

# **Planning Design and Access Statement**

**Solent Marine Yard Mill Rythe Lane Hayling Island Hampshire PO110QG**

## **Proposed Unit extension**

**CONTEXT**– The site.

The premises are situated on the eastern side of Hayling Island approximately 2 mile south of the road bridge linking the island to the mainland. The bridge is approximately 1 mile south of the A27 trunk road which bypasses Havant Town Centre and offers good access to the south coast and main roads travelling north. The site is a 5000m<sup>2</sup> site surrounded by 3.8m metal fencing/ Screening and contains a 800m<sup>2</sup> Industrial building with a 5.5m eaves height. The rest of the site is concrete hard stand

The site was used for a number of years as a car dismantling and scrap metal site and has now become a manufacturing facility for Marine pontoons. The site sits within a commercial and industrial area which is also occupied by a number of marine orientated businesses.

## **PROPOSED USE**

The proposed additional building will allow some of the processes currently undertaken in the yard outside to be come inside, this will give the business more flexibility and reduce down time due to inclement weather. In addition it will reduce any noise generated by the processes and thus improve the position of neighbouring businesses and residents.

The proposed building extension will share its eaves height with the main building but due to the reduced span the ridge height will be noticeable lower than the main building. The building will be of similar construction to the main building and will share the same material finishes to ensure it blends with the existing building.

## **EVALUATION**

We believe the application should be supported as this extension will allow the business to perform better within its chosen market place and in addition will provide an improved environment to its surrounding neighbours. The building will have little impact on the mass of the building, and the existing screening will remain in place to block views of the building from neighbouring areas

## **LAYOUT**

Access to the site is via the existing entrance gates and this proposal does not change the existing treatment of boundaries or other yard space

## **LANDSCAPING AND APPEARANCE**

No landscaping changes would be proposed as the site externally is well screened

## **ACCESS**

There is easy access to this site by public transport as the 30/31 bus route runs within a few hundred meters of the site with local stopping points. Which may benefit employees or potential visitors.