

**Library Ref: EB75**

By email to Jonathan Manning BSc  
(Hons) MA MRTPI and Thomas  
Hatfield BA (Hons) MA MRTPI  
through the Programme Officer

**Enquiries to:** Simon Jenkins  
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**My reference:**  
**Your reference:**  
**Date:**

Dear Mr Manning & Mr Hatfield

### **NAB CAR PARK, HAYLING ISLAND**

I can confirm that the Nab Car Park site on Hayling Island Seafront has been identified in the Opportunity Havant Regeneration Strategy and associated Delivery Plan as a suitable site for redevelopment due to underuse for many years. There are approximately 95 car parking spaces and transaction reports show:

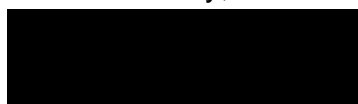
	Income	Transactions	Average transactions per day
March 2017-Nov 2017	£7,611.62	2860	10.4
March 2018-March 2019	£9,858.50	3454	8.7
April 2019-March 2020	£9,984.50	2759	7.5
April 2020-March 2021	£24,610.00	8252	22.6

In December 2019 Vail Williams estimated the Residual Land Value at £230,000 and a market value of £6,625,000 for a developed site.

Work on the regeneration of Hayling Island Seafront has picked up pace since restrictions have eased and the phasing will be reviewed over the coming months with a view to disposing the site for development and recycling the capital receipt into other regeneration projects on the seafront.

The Council, as landowner, considers that the value of the site as a car park, even with a slight uptick in usage during 2020 – 2021, does not warrant its retention as is and would consider it suitable for development.

Yours sincerely,



Simon Jenkins  
Director for Regeneration and Place  
Havant Borough Council and East Hampshire District Council