

Ward Court's Location and Island Infrastructure

Existing Local conditions

Site and Surroundings

The application is an existing late 1960's residential building consisting of 54 flats built to maximise the sea views for the maximum number of flats. It is situated on the South side of the western Seafront. To the North of Seafront are three large residential properties. There is visitor parking outside the roadside wall of Ward Court and allocated parking spaces and garages within the perimeter wall. To the seaward side there are two garden areas and a heated Swimming pool. Beyond the southern wall is the green grassland of Beachlands, beach huts and the beach bordering Hayling Bay. To the East of the building is the grade 2 Listed Building, The Crescent and to the West a private road and some residential properties.

The application building is well served by public transport with bus stops for both the routes 30 and 31 servicing the Island within a few minutes in each direction. On the south side of the road are the stops for no.31- 2 mins walk to west and 4 mins walk to the east stop. This stop and Service 31 will get into Havant via West Town the most directly. From Havant to Ward Court the service 30 is the most direct. Buses run every 20 minutes. Having travelled into Havant there is access to a network of Bus routes around Hampshire and the Coastliner 700 to Brighton. The train station is on the main Waterloo line to London and there is also access to Portsmouth and Southampton to the West. To the East the trains travel to Brighton and on to Victoria, London.

Appendix 1

Bus Stop	30	31
Havant Bus Station	*	*
Mill Rythe School (Lidl)	*	*
Mengham Corner (Mengham)		*
West Town Barley Mow	*	
Beachlands Bus Stand		
Eaststoke Sandy Point	*	*
Beachlands Bus Stand	*	*
West Town Barley Mow		*
Mengham Corner (Mengham)	*	
Mill Rythe School (Lidl)	*	*
Havant Bus Station	*	*

The application site has a post box within 2 mins to the east on the north side of Seafront. Walking for 5 minutes further on there is a well-stocked convenience store and newsagents. Walking for another minute beyond the store is a tearoom and ladies' hairdresser, a kite-surfing shop and a seasonal souvenir shop. Crossing the road at the roundabout towards the Funfair there is another post box. The Post Office delivery and parcel collection building is in St Mary's Road, off Beach Road and is 10mins walk, 3mins by car from application site.

Walking from the application site N up Stanford Avenue and crossing Bacon Lane to the access lane to Hayling Park within 10 minutes across the Park and through the alleyway turn right to reach West Town shopping area situated on Station Road. This provides a comprehensive range of services and shops:- Dental practice, chemist, solicitors, butcher, bakery and teashop, Tesco convenience store, ATM, laundry, bathroom showroom, off licence, charity shop, 3 hairdressers, a restaurant, 2 public houses, Thai restaurant, Chinese restaurant, fish & chip shop, pet shop, several fast food shops and betting shop. window shop. Also, on Station Road to the west of the shops is situated the Station Theatre, which shows a film once a month as well as a full variety of plays and dramatic performances from local drama groups.

There is also another shopping area on the island at Mengham and extending up Elm Grove. It is 1 mile and 20 minutes' walk from the location site. Here can be found TSB bank and 3 ATM's, Post Office, Sainsbury's Local, 3 Co-op stores, electrical store, Veterinary practice, Library, greengrocers, newsagents and convenience store, jewellers, 2 dry cleaners, 3 chemists, 4 estate agents, property letting agent, hardware store, shoe repairers, printers, haberdashery, bookshop, carpet and flooring shop, computer repair shop, betting shop, bathroom shop, wine bar, 2 Indian restaurants, 4 coffee and light dining shops, 2 ladies hairdressers, men's hairdresser, clothes shop, 2 charity shops, mobility aid shop, a bargain shop, care provider, greeting card shop and Chinese fast food shop.

The Medical Centre is in Mengham with 2 GP practices and is accessed from Elm Grove by foot or by car and it has its own car park.

The location site has several amenities within walking distance. There is a Golf Club and links course to the west as well as the Inn on the Beach, a pub and restaurant. Further to the West on the edge of the entrance to Langstone harbour can be found the Ferryboat Pub and the Hayling Ferry service which is a privately owned service ferrying people and bicycles across to Eastney on Portsea Island. To the east set back from the front is Seacourt on Victoria Avenue, a tennis and real tennis club. In Hayling Park can be found Hayling Island Community Centre, a Bowls Club, outdoor tennis courts, a fenced basketball court and a children's play

park. During the winter the park supports football teams and in the summer cricket matches. The community centre itself has a diverse number of clubs including Bridge, Badminton, Pilates, Zumba, Music club, Needlework, Art, Dog training to name a few. The centre is licenced, and the large hall is used for dinners and lunch clubs and is also available for Wedding receptions.

Further away from the location site at Sandy Point at the Eastern end of the Island, at the entrance to Chichester Harbour, is the Hayling Sailing Island Sailing Club, with a strong dinghy and cruising membership. There are also Sailing clubs at Mengham and Langstone. Within the Harbour at the south end of the Island is Sparks Marina one of 2 marinas serving the Island. The other is Northney marina situated at the top of the Island. Both these marinas are accessible at all states of the tide. There is Wilsons boatyard, which has tidal access, at Mengham, for storage of boats.

The Island is well served with churches of all faiths there are 3 Anglican churches, St Peters is at Northney, St Mary's and St. Andrews are in Mengham. Also in Mengham is the Elim Church. The Catholic church is St. Patricks in Manor Road. There is also the Bridge church in West Town. To the east of the island is Hayling Baptist Church.

The Education of the younger community is catered for with playgroups, nurseries Cherry Island, Gorseyway, Cherry Harbour, Hayling Community pre-school , to name a few. For children of school age Mengham Infant and Mill Rythe Junior and Mengham Junior and Mill Rythe Junior schools and The Hayling College for Secondary Education are all within 1.7 miles of the application site. See [Appendix 2](#). Tertiary Education is found off the Island with a morning and afternoon bus service allowing access to the establishments in Havant, Purbrook and Waterlooville.

Appendix 2

School	Distance	Car	Walk
Mengham Infants	0.8miles	3 mins	20mins
Mengham Juniors	1.3miles	5 mins	25mins
Mill Rythe Infants	1.7miles	7 mins	35mins
Mill Rythe Juniors	1.7miles	7 mins	35mins
The Hayling College	1.1miles	5 mins	30mins



- T - Theatre
- A - Restaurant
- P - Public House
- Bs - Bus Stop
- C - Chemist
- B - Bank
- PO - Post Office