

DSD/lja/213-17

D2 PLANNING

7th November 2017

TOWN PLANNING * DEVELOPMENT * ENVIRONMENTAL CONSULTANTS

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For the attention of Mr L Oliver

Planning.development@havant.gov.uk

Dear Sir

Application No. APP/17/01042

The Rotunda, Northney Marina, Hayling Island

**Prior Notification for change of use from Class B1 (a) office use to C3 residential use
subject to prior approval covering flooding, highways and transport issues and
contamination**

We have been instructed by Paten & Co and Paten Hotels Limited who own and operate The Langstone Hotel, Northney Road, Hayling Island to submit representations in respect of the above prior approval application which seeks to convert The Rotunda into 21 flats. These representations have been made following consideration of the submitted application and the supporting documentation.

At the outset, the applicants are aware of the Prior Notification process and the relevant issues that can be considered namely, highways, flooding, noise and contamination. All other issues are outside of the scope of the prior notification process. Accordingly these representations seek merely to deal with these issues.

Highways

We note that the Technical Note prepared by Peter Brett & Partners has been prepared using TRICS data base rather than up to date surveys of traffic generating using the Highway Network. Our clients are concerned that Northney Road is the only road leading on and off Hayling Island and has significant seasonal variation in traffic volume. We do not believe that the use of TRICS produces a truly representative position of what actually happens on Hayling Island. Furthermore, there is no assessment of accident data within the vicinity of

the site. Accordingly we believe that the Technical Note is insufficient to provide an accurate scenario of the likely traffic generation from the proposed development.

Noise

We have had regard to the Noise Report prepared by Peter Brett Acoustics. We would refer to paragraph 123 of the NPPF which states that: -

“Planning policies and decision should aim to:

- **avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;**
- **mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions**
- **recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and**
- **identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.”**

Our client operates a hotel which hosts many functions including conferences, weddings etc. At times they acknowledge that night time noise can be audible but have never had any complaints. They are concerned that the Noise Assessment has not correctly assessed the noise environment or given due consideration to the impact of noise from the hotel on future occupiers. They remain convinced that future residents may subsequently object to the operation of the hotel.

Accordingly it is considered that the existing noise assessment is deficient and the objectors are concerned at the potential impact of this residential development on the ongoing operation of the hotel.

Flooding

We note that the site lies within Flood Zone 1. However, we would raise concerns that the access can be restricted due to spring tides and tidal surges. We can advise that when this occurs that hotel guests have been marooned in the past. Clearly, with climate change such issues need to be carefully assessed. The Flood Risk Assessment is inadequate in that it does not address these issues.

Comment

In view of the above, the objectors have concerns regarding the use of the building in term of highways, noise and flooding. Until each of these issues are properly addressed prior approval should not be granted.

If you require any additional information then do not hesitate to contact me.

Yours faithfully



D2 Planning Limited