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Date 16 August 2024

My reference 054070

Your reference APP/24/00303

Email havantdc@hants.gov.uk

For attention of Ms Denise Sheath

Dear Madam,

Re: Variation of Condition 5 of APP/23/00469 to allow use of Unit 3 as a gym.

Thank you for your consultation on the above variation of condition planning application. In response to previous comments dated 28 May 2024 the applicant has submitted a updated Transport Statement Addendum dated 24 July 2024 which the Highway Authority have reviewed and have the following comments to make.

Site Location

Northney Marina is located at the northern end of Hayling Island. Within the marina there are a number of uses including a boatyard, rowing club, retail units, restaurants and cafes. Immediately to the south-west of the Marina is the Langstone Quay's Resort Hotel.

Parking

An updated parking accumulation exercise has been undertaken using the travel survey data from MDL Marina's other fitness site in Plymouth, to estimate the parking demand for the proposed development, and ensure this can be accommodated within the existing provision.

The parking accumulation exercise was carried out over the course of one day and shows a maximum demand of 7 spaces for the MDL Marina's site in Plymouth on weekdays and a maximum demand of 9 spaces at the weekend. It is acknowledged that the gym surveyed is c. three times larger than the proposed facility and therefore demand for this gym is likely to be lower. Taking the survey results into consideration it

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is anticipated that maximum parking demand for the proposed development would be c. 3 spaces on weekdays and 4 spaces on weekends.

The additional parking accumulation information is acceptable and confirms the parking demand of the proposed gym can be accommodated within the site.

Cycle Parking: The applicant has provided additional information which confirms the existing 6 cycle parking space adjacent to the Marina offices are sufficient to accommodate demand for the proposed gym. In addition, the applicant has also presented additional cycle parking facilities within the site that could be utilised if required. The Highway Authority are satisfied that the existing cycle parking at the site can accommodate the demand of the proposed gym.

Trip Generation

Additional questionnaire surveys undertaken at the existing MDL Marina facility in Plymouth shows that the existing in generates 5 to 10 vehicle movements during the busiest hours of the day and circa 88 vehicle movements across the busiest day that was surveyed. The updated assessment indicates that the proposed development is anticipated to generate circa 3-5 vehicle movements during the morning peak, 5-10 vehicle movements during the evening peak and 32 across the day. The updated trip generation information is considered robust and unlikely to have a significant impact on the local highway network.

Recommendations

Having regard to the above, the Highway Authority raise no objection to the proposed development.

Yours faithfully,

Michael Okubajo

Consultant Transport Planner – Highways Development Planning
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