The units will offer the opportunity to strengthen the existing Mill Rythe Industrial and Marine business areas by introducing small units for marine related businesses on a site which has already been accepted as suitable for development, immediately adjacent to existing development.

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;
iii) it contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations; and
iv) public access is retained and/or provided to connect existing paths along the waterfront where appropriate.

HBC identify the importance of the few sites such as the Mill Rythe industrial area, which have access to the water. Since the Council seeks to restrict development along the open coast, such sites are relatively scarce. It is therefore essential to make the best use of land by not permitting development for which access to the water is not required.

Proposals should not close off the possibility of access to the water unless this can be justified for nature conservation and/or landscape reasons.

The proposed small scale units will provide business floorspace for fishermen and other business that support harbour based economy and infrastructure. This infrastructure is a key part of the national and international boating on The Solent and comprises a resource which should not be lost to housing or other development which does not require access to the water.

L1 CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

The site lies within the Chichester AONB but is not 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 and will offer an improved vista from the north screening the existing car parts building.

The proposals offer buildings that will provide additional and much needed small scale marine related floorspace.

D1 HIGH QUALITY DESIGN

In accordance with this policy the proposals will:

(i) Create an attractive environment that has its own distinctive identity but which respects and enhances local character.
(ii) Ensure the efficient use of land.
(iii) Provide safe and convenient access to facilities and public transport.
(iv) Not adversely affect the amenities of occupiers of neighbouring properties.
(v) Include existing natural features such as trees.
(vi) Reduce where possible the possibility of crime or anti-social behaviour.
(vii) Maximise where possible solar gain and energy conservation.
(viii) Maximise where possible water conservation and consider the utilisation of sustainable urban drainage systems.

EMP9 MARINE RELATED DEVELOPMENT

The site is adjacent to the Marine Related Development Area and is surrounded by existing industrial development. The proposed use of the building provides small scale flexible floor space for new and growing businesses, closely linked to the existing businesses within the Marine Related Development Area.

The applicant has received the letter attached at Appendix A from a number of interested local business.

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;



HAVANT BOROUGH COUNCIL
16 FEB 2010
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Access

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

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

Entrances; A wide entrance and turning on site for industrial vehicles including a pantechnicon or articulated lorry, has been included to fit the needs of the proposed B2 units.

Circulation; The layout of the external landscaping uses, controlled slopes, changes in surface texture and colour to indicate pedestrian and vehicular areas.

Level entrance thresholds to all access doors. Provision of ground floor facilities for all users of the site.

The site access and facilities for all users of the site has been provided in accordance with Approved Document M of the Building Regulations.