East St. regeneration area? Yes, we think that more community facilities will be required with more residential housing in the area. At present, the only significant community facility in the area is the Church House and Hall. We

understand, from the Rector, that most of the facilities currently provided by these would be provided within the Church itself. We foresee a need for a separate community centre which might be achieved by building an extension to the Arts Centre in the form of a village hall with stage and auditorium. This would provide space for youth theatre, orchestral events and social events. The Arts Centre would be thus able to provide those facilities not appropriate to the Church itself.

- Do you agree that the White Hart Public House should be retained in the East Street regeneration area? Yes. The White Hart public house is one of the most striking buildings in Havant and it would be a great pity if it were to be demolished. All the current proposals show the demolition of the extension behind the White Hart and the Havant Club. It is doubtful whether the White Hart could survive as a public House without its extension, built some 15 years ago to accomodate a dining room and function room. Under current ownership, as a free house, it could well continue as a public house and its restaurant could be of great utility to the inhabitants of the new proposed housing. However, should the White Hart site be redeveloped, the façade should be retained to front the new development.

- Do you agree with the concept of creating a Church Square? Yes. The opening up of the land round the church to integrate the Church with West Street and South Street, would undoubtedly make the town centre more of a “feature”. The obvious hazards with such a proposal are the possibility of it becoming an area soiled by litter where rowdy elements congregate and finishing up as an eyesore rather than as an embellishment to the town. We understand that the Rector is very keen on the proposal and feels that it will make the church building a centre for all the townsfolk, whether part of his congregation or no. It will certainly make the church building very much more visible and as it is one of the finest churches locally this can only be an advantage to the town.

- Do you agree that the new Church Square should be used as a shared surface by pedestrians, cycles and vehicles? Yes. Unless something is done about the traffic in North Street and East Street, the whole regeneration project will fail. It is understood that there is no possibility of closing the Southern end of North Street and the Western end of East Street to wheeled traffic on the model of Chichester because there is no alternative route that the Highways Agency would approve. Any wheeled traffic should be limited to those parts of North Street, South Street and East Street now used by traffic and in West Street for access to the Church. Parking in the Church Square should be prohibited or seriously restricted. Various European towns have successfully achieved such a mix of users by imposing a 10 kilometre per hour speed limit in such areas and giving pedestrians right of way over wheeled traffic. This is the de facto position in West Street outside the Church at present. It is not known whether UK Highways law would permit such a solution but it is our view that the whole project will fail unless some such solution to the traffic problem can be implemented.

2. Our further observations are:

- The Street's Building, No. 11 East Street. We think that this is a building worth preserving. Although not as fine a building as the Club or some of the buildings in West Street, it forms part of the character of the town. The footprint of the main building is not significantly deeper than the proposed new building. It would seem to be readily convertible into a commercial premises below with two or more dwellings above.

- The area between Street's and the Club, Nos. 5, 7 and 9. The concept drawing, Sheet 8 of the consultation document, shows an unbroken skyline from the Havant Club to Street's. Preserving the Street's building would alleviate this to some extent. We consider that the building adjacent to the Club should be 2½ storey to give symmetry to the siting of the Club between the White Hart and the new building. We also consider that at least one pedestrian passage to the interior of the quadrant, between Street's and the Club should be retained.

3. In conclusion the Club supports the regeneration project. Our reservations are plainly stated above. The two imperatives are:

- a. That the traffic problem at the cross roads of North Street and East Street is the over-riding factor on which all else depends. A failure to provide a solution here will doom the whole project to failure.

- b. All new building must be in character with the existing building. We do not require a pastiche of Victorian building but something which will blend in with existing structures and which will still be considered attractive by generations to come.

Yours faithfully

A solid black rectangular box used to redact a signature.