

The Proposals and Economic Context



To make good use of an existing industrial site which is about to become vacant.

To provide a new base for an established local business which will need new premises by August 2014 when their present site is being redeveloped.

The land at Mill Rythe was acknowledged by Havant Borough Council as suitable for industrial and marine related development, Policy EMP9 of Havant District Council's Local Plan.

The application site currently has consent for redevelopment for industrial purposes including a purpose designed boat building unit. A planning application for temporary use in connection with a vehicle recovery business was deposited in July 2010, this application remains un-determined. The temporary use is due to end in Spring 2014.

The application site is an existing industrial site with consent for redevelopment to provide 5 industrial units.

Whilst the owner of this site has been able to build the smaller approved units the economic climate has meant that they have not been in a position to be able to invest in the large unit at the current time. The death of the site owner and subsequent inheritance of the site by his widow makes the construction of the large unit even more unlikely in the foreseeable future.

The applicant operates Hayden Vehicle Rentals from Unit 1, 62 Station Road, Hayling Island, which is rented, the lease expires in August 2014 and the landlord will be redeveloping the site.

Hayden Vehicle Rentals operate a fleet of 28 cars and 16 vans, with 50% of these on long term hire including Hampshire County Council. No vehicles over 3.5tonnes are involved.

The proposal is to utilise the existing buildings on the site; the office for administration/rentals, building 1 for maintenance of the fleet and building 2 for valeting and cleaning.

Parking will be provided on site as shown on the site plan for staff, customers and fleet vehicles.

The existing business at Station Road generates an average of 10-12 customer movements per day; this is not expected to vary considerably.

This site is 1.5miles from the present location of the business and closer to major traffic routes. As most hired vehicles operate off Hayling Island the proposals will result in a reduction of local traffic.

Layout & Scale

There is no change to the existing layout proposed. The proposed use does not involve a change to scale of the existing structures on site.

Landscaping

There are no existing mature trees on site, although existing trees outside the site screen the site from the west.

Design Solution and Appearance

No changes to the existing buildings and site appearance are proposed.

Site Assessment and Context

The site is located next to existing business units close to Chichester Harbour.

Planning Context

National and Local Planning Policy

The proposals accord the aims and objective of local and national planning policies for commercial development. The proposals accord with the relevant current and emerging policies contained within,

National Planning Policy

PPS 1	General Principles
PPS 7	Sustainable Development in Rural Areas The economic development sections of PPS7 have been replaced by <i>Planning Policy Statement 4: Planning for Sustainable Economic Growth</i> (PPS4)
PPS4	Planning for Sustainable Economic Growth
PPS 25	Development and Flood Risk

Havant Borough District-Wide Local Plan (Saved Policies)

UA1 CONCENTRATION OF DEVELOPMENT WITHIN THE URBAN AREAS

The proposed business use on allocated business land is consistent with the policies for the countryside, coast and strategic gaps.

C3 DEVELOPMENT IN THE COASTAL ZONE

The site lies within the Coastal Zone and in accordance with this policy the proposals will ensure that:

- i) infrastructure used for water-based recreation is retained;
- ii) boatyards and marinas are retained;

iv) public access is retained and/or provided to connect existing paths along the waterfront where appropriate.

The proposed use will not close off the possibility of access to the water.

L1 CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

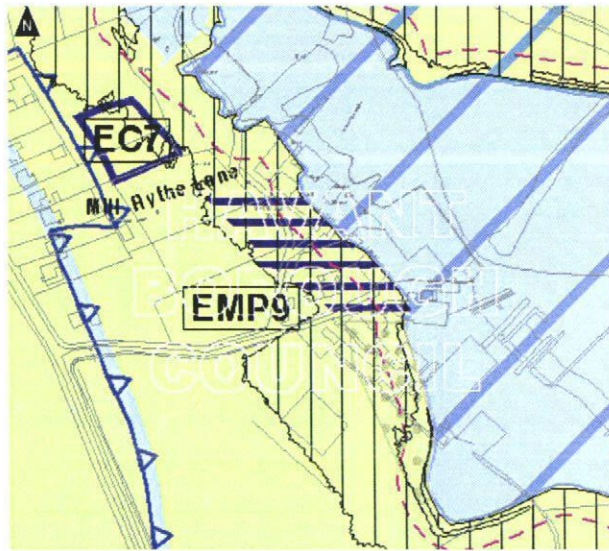
The site lies within the Chichester AONB but cannot easily be viewed from the Harbour and is screened by existing landscape and development. The proposals will not result in harm to the natural beauty of the landscape.

EC7 MILL RYTHE INDUSTRIAL AREA (NOT SAVED)

The site is close to existing services and access routes already used for industry and further away from existing residential areas than the Mill Rythe Industrial Area identified in Havant District Council's Policy area EC7

F1 TIDAL FLOODING

The site lies on the edge of the Tidal flooding area but outside the coastal erosion area.
Below is an extract from Havant Borough Council's Local Plan;



Access

Approach; The site is accessed from Mill Rythe Lane, using well established industrial connections.

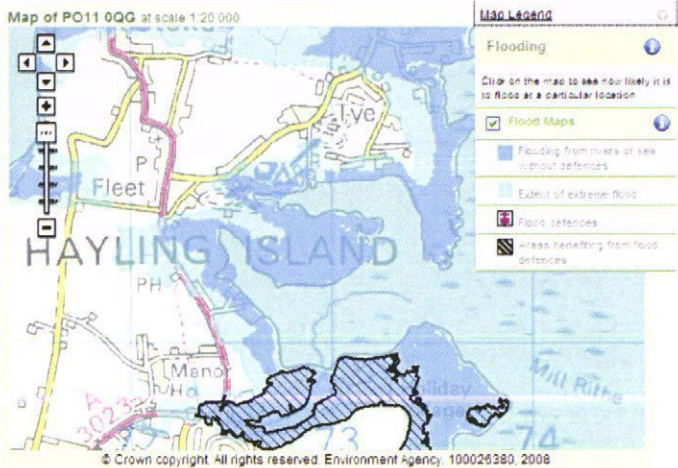
Parking; Spaces have been provided in accordance with Havant Borough Council T9 and Hampshire County Council's parking standards

Biodiversity

The site lies on previously developed land and has not been identified within an area designated for Nature Conservation. It is considered that the proposals would not prove detrimental to the biodiversity of the site.

Flood Risk Assessment

Below is an extract from the Environment Agency flood risk map for the site area:



A Flood Risk Assessment was prepared in 2003 for the development at the end of Mill Rythe that identified the extreme Harbour Water Levels as follows:

	Extreme Harbour Water Level m AOD		
Return Period	1997	2003	2053
MHWS	2.36		
1 year	2.8	2.836	3.136
5 year	3.08	3.116	3.416
10 year	3.15	3.186	3.486
50 year	3.28	3.316	3.616
200 year	3.45	3.486	3.786
1000yr (est.) (200 yr. + 0.400m)	3.85	3.886	4.186



As stated in the first flood risk assessment in 2003 "It must be noted that as the flooding is tidal it will be short-lived. The depth of water indicated above is the maximum depth and will only occur at the peak of the tide. In order for these extreme depths to occur it is necessary for a meteorological surge to coincide with an exceptional astronomical (spring) tide".

The topographic survey identifies the heights of the existing ground level on site ranging from 3.57m AOD (Southern Corner) to 4.35m AOD (North East Corner) with Mill Rythe Lane between 4.01 to 4.16m AOD.

It is considered that the proposed use will not have any impact on the flood risk. This Flood Risk assessment is for planning purposes only as does not guarantee that flooding will or will not take place.

Foul Sewerage and Utilities

Mill Rythe Lane is served by mains Gas, Water and Electric. No existing utilities are affected by the proposals.

Lighting Assessment

The areas of external lighting will not be significant and all external lighting will be controlled by light and movement sensors to restrict usage to when needed.

The proposals are not in the vicinity of a residential property, listed building or liable to affect a conservation area or open countryside.

Noise Impact Assessment

The site is not located close to residential properties and the proposed use has already been established on Mill Rythe Lane. The site lies adjacent to other industrial units.



Land at Mill Rythe Lane, Hayling Island

Open Space Assessment

Not applicable

Planning Obligations

It is understood that contributions towards Transport infrastructure are unlikely to be required.

Statement of Community Involvement

Not applicable

Transport

No new floorspace is proposed therefore a Transport Assessment is not required.

The site is accessed from Mill Rythe Lane and served by existing well established industrial transport connections.

The site is not expected to have a significant affect or implication on the existing transport network. Business connections within Mill Rythe are expected to reduce the need for travel outside the locality and improve local employment prospects.

Arboricultural Implications

The proposals do not affect and will not involve the loss of any existing trees.

Conclusion

Land at Mill Rythe has been identified by Havant Borough Council as suitable for industrial development.

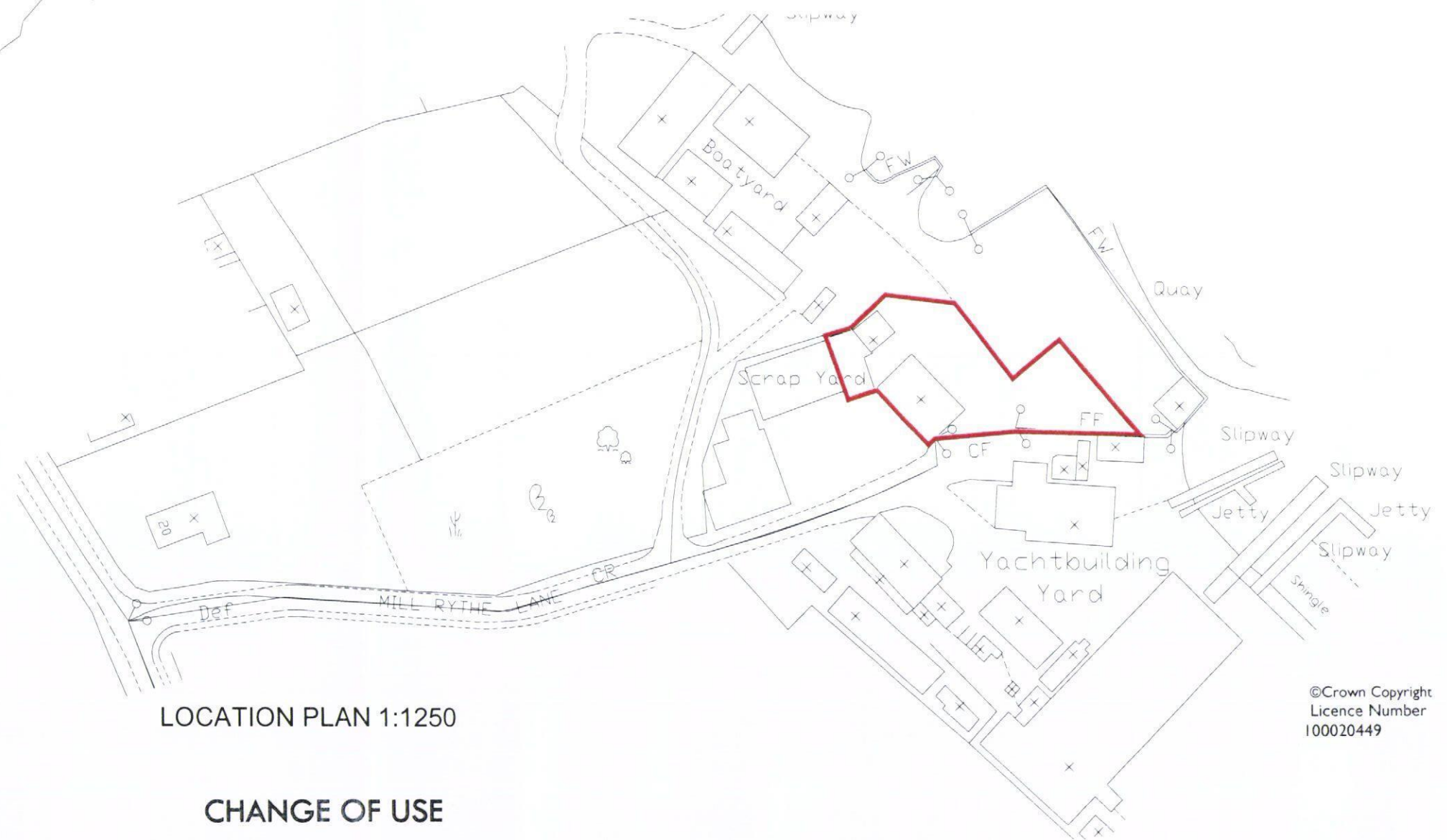
The proposed use offers the opportunity to make good use of an existing industrial site to relocate an established local business which needs to relocate.



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INTEGRATED
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CHANGE OF USE
VEHICLE RENTAL SERVICE AND MAINTENANCE CENTRE
LAND AT MILL RYTHE, HAYLING ISLAND

JANUARY 2014
1-500, 1-1250
DRG NO 7213-01