

Planning Design and Access Statement and Flood Risk Assessment

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

Proposed use open Storage

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 2.2 acre site surrounded by 3.8m metal fencing/ Screening and contains a 848m² Industrial building with a 5.5m eaves height. The rest of the site is concrete hard stand with a collection of covered storage bays to the west side of the site. This planning application is for the southern part of the site only as shown on the site plan drawing A102

Existing Use -

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.

PROPOSED USE

The proposed new use of the site will involve dividing the site as a 55 /45 split. 45% of the site being owned by Hayling Yacht company and used for the purpose proposed in this application (use as open Storage) and 55% being owned by Brenchley Civil Engineering and the subject of another application for the purpose of a vehicle storage depot, material recovery and recycling facility, This application is due to be lodged in the near future.

The Storage Facility identified in this application will be used for mixed use storage however the only items that will be visible above the existing 3.8 meter fence line will be marine related items such as masts or tops of boat superstructures as is the case with the existing Boat yard that lies to the west of the site. The Applicant is happy for this to be a condition of the planning approval

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 access ramp (Item 3 on drawing A102) and gates from the existing Boat yard

LANDSCAPING

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

APPEARANCE

The appearance of the site will be utilitarian and business-like in common with its neighbours. The concrete hard standings and metal boundary fencing will remain as existing.

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. Whilst this may benefit employees, there is no requirement for members of the public to visit the site which has been chosen for its accessibility to the sea, existing premises and the main road network of the Borough.

Flood Risk Assessment

Parts of the site are identified as a extent of extreme flood area (the lowest level of flood risk identified by the environment agency.) The site is significantly higher than the existing storage area surrounding the site and due to the use as open storage (much of which will be boats) the risk of flood is considered to be well mitigated by this application. Since the site is for storage use it will have limited occupation by staff and will not involve any use for overnight / sleeping occupation. Hence we believe the flood risk is acceptable.