

East Hampshire District Council
Penns Place
Petersfield
Hampshire
GU31 4EX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Michael Okubajo

Direct Line

Date 28 May 2024

My reference 053187

Your reference APP/24/00303

Email eastdc@hants.gov.uk

Dear Ms Sheath,

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. To support this planning application the applicant has submitted a Transport Statement dated 02 April 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.

Personal Injury Accidents (PIA)

Personal Injury Accident (PIA) data has been obtained from Hampshire Constabulary records for Northney Road for the most recent five-year period between 01/10/2018 and 30/09/2023. Within this period there have been four accidents resulting in injury in the vicinity of Northney Road / Langstone Road junction. Three of the accidents were classified as slight injury accidents and one was classified as serious injury accident. It is noted that no accidents have occurred within the vicinity of the site access.

The submitted information does not cover the period between 30/09/2023 to date. A review of internal accident data confirms that no further data was available and therefore this is the most recent dataset. The Highway Authority are satisfied that there are no trends in accidents at this location and that the proposed development is unlikely to impact highway safety.

Director of Hampshire 2050
Gary Westbrook

Site Access

The marina is accessed from a simple priority junction onto Northney Road. No amendments to the existing access are proposed as a part of the development proposal.

Parking

The existing car park on site has spaces for 150 cars and there is a further visitor car park to the west with 55 car parking spaces. No additional parking is proposed to facilitate this development.

A 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 around 10 spaces for the MDL Marina's site in Plymouth. 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 is anticipated that maximum parking demand for the proposed development would be c. 4 spaces. The applicant further states, that observations during the recent site visit on 20 March 2024 show the car parks are underutilised which ample spare capacity to accommodate the parking demand from the gym. This has not been evidenced within the TS.

Notwithstanding, the Highway Authority do not consider a parking accumulation exercise at the Plymouth facility or survey of the existing car park at Northney Marina over the course of one day to provide a robust assessment of fluctuations that could occur within the parking demand. It is therefore requested that the parking accumulation survey is conducted in accordance with the requirements as laid out within Havant Borough Council's Parking Standards to provide a true reflection of the car parking demand.

Cycle Parking: The TN outlines that there is existing cycle storage for 6 bicycles on site, which is in excess of the requirements set out in Havant Borough Council's parking standards for 'Swimming pools, health clubs/gymasia' and is considered Acceptable. Notwithstanding, the applicant should clarify whether this cycle parking provision is for the whole marina or whether these spaces are solely for the gym facility. Additional cycle parking maybe considered appropriate to be provided to encourage travel to the gym facility via sustainable modes.

Director of Hampshire 2050
Gary Westbrook

Trip Generation

A questionnaire survey undertaken at the existing MDL Marina facility on 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 a day. Considering that the proposals at Northney Marina are smaller than the facility in Plymouth, the proposed development is anticipated to generate circa 2 vehicle movements during the morning peak, 4 vehicle movements during the evening peak and 32 across the day.

The Highway Authority have concerns over the reliability and robustness of the questionnaire survey and it's use to estimate the proposed trip generation. The applicant is required to undertake observational surveys of the existing MDL Marina Facility over a longer period to inform the proposed trip generation. This could be assessed in conjunction with the parking accumulation survey exercise.

Recommendations

Having regard to the above, there is insufficient information for the Highway Authority to provide comments on this planning application. Further comments will be provided upon receipt of the above requested information.

Yours faithfully,

Michael Okubajo

Consultant Transport Planner – Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook