

## PLANNING POLICY CONSULTATION RESPONSE

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| <b>Application No:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | APP/24/00303                                                              |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH         |
| <b>Development:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Variation of Condition 5 of APP/23/00469 to allow use of Unit 3 as a gym. |
| <b>Case Officer:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | DS                                                                        |
| <b>Comments by:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | JB                                                                        |
| <b>Date of Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 20 September 2024                                                         |
| <p>The proposal is to change the use of one of the existing units at the marina to a membership based gym. This requires the variation of an earlier condition which requires the unit to be used for marine related used.</p> <p>It is difficult to see what has changed in national or local policy that would warrant a change to the original condition.</p> <p>Leisure and recreation uses such as gyms remain 'main town centre uses' as defined by the NPPF, and should be located in town centre locations (glossary and para 91 NPPF). The reason for this is not only to support the vitality and viability of town centres, but also as these areas generally are better connected in transport terms, with sustainable transport options. These are not readily available here, so it would have to be assumed that the default access mode would be the private car, which is contrary to the Local Plan and Access Transport Strategy expressed in policy CS20.</p> <p>Further, the Local Plan recognises a particular strength in and support for marine related businesses in the Brough. In particular, Policy CS2 'Employment' includes provision to '7. Protect marine businesses located on waterfront locations from non-marine related employment and other uses.' A gym does not require a waterfront location on a marine site.</p> <p>Overall, it is not considered that the proposal is supported by national or local policy.</p> <p>For the avoidance of doubt, there would be no policy objection to the use of the unit for gym facilities for the exclusive use of marina users (much as toilet and shower facilities would be).</p> |                                                                           |