

LAND AT NORTHNEY MARINA, HAYLING ISLAND
USE OF LAND FOR SITING OF TEMPORARY OFFICES
PLANNING, DESIGN AND ACCESS STATEMENT



April 2018

1. INTRODUCTION

This Statement has been prepared on behalf of Marina Developments Ltd (MDL), to support a planning application for the use of land for the siting temporary modular offices at Northney Marina; a brownfield site which currently accommodates a marina with associated car parking, boat storage and related uses; a number of industrial buildings and a substantial outworn building in commercial and residential use.

There are a number of buildings on the site, some of which are beyond their useful life; some of which are largely vacant and will require redevelopment in order to retain the current level of employment use on the site. In addition, there are a number of potential improvements that the owners, Marina Developments Ltd (MDL), would like to undertake in order to enhance the current marina facilities and infrastructure to improve the facilities for employees, berth holders and visitors.

The site lies outside the urban area but sits with a group of buildings adjacent to the Langston Hotel, which are accessed from Northney Road which joins the A3023 Havant Road to the west of the site.

The area proposed to accommodate the temporary modular buildings is currently a hard-surfaced area used for general storage purposes.

2. THE PROPOSALS

The proposals comprise the use of site for the siting of 5 modular office buildings. As such, they do not require foundations and will sit on the ground on 'legs'. The modular structures are simple in appearance and single storey in height such that they will not intrude into the setting of the Harbour or cause harm to neighbouring property.

3. RELEVANT PLANNING POLICY

i) National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and 'Draft Revised NPPF'

The NPPF, NPPG and draft Revised NPPF, provide Government guidance in respect of planning and as a result are significant material planning considerations in terms of the principle of development of this site, with particular regard to;

- the presumption in favour of sustainable development and emphasis on maximising the potential of brownfield sites;
- the need to support and promote economic development;
- The economic, social and environmental benefits of developing this brownfield site through employment and local expenditure in the local economy, the provision of well-designed office accommodation,

The NPPF supports sustainable development such as that proposed and confirms that;

*19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. **Therefore significant weight should be placed on the need to support economic growth through the planning system.***

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should [inter alia]:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*

ii) The Development Plan

The Havant Borough Core Strategy was adopted in 2011 and therefore pre-dates the National Planning Policy Framework. The Core Strategy is currently under review but contains a number of policies which are relevant to the consideration of any proposals including, but not limited to, the following;

Policy CS2 Employment – advises that;

The council will seek to accommodate flexibly a net total of 162,000 square metres of new employment floorspace between 2006 and 2026 as follows:

- *75,000 square metres of B1 offices*
- *45,500 square metres of B2 manufacturing*
- *41,500 square metres of B8 warehousing.*

Planning permission will be granted for development proposals that [inter alia] :

- 1. Prioritise the use of previously developed land for the provision of new employment floorspace.*
- 4. Promote existing and potential business clusters and sectors particularly advanced manufacturing and marine businesses.*
- 6. Provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose.*

Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB) – advises that development will be permitted where it:

- 1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.*
- 2. Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.*
- 3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).*
- 4. Meets the policy aims of the Chichester Harbour AONB Management Plan and*
- 5. Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.*

Policy DM3 Protection of Existing Employment and Tourism Sites – this Policy seeks to retain and enhance employment opportunities on existing sites and where such uses are not viable then alternative uses may be considered.

Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features – seeks to ensure, inter alia, that development protects natural features of nature conservation and amenity value;

Policy DM9 Development in the Coastal Zone – seeks to ensure that no harmful effects on nature conservation within the SSSI's and SPA, and other similar designations do not occur and that local distinctiveness is maintained and enhanced.

iii) **The Emerging Local Plan 2036**

Although not adopted, this Plan has reached an advanced stage although is yet to be subject to Examination. Draft **Policy H30 – Northney and Sparkes Marinas** recognises the ongoing importance of Northney Marina to the local economy and consequently supports its continued use and also supports an additional 1,000m² of employment and commercial floorspace. Whilst it is fully accepted that this relates to the provision of permanent employment space, the current proposals are nonetheless intended to provide improved office space in the interim whilst more permanent offices/marina facilities are designed, and planning permission obtained.

3. CONCLUSIONS

The site clearly comprises brownfield land and has the potential to accommodate the proposed modular offices without detriment to the character and appearance of the wider area including the Chichester Harbour AONB. The proposals are of small scale and sit within an existing developed site and will be well screened by existing buildings, landform and existing landscaping such that there is no harm caused.

The Council and Government support economic growth and the proposed modular offices will provide interim office accommodation which is required urgently for existing and future employees.

David Jobbins MRTPI
Director
Luken Beck MDP