



**186 Sea Front / 28 Alexandra Avenue,
Hayling Island**

**Demolition of Existing Dwelling and
Erection of 7.no Apartments**

Accessibility Statement

February 2022

**Preston
Baker**



1. Introduction

- 1.1. This Accessibility Statement has been produced in support of an application for Full Planning Permission for the demolition of the existing dwelling at 186 Sea Front / 28 Alexandra Avenue and the redevelopment of a new building containing 7 no. residential apartments – to deliver 6 no. 2-bed and 1 no. 1-bed apartments.
- 1.2. The purposed of this statement is to outline the services and facilities located within walking and cycling proximity of the site, as well as those available further afield by public transport.
- 1.3. This statement should be read alongside the suite of submitted application documents, in particular the Highways Supporting Statement [AMA] and Planning Statement [Preston Baker].

2. Proximity to Local Services

Site Location

- 2.1. The application site is located at the junction of Sea Front and Alexandra Avenue - on the southern coast of Hayling Island and within the predominantly residential Hayling Island Urban Area.
- 2.2. Residential development abuts the northern and western boundaries, and Alexandra Avenue abuts the eastern boundary, beyond which lies residential development fronting Sea Front. Sea Front runs along the southern boundary of the site, beyond which lies Hayling beach and the sea. A large public car park (Chichester Avenue Car Park) is located south of Sea Front, with the entrance to the south east of the site close to the junction of Sea Front and Chichester Avenue.
- 2.3. The submitted Highways Supporting Statement [AMA] details how the proposed development is considered to be accessible on foot, with the provision of footways present along both sides of the surrounding highways network. The existing pedestrian provision provides safe access from the site to nearby facilities and amenities.
- 2.4. Chapter 6 of the Adopted Allocations Plan (2014) gives a description of the district and identifies its local centres, all of which are within a 2km radius of the site, and therefore within walking distance. These consist of Mengham and Gable Head District Centre, Rails Lane Local Centre, and West Town Local Centre.
- 2.5. Mengham and Gable Head District Centre:

“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.”

The application site is located 0.51 km to the south-west of the Mengham and Gable Head District Centre.

2.6. Rails Lane Local Centre:

“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”

The application site is located 1.23 km to the west of Rails Lane Local Centre.

2.7. West Town Local Centre:

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

The application site is located 0.64 km to the south east of West Town Local Centre.

2.8. The submitted Highways Supporting Statement [AMA] also identifies other areas that are accessible within a 5km cycling catchment, which covers the majority of Hayling Island, including the surrounding settlements of Eastoke, Sinha, Fleet, Stoke and North Hayling.

Schools

2.9. There are a number of playgroups and nurseries within the walking catchment of the application site. These consist of:

- Cherry Harbour Nursery (located approximately 0.77 km to the north of the application site);
- Hayling Community Pre-School (located approximately 0.8 km to the north of the application site); and
- Gorseway Nursery School (located approximately 1.5 km to the north of the application site)

2.10. There are a number of primary schools that are local to the application site. These consist of:

- Mengham Infant School – Reception to Year 2 (located approximately 0.82 km to the north of the application site)
- Mengham Junior School - Year 3 to Year 6 (located approximately 0.91 km to the

north east of the application site)

- Mill Rytte Infant School - Reception to Year 2 (located approximately 1.92 km to the north of the application site)
- Mill Rytte Junior School – Year 3 to Year 6 (located approximately 1.95 km to the north of the application site)

2.11. The Hayling College Secondary School is located 1.35 km to the north of the application site.

Churches

2.12. There are a number of churches located on Hayling Island which are listed below:

- St Peter's Church, Northney (Anglican)
- St Mary's Church, Mengham (Anglican)
- St Andrew's Church, Mengham (Anglican)
- Elim Church, Mengham (Pentecostal)
- St Patrick's Church (Catholic)
- Hayling Island Baptist Church, West Town
- South Hayling United Reformed Church, Mengham

Recreation and Leisure

2.13. Hayling Island boasts a variety of recreational and leisure facilities, many of which are located along the south coast and within walking distance of the site.

2.14. Sports facilities include the Hayling Island Golf Club and Beachlands Golf Course, Hayling Island Community Centre, and Hayling Park (which offers grass sports pitches and tennis courts). There are a variety of swimming pools, health and fitness suites, and an indoor bowl

club.

- 2.15. There are a number of public houses, bars and restaurants on Hayling Island. Many of these are located along Sea Front at Rails Lane Local Centre, or to the north of the application site within the Mengham and Gable Head District Centre.
- 2.16. Hayling Park is the only Local Green Space designated in Hayling Island under policy AL8 in Adopted Allocations Plan (2014), which is located approximately 750m to the north west of the application site. As the location of the Hayling Island Community Centre, the park offers a range of facilities including grass pitches and outdoor tennis courts.

Larger Centres

- 2.17. The Highways Supporting Statement [AMA] assesses the site to be well located for access to the local and regional highway networks.
- 2.18. As described in the Highways Supporting Statement [AMA], the A3023 provides a key route through Hayling Island. It provides access to a number of residential settlements, including Fleet and Stoke, before providing access to the mainland and the areas of Langstone and Havant as well as forming a grade separated signalised roundabout with the A27 'Havant Bypass'
- 2.19. Havant offers a number of high street shops, supermarkets and industrial area. It also boasts Havant Train Station which provides direct connections to Portsmouth, Brighton, Southampton and London.
- 2.20. 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

- 2.21. There are a total of six bus stops are situated within a 400m walking catchment of the application site, all of which are along Sea Front. The nearest of these stops is located approximately 70m to the east of the application site.

- 2.22. The number 30 and 31 bus services to Havant Town Centre run every 15-20 minutes for the majority of the day. Journey times from the application site to Havant town centre are approximately 30 minutes. The full bus timetable for the 30 and 31 bus service can be found at Appendix 1.
- 2.23. Additional bus services are available at Havant for other destinations in Hampshire, and the Coastliner 700 which runs from Portsmouth to Brighton.
- 2.24. Havant Train Station provides direct connections to Portsmouth, Brighton, Southampton and London.

3. Conclusion

- 3.1. The application site at 186 Seafront, Hayling Island is located within the predominantly residential Hayling Island Urban Area, and is in close proximity to a range of services and facilities.
- 3.2. Nearby shops, schools, churches and recreational facilities can be accessed via walking and cycling. Public transport provides access to a range of services and facilities in the larger centres that are located within the wider area.
- 3.3. The site, therefore, is considered to be located in a sustainable and accessible area.

APPENDIX 1

STAGECOACH BUS TIMETABLE – SERVICE 30 AND 31

• Havant • Hayling Island

MONDAY TO FRIDAY (excluding Public Holidays)

	30	31	30	31	30	31	30	30	31	30	31	30	31	30	31	30	31	30	31	30	31	30
	Sch																					
Havant, Bus Station [B]	-	0545	0600	0620	0640	0655	0705	-	-	0725	0740	0800	0820	0840	0900	0915	0930	0945	1005	1020	1035	1050
Mill Rythe, School	0535	0555	0610	0630	0650	0705	0715	0715	0721	0736	0751	0811	0831	0851	0911	0926	0941	0956	1016	1031	1046	1101
Mengham, Corner	-	0559	-	0634	-	0709	-	-	0726	-	0756	-	0836	-	0916	-	0946	-	1021	-	1051	-
West Town, Barley Mow	0539	-	0614	-	0654	-	0719	0719	-	0740	-	0815	-	0855	-	0930	-	1000	-	1035	-	1105
Beachlands, Bus Stand	0546	-	0621	-	0701	-	0726	0726	-	0747	-	0822	-	0902	-	0937	-	1007	-	1042	-	1112
Eastoke, Sandy Point	0554	0606	0629	0641	0709	0716	0734	0735	0733	0756	0803	0831	0843	0911	0923	0946	0953	1016	1028	1051	1058	1121
Beachlands, Bus Stand	-	0614	-	0649	-	0724	-	-	0742	-	0812	-	0852	-	0932	-	1002	-	1037	-	1107	-
West Town, Barley Mow	-	0621	-	0656	-	0731	-	-	0750	-	0820	-	0900	-	0940	-	1010	-	1045	-	1115	-
Mengham, Corner	0600	-	0635	-	0715	-	0740	0744	-	0805	-	0840	-	0920	-	0955	-	1025	-	1100	-	1130
Mill Rythe, School	0605	0625	0640	0700	0720	0735	0745	0750	0755	0810	0825	0845	0905	0925	0945	1000	1015	1030	1050	1105	1120	1135
Havant, Bus Station [B]	0615	0635	0650	0715	0735	0750	0800	0805	0813	0828	0843	0903	0923	0943	1003	1018	1033	1048	1105	1120	1135	1148
Crookhorn, Precinct	-	-	-	-	-	-	-	0815	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purbrook, Oaklands School	-	-	-	-	-	-	-	0825	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Key

Sch - School days only

• Havant • Hayling Island

MONDAY TO FRIDAY (excluding Public Holidays)

	31	30	31	30		31	30	31	30		31	30	31	30	31	30	31	30	30	31	30
																			Sch		
Purbrook, Oaklands School	-	-	-	-		-	-	-	-		-	-	-	-	-	-	-	1545	-	-	-
Crookhorn, Precinct	-	-	-	-		-	-	-	-		-	-	-	-	-	-	-	1548	-	-	-
Havant, Bus Station [B]	1105	1120	1135	1150		05	20	35	50		1405	1420	1435	1450	1505	1520	1540	1555	1600	1620	1640
Mill Rythe, School	1116	1131	1146	1201		16	31	46	01		1416	1431	1446	1501	1516	1531	1551	1606	1613	1633	1653
Mengham, Corner	1121	-	1151	-	then at these times each hour	21	-	51	-	until	1421	-	1451	-	1521	-	1556	-	-	1638	-
West Town, Barley Mow	-	1135	-	1205		-	35	-	05		-	1435	-	1505	-	1535	-	1610	1618	-	1658
Beachlands, Bus Stand	-	1142	-	1212		-	42	-	12		-	1442	-	1512	-	1542	-	1617	1625	-	1705
Eastoke, Sandy Point	1128	1149	1158	1219		28	49	58	19		1428	1449	1458	1519	1528	1549	1603	1624	1632	1645	1712
Beachlands, Bus Stand	1136	-	1206	-		36	-	06	-		1436	-	1506	-	1536	-	1611	-	-	1653	-
West Town, Barley Mow	1143	-	1213	-		43	-	13	-		1443	-	1513	-	1543	-	1618	-	-	1700	-
Mengham, Corner	-	1157	-	1227		-	57	-	27		-	1457	-	1527	-	1557	-	1632	1640	-	1720
Mill Rythe, School	1147	1202	1217	1232		47	02	17	32		1447	1502	1517	1532	1547	1602	1622	1637	1645	1705	1725
Havant, Bus Station [B]	1200	1215	1230	1245		00	15	30	45		1500	1515	1530	1545	1600	1615	1635	-	1700	1720	1740

Key

Sch - School days only

• Havant • Hayling Island

MONDAY TO FRIDAY (excluding Public Holidays)

	31	30	31	30	31	30	31	30	31	30	31
Havant, Bus Station [B]	1655	1710	1725	1745	1805	1830	1900	1930	2000	2100	2200
Mill Rythe, School	1708	1723	1738	1758	1818	1841	1911	1941	2011	2111	2211
Mengham, Corner	1713	-	1743	-	1823	-	1916	-	2016	-	2216
West Town, Barley Mow	-	1728	-	1803	-	1845	-	1945	-	2115	-
Beachlands, Bus Stand	-	1735	-	1810	-	1852	-	1952	-	2122	-
Eastoke, Sandy Point	1720	1742	1750	1817	1830	1859	1923	1959	2023	2129	2223
Beachlands, Bus Stand	1728	-	1758	-	1838	-	1931	-	2031	-	2231
West Town, Barley Mow	1735	-	1805	-	1846	-	1938	-	2038	-	2238
Mengham, Corner	-	1750	-	1825	-	1907	-	2007	-	2137	-
Mill Rythe, School	1740	1755	1810	1830	1850	1912	1942	2012	2042	2142	2242
Havant, Bus Station [B]	1755	1810	1825	1845	1900	1925	1955	2025	2055	2155	2255

• Havant • Hayling Island

SATURDAY

	30	31	30	31	30	31	30	31	30	31	30		31	30	31	30		31	30	31	30	31
Havant, Bus Station [B]	0555	0635	0655	0715	0735	0755	0815	0835	0850	0905	0920	then at these times each hour	35	50	05	20	until	1635	1650	1705	1720	1735
Mill Rythe, School	0605	0645	0705	0725	0745	0805	0826	0846	0901	0916	0931		46	01	16	31		1646	1701	1716	1731	1746
Mengham, Corner	-	0649	-	0729	-	0809	-	0851	-	0921	-		51	-	21	-		1651	-	1721	-	1751
West Town, Barley Mow	0608	-	0708	-	0748	-	0830	-	0905	-	0935		-	05	-	35		-	1705	-	1735	-
Beachlands, Bus Stand	0615	-	0715	-	0755	-	0837	-	0912	-	0942		-	12	-	42		-	1712	-	1742	-
Eastoke, Sandy Point	0622	0656	0722	0736	0802	0816	0844	0858	0919	0928	0949		58	19	28	49		1658	1719	1728	1749	1758
Beachlands, Bus Stand	-	0704	-	0744	-	0824	-	0906	-	0936	-		06	-	36	-		1706	-	1736	-	1806
West Town, Barley Mow	-	0711	-	0751	-	0831	-	0913	-	0943	-		13	-	43	-		1713	-	1743	-	1813
Mengham, Corner	0630	-	0730	-	0810	-	0852	-	0927	-	0957		-	27	-	57		-	1727	-	1757	-
Mill Rythe, School	0635	0715	0735	0755	0815	0835	0857	0917	0932	0947	1002		17	32	47	02		1717	1732	1747	1802	1817
Havant, Bus Station [B]	0645	0725	0745	0805	0825	0845	0910	0930	0945	1000	1015		30	45	00	15		1730	1745	1800	1815	1830

SATURDAY

	30	31	30	31	30	31	30	31
Havant, Bus Station [B]	1750	1810	1830	1900	1930	2000	2100	2200
Mill Rythe, School	1801	1821	1841	1911	1941	2011	2111	2211
Mengham, Corner	-	1826	-	1916	-	2016	-	2216
West Town, Barley Mow	1805	-	1845	-	1945	-	2115	-
Beachlands, Bus Stand	1812	-	1852	-	1952	-	2122	-
Eastoke, Sandy Point	1819	1833	1859	1923	1959	2023	2129	2223
Beachlands, Bus Stand	-	1841	-	1931	-	2031	-	2231
West Town, Barley Mow	-	1848	-	1938	-	2038	-	2238
Mengham, Corner	1827	-	1907	-	2007	-	2137	-
Mill Rythe, School	1832	1852	1912	1942	2012	2042	2142	2242
Havant, Bus Station [B]	1845	1905	1925	1955	2025	2055	2155	2255

• Havant • Hayling Island

SUNDAY (Including Public Holidays)

	30	31	30		31	30		31	30	31	30
Havant, Bus Station [B]	0805	0905	0935	then at these times each hour	05	35	until	1705	1735	1835	1935
Mill Rythe, School	0816	0916	0946		16	46		1716	1746	1846	1946
Mengham, Corner	-	0921	-		21	-		1721	-	1851	-
West Town, Barley Mow	0820	-	0950		-	50		-	1750	-	1950
Beachlands, Bus Stand	0827	-	0957		-	57		-	1757	-	1957
Eastoke, Sandy Point	0834	0928	1004		28	04		1728	1804	1858	2004
Beachlands, Bus Stand	-	0936	-		36	-		1736	-	1906	-
West Town, Barley Mow	-	0943	-		43	-		1743	-	1913	-
Mengham, Corner	0842	-	1012		-	12		-	1812	-	2012
Mill Rythe, School	0847	0947	1017		47	17		1747	1817	1917	2017
Havant, Bus Station [B]	0900	1000	1030		00	30		1800	1830	1930	2030