

Planning Design and Access Statement

Site known as Howards scrap yard Mill Rythe Lane Hayling Island Hampshire PO110QG

Proposed change of use from Sui Generis to B1 B2 or B8 use

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 5000m2 site surrounded by 3.8m metal fencing/ Screening and contains a 800m2 Industrial building with a 5.5m eaves height. The rest of the site is concrete hard stand

The site has been used for a number of years as a car dismantling and scrap metal site and sits within a commercial and industrial area which is also occupied by a number of marine orientated businesses. The site has Sui Generis and some B2 use at present

PROPOSED USE

Following the withdrawal of the original application due to local hostility. The present owner (who has now found an alternative site) is looking to give up the existing use as a scrap metal and car recycling facility to allow the site to be marketed for general industrial use. And as such would like to be able to market the site for lease or sales with potential B1 B2 or B8 use

The owner is happy for the proposed approval to be subject to the provision of the required elements for the use type required by any such tenant or new owner such as parking, Cycle Parking, waste storage/collection etc, These elements will vary depending on either B1 B2 or B8 use and the requirements of any new tenant / owner. It should however be clear from the existing plans that adequate parking and space to cover all these use types is readily available on the site

It should be noted that the existing use as a scrap yard with capacity for up to 1500 vehicles accounted for significant vehicle movements a day with a constant stream of lorries dropping of scrap vehicles and collecting crushed vehicles as well as a steady flow of members of the public visiting the scrap yard to purchase parts. The scrap yard also acted as a tyre purchase and changing facility for cars and larger vehicles and an MOT centre for cars vans and lorries. It is therefore expected that any proposed use will reduce vehicle movements.

EVALUATION

The site is suitable for the proposed use because it has established use as an open storage depot and is located in an industrial area away from residential properties. It has good access to the main arterial roads of the borough from the Havant Roundabout A27 junction to the north.

LAYOUT

Access to the site will be via the existing entrance gates and this proposal does not change the existing layout or treatment of buildings boundaries or yard space

LANDSCAPING AND APPEARANCE

No landscaping would be proposed as the site externally will not change in appearance

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.