



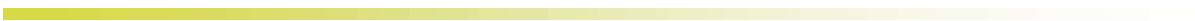
JohnsonMowat

Planning & Development Consultants

MR AND MRS SMITH
186 SEA FRONT / 28 ALEXANDRA AVENUE,
HAYLING ISLAND, HAMPSHIRE, PO11 9HT

FULL PLANNING APPLICATION

ACCESSIBILITY STATEMENT





MR AND MRS SMITH
186 Sea Front / 28 Alexandra Avenue, Hayling Island, PO11 9HT

Accessibility Statement

Date: 08 January 2021

Johnson Mowat
Planning & Development Consultants
Coronet House
Queen Street
Leeds
LS1 2TW

t: 0113 887 0120
e: hello@johnsonmowat.co.uk
w. www.johnsonmowat.co.uk





LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

Except as otherwise requested by the Client, Johnson Mowat Planning Ltd is not obliged and disclaims any obligation to update the report for events taking place after:

- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

Johnson Mowat Planning Ltd makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

This report has been prepared for the sole use of Mr and Mrs Smith. No other third parties may rely upon or reproduce the contents of this report without the written permission of Johnson Mowat Planning Ltd. If any unauthorised third party comes into possession of this report they rely on it at their own risk and the authors do not owe them any Duty of Care or Skill.



CONTENTS

1.0 INTRODUCTION

2.0 PROXIMITY TO LOCAL SERVICES

Appendix One – Bus Timetable (Service 30 and 31)

1.0 INTRODUCTION

- 1.1 The purpose of this accessibility statement is to provide a breakdown of the services and facilities located within walking and cycling proximity of the site and services and facilities available in the wider area via public transport. This statement should be read alongside the suite of application documents, in particular the Highways Supporting Statement (AMA) and Planning Case Report (Johnson Mowat).

2.0 PROXIMITY TO LOCAL SERVICES

Site Location

- 2.1 The application site is located in a predominantly residential area on the southern edge of Hayling Island. The site lies on the southern coast of Hayling Island which is in the south of Havant Borough. Sea Front is a main road which runs along the full length of the southern coast of Hayling Island, turning into Ferry Road at the south western edge and Southwood road on the south eastern edge of the Island.
- 2.2 The site is within an acceptable walking distance to the three identified centres on Hayling Island, the Local Centre of West Town, the District Centre of Mengham / Gable Head and the Local Centre of Rails Lane. The Adopted Allocations Plan (July 2014) describes these centres as follows:

Mengham and Gable Head District Centre – 750m from the application site

“Comprises two groups of shops and forms the main shopping centre for the island. The centre meets the everyday shopping needs of local residents, many of whom have limited opportunities to travel off the island to shop. The centre also accommodates the tourist trade in the peak holiday season. The primary shopping area is centred on the pedestrianised part of Mengham road and Elm Grove.”

Rails Lane Local Centre – 1.2 km from the application site

“This is located near the beach at Eastoke. It has the dual purpose of meeting the everyday shopping needs of local residents and providing seaside shops and cafes to serve holidaymakers and day trippers.”



West Town Local Centre – 1.1 km from the application site

“This serves the everyday shopping needs of local residents and provides local jobs.”

- 2.3 The higher order District Centre of Mengham is the closest centre to the application site. This offers a range of local shops and facilities, including (not exclusively) a post office, grocery shop, Sainsbury's Local, bank, pharmacy, take-aways, cafés, beauty salon, hair dressers, estate agents, Elm Grove Dental Practice, and Hayling Island Health Centre.
- 2.4 Hayling Island Health Centre, located off Elm Grove in Mengham has 2 GP practices (Waterside Medical Practice and The Elms Practice) and is accessible on foot and it also has its own car park

Schools

- 2.5 There are a number of playgroups and nurseries for pre-school age children. Hayling Community Pre-School, Cherry Harbour Nursery, and Gorseway Nursery School, are located 1km, 1.1 km and 1.9 km from the application site respectively.
- 2.6 Primary School provision on Hayling Island lies within walking distance of the application site.
- Mengham Infant School (Reception, Year 1 and Year 2) – 1.1 km from the Application Site
 - Mengham Junior School (Year 3 – Year 6) – 1.2km from the Application Site
 - Mill Rythe Junior School – 2.3km from the Application Site
- 2.7 The Hayling College Secondary School is located approximately 1.5km north of the application site. Other secondary education is located off Hayling Island at Havant, Purbrook and Waterlooville, which are accessible by bus.

Churches

- 2.8 There are a number of Churches on Hayling Island, the majority located within 1.5 kms of the site. They are listed below:
- St Peters Church, Northney (Anglican)
 - St. Mary's Church, Mengham (Anglican)
 - St Andrews Church, Mengham (Anglican)



- Elim Church, Mengham (Pentecostal)
- St Patricks Church, (Catholic)
- Hayling Island Baptist Church, West Town
- South Hayling United Reformed Church (Mengham)

Recreation / Leisure

- 2.9 Various recreation facilities are located on Hayling Island, with a large number of facilities located along the south coast within walking distance of the application site. Facilities include a Golf Club and Links course, a number of public houses, a Tennis club, Hayling Park and Hayling Island Community Centre, a bowls Club, outdoor tennis courts, basketball court and a children's play park.
- 2.10 Also on the Island are a number of sailing clubs - Hayling Island Sailing Club, Mengham and Langstone, Sparks Marina and Northney Marina.

Proximity to larger Centres

- 2.11 Havant town centre is located 8.6km north of the application site, which offers a number of high street shops and supermarkets, industrial area and includes a Railway Station with direct connections to Portsmouth, Brighton, Southampton and London.
- 2.12 The City of Portsmouth is located 19km to the west of the application site and the City of Chichester is located 25km to the north east.

Public Transport

- 2.13 The application site is accessible via public transport to the local centres and district centre in Hayling Island as well as to Havant. Bus stops are located along Sea Front (the nearest being circa 70 metres away). The No 30 and 31 bus services to Havant Town Centre run every 20 minutes for the majority of the day, with hourly services between midday and 2pm. Journey times from the application site to Havant town centre are approximately 30 minutes. In addition a school bus (Service 630) runs for students travelling to and from educational establishments, including schools on and off Hayling Island. The full bus timetable for the 30 and 31 bus service can be found at Appendix 1.
- 2.14 Additional bus services are available at Havant for other destinations in Hampshire, and the Coasliner 700 service to Brighton.



- 2.15 Railway connections are available via train stations at Havant, Warblington and Bedhampton. Havant is the largest of the local railway stations, with services to Portsmouth Southampton, Brighton and London via the GWR, South Western Railway and Southern rail providers.

Conclusion

- 2.16 It is clear from the siting of the site within the designated Urban Area of Hayling Island, and the proximity of the site the services and facilities, that the site is located in a sustainable and accessible area, with access via walking / cycling and public transport to various services and facilities and access to services further afield by public transport.



APPENDIX ONE

STAGECOACH BUS TIMETABLE – SERVICE 30 AND 31

Days of Operation

Service Number

Service Description

Mondays to Fridays**030****Havant - Hayling Island**

Commencing

10th January 2021

Service No.	30	31	30		31	30		31	30		31	30		31	30		31
Havant, Bus Station [B]	-	0550	0620	then	50	20	Until	1850	1920	2000	2100	2200					
Mill Rythe, School	0535	0601	0631	at	01	31		1901	1931	2011	2111	2211					
Mengham, Corner	-	0606	-	these	06	-		1906	-	2016	-	2216					
West Town, Barley Mow	0539	-	0635	times	-	35		-	1935	-	2115	-					
Beachlands, Bus Stand	0546	-	0642	each	-	42		-	1942	-	2122	-					
Eastoke, Sandy Point	0554	0613	0649	hour	13	49		1913	1949	2023	2129	2223					
Beachlands, Bus Stand	-	0621	-		21	-		1921	-	2031	-	2231					
West Town, Barley Mow	-	0628	-		28	-		1928	-	2038	-	2238					
Mengham, Corner	0600	-	0657		-	57		-	1957	-	2137	-					
Mill Rythe, School	0605	0632	0702		32	02		1932	2002	2042	2142	2242					
Havant, Bus Station [B]	0615	0645	0715		45	15		1945	2015	2055	2155	2255					

Days of Operation

Saturdays

Service Number

030

Service Description

Havant - Hayling Island

Commencing

10th January 2021

Service No.	31	30		31	30	31	30	31	30	31
Havant, Bus Station [B]	0550	0620	then	50	20	Until	1850	1920	2000	2100
Mill Rythe, School	0601	0631	at	01	31		1901	1931	2011	2111
Mengham, Corner	0606	-	these	06	-		1906	-	2016	2216
West Town, Barley Mow	-	0635	times	-	35		-	1935	-	2115
Beachlands, Bus Stand	-	0642	each	-	42		-	1942	-	2122
Eastoke, Sandy Point	0613	0649	hour	13	49		1913	1949	2023	2129
Beachlands, Bus Stand	0621	-		21	-		1921	-	2031	2231
West Town, Barley Mow	0628	-		28	-		1928	-	2038	2238
Mengham, Corner	-	0657		-	57		-	1957	-	2137
Mill Rythe, School	0632	0702		32	02		1932	2002	2042	2142
Havant, Bus Station [B]	0645	0715		45	15		1945	2015	2055	2155
										2255

Days of Operation

Sundays**030**

Service Number

Service Description

Commencing

10th January 2021**Havant - Hayling Island**

Service No.	30	31	30	31	30	31	30	31	30	31	30	31	30	31	30	31	30
Havant, Bus Station [B]	0805	0905	1005	1105	1205	1305	1405	1505	1605	1705	1805	1905	2005				
Mill Rythe, School	0816	0916	1016	1116	1216	1316	1416	1516	1616	1716	1816	1916	2016				
Mengham, Corner	-	0921	-	1121	-	1321	-	1521	-	1721	-	1921	-				
West Town, Barley Mow	0820	-	1020	-	1220	-	1420	-	1620	-	1820	-	2020				
Beachlands, Bus Stand	0827	-	1027	-	1227	-	1427	-	1627	-	1827	-	2027				
Eastoke, Sandy Point	0834	0928	1034	1128	1234	1328	1434	1528	1634	1728	1834	1928	2034				
Beachlands, Bus Stand	-	0936	-	1136	-	1336	-	1536	-	1736	-	1936	-				
West Town, Barley Mow	-	0943	-	1143	-	1343	-	1543	-	1743	-	1943	-				
Mengham, Corner	0842	-	1042	-	1242	-	1442	-	1642	-	1842	-	2042				
Mill Rythe, School	0847	0947	1047	1147	1247	1347	1447	1547	1647	1747	1847	1947	2047				
Havant, Bus Station [B]	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100				