



Design and Access Statement

Proposed Extension to an Existing Pontoon

Wilson's Boatyard, Marine Walk, Hayling Island, PO11 9PG

Mr D. Wilson

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1.0 Generally

- 1.1 This Design Report forms part of a Full Planning Application to Havant Borough Council for a Proposed Extension to an Existing Pontoon at Wilson's Boatyard, Marine Walk, Hayling Island, PO11 9PG.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

19058	-	110B	Site and location Plan
		111	Proposed Site Plan
Solent Marine			
SOL-3572-SC05-001			Detail Plan

2.0 Physical Context

- 2.1 The application site is located in 'My Lord's Pond' at the Northern point of 'Wilson's Boatyard', north of Marine Walk,
- 2.2 The application site is located within Chichester and Langstone Harbours Special Protection Area(SPA), the Chichester and Langstone Harbours Wetland of International Importance under the Ramsar Convention (Ramsar site), the Solent Maritime Special Area of Conservation (SAC) and the Chichester Harbour Site of Special Scientific Interest (SSSI).
- 2.3 The existing pontoon is above the 'Mean Low Water' mark and therefore outside of Crown Land. However, the existing pontoon is located outside the ownership boundary of the Applicant. Notice 1 has been served on the relevant owner, as per the details in Certificate B.

3.0 Social and Economic Context

- 3.1 South Hayling and the waters that surround the application site are described as follows:

"South Hayling, or Southwood, includes the more prosperous portion of the island. The soil is richer than that of North Hayling, the subsoil being London clay, and stretches of flat pasture-land and flourishing wheat fields betoken its fertility. On the east and west coasts, however, there are marshy wastes such as Mill Pond, which, together with Mill Cottage, probably marks the site of the old manorial mill mentioned in a thirteenth-century assessment of South Hayling. The arable land extends over 1,165 acres the pasture covers 427 acres, and there are 43 acres of wood. The total area of the parish is 4,803 acres. Near the Mill Pond is a

thickly wooded enclosure surrounded by a moat, and known as Tournerbery. In 'My Lord's Pond,' close by, oyster beds have been laid down, which with other beds near the island were the source of a dispute that arose in 1850 between the local fishermen and the lord of the manor, who based his claim on the mention of two fisheries in the Domesday Survey of Hayling."

4.0 Involvement of Local Interests

- 4.1 Informal discussions with Chichester Harbour Conservancy.
- 4.2 Discussions with berth holders and local marine businesses

5.0 Amount

- 5.1 The site in the ownership of the applicant is approximately 1.6ha.
- 5.2 The total length of the existing pontoon is 44.3m.
- 5.3 The length of the additional pontoon proposed is 10.0m.

6.0 Design/Layout

- 6.1 The proposals comprise the installation of a new pontoon section, extending the existing pontoon to the north-east. The pontoon will be fully supported on float cages. The floating pontoon will be attached to the existing pile at the end of the existing pontoon. There will be an internal pile guide which is to be built into the new pontoon frame. There will be no new piles driven. The pontoon will rise and fall with the tide. There will be no direct contact between the pontoon and the sea bed.
- 6.2 The new pontoon unit will measure 10.0m by 2.5m and will be constructed from cast aluminium with a hardwood slat surface. There will be cast aluminium deck cleats at intervals along the edges of the pontoon.
- 6.3 Ecology factors have been assessed (EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT) and concluded as follows:

*"The extended phase 1 ecological assessment has confirmed that the application site is located within Chichester and Langstone Harbours SPA, the Chichester and Langstone Harbours Wetland of International Importance under the Ramsar Convention, the Solent Maritime SAC and the Chichester Harbour SSSI. However, given the scale of the proposal, **it is possible to deliver the scheme with a range of measures which avoid impacts on the identified designated sites.** These include timing constraints for completion of the installation and pollution prevention measures. In view of the survey findings, and provided*

the recommendations set out above are followed, the planning authority can be confident that the development would accord with relevant planning policy, legislation and case law.”

7.0 Design Principles

- 7.1 Boating is a major leisure activity, and an increasingly important part of the local tourist economy. There is increasing pressure on all marine facilities along the south coast.
- 7.2 The proposal is to improve the safety of boarding and alighting boat crews at peak times. Sunday evening is a particular peak of activity.
- 7.3 The extended pontoon proposed will considerably improve the berthing times of arriving and departing boats. This in turn will reduce the queue of boats, at peak times, idling in the channel, waiting for a vacant berth to land. Diesel engines in boats are at their least efficient when idling. Therefore, an improved ‘turn over’ of boats at the new pontoon will reduce diesel residues in the waters of My Lord’s Pond.
- 7.4 The existing landing pontoon at Wilson’s Boatyard is limited in size, particularly at the deeper channel location. This results in congested and dangerous berthing activities as boats compete to moor to the restricted pontoon. The proposed pontoon extension will allow safer and more orderly berthing and boarding.

Critchley Architecture And Design Ltd.

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