

Storehouse Lake Angling Association

Planning Design, Statements and Assessments

Introduction

Storehouse Lake Angling Association (SLAA) is located at the western end of the Broadmarsh public car park, which serves the public slipway and coastal footpath running from Havant to Portsmouth along the Langstone Harbour shoreline. Access to the site is from Harts Farm Way, Havant, Hampshire. This statement has been prepared primarily to support a planning application to renew the use of the site for social activities, following the expiry of a previous seven-year temporary planning application. It is worth noting due to an SLAA administrative oversight, a renewal from the previous application was allowed to lapse. Through consultation with Havant Borough Council, SLAA were advised to submit a Full planning application to correct the oversight.

Site Appraisal

SLAA's planning application maintains the current use of this site as a social fishing and boating club for private members. The site is located in a redundant area of the Broadmarsh public car park, and therefore a sustainable proposal. It presently contains a portacabin club house, shipping container storage facilities, water/diesel/sewage tanks and members trailered boats and tenders. The site hardstanding is a permeable granular stone.

The site at its boundary, is surrounded by a 2-meter-high chain link fence which has been reinforced with shrub and dense gorse hedging over the years. Access to the site is through double gates at the western end of the Broadmarsh public car park. SLAA do not propose to alter or adapt the site boundary through this application. Existing public car parking and pedestrian access adjacent to the site will remain unaffected by this application.

There are currently no utility services (mains water, foul water, electricity, natural gas.) at the site.

Design Proposals

Ref: plans SL1001 & SL1002

Toilet Facilities

To Regularise an existing toilet block which is an extension to the main club house. To regularise an existing external above ground septic tank sewage system. It is worth noting during a site visit a few years ago, Havant Borough Council assessed the toilet block and sewage system and found it acceptable, although it did not have planning consent at that time.

PV Solar Panels and Wind Turbine

SLAA have relied on diesel generators to supply electricity to the club house and its members boat parking spaces. To reduce SLAA's carbon footprint and encourage a culture of sustainability, SLAA have installed a system which maintains a battery power source, reducing the run time of its generators. To further enhance that system with renewable energy's, this planning application proposes 2.5–3.5Kw of PV solar panels installed on top of the main club house, as well as a wind turbine with an approximate blade diameter of 1.2 meters, at a height of ~5-6 meters from ground level and ~5-meters from the southern boundary.

Workshop and covered area

SLAA propose to build a workshop and covered area for the maintenance of its members boats and trailers. The workshop will be a lockable 20ft steel shipping container. The covered area supporting structures are 80mm x 80mm x 5mm and 70mm x 70mm x 3mm steel box section, supporting 280mm x 75mm x 5mm steel C section purlins. Steel sections are secured with 20mm steel bolts/nuts and 5mm flat joining plates as required. Concrete piers form the base of all supporting uprights. The roof material is single ply PVC, secured to 18mm thick OSB3 sheets and 38mm x 63mm wooden battens. To further support SLAA's renewable energy ambitions, this planning application proposes 2.5–3.5Kw of PV solar panels installed on the workshop and covered area roof.

There are no excavated foundations in this proposal.

The height of the covered area is approximately 0.5 meters taller than the tallest boat in the yard. Seasonal changes will dictate the level of visual shielding but due to the surrounding vegetation, the roofline is not visible from most viewpoints outside of the site.

SLAA have acquired most of the steel sections in recent years to build a workshop and covered area from recycled sources.



Fig 1. Workshop location, North-West corner of site

Highway Considerations & Access

Access to the site is from Harts Farm Way and Broadmarsh public car park. The site is in a sustainable location and the planning proposals will not lead to an increase in traffic or loss of access.

Flood Risk

Flood risk details from the environment agency for the sites southern boundary remain the same as previous planning applications, with any flood risk likely from the sea. There may be some localised flooding from surface water runoff, but this is secondary. The existing ground levels of the site range from 3 to 4 meters AOD. Using the environment agency guidance for zone 3, the likelihood of flooding each year on the site without defences is a 1 in <200 storm surge/tide event. The site benefits from a 1.5 x 1-meter-high earth bund outside of the southern boundary. There are no habitable spaces on the site, therefore the overall impact from any flooding is minimal. It is worth noting that the recent April 2024 storm tide event which was the highest recorded in the harbour, did not flood the site.

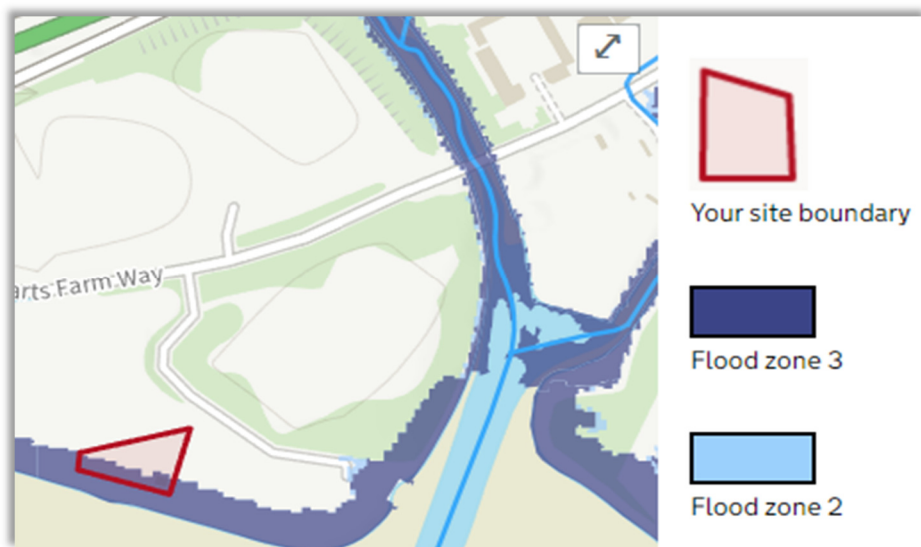


Fig 2. Flood zones

Contamination

The site is known to be contaminated due to its use in the 1970's as a communal rubbish tip which has since been capped with earth. Under these conditions, previous planning applications to use the site for a fishing and boating club have been acceptable. The proposals in this application will not alter the existing level of contamination on the site.

There are no excavated foundations in the design proposals.

Conclusion

SLAA have occupied the site for a number of years with successive approvals from Havant Borough Council, to use the site as a social fishing and boating club. The planning application proposals reflect the associations ambitions to be self-sustaining with the use of renewable energy's and reducing its carbon footprint. SLAA see the need to improve facilities for its members by offering a contained work area that also reduces ground pollution throughout the site, leading to an improved environment.

SLAA kindly ask Havant Borough Council for their approval of our planning application and grant planning consent.

Mr S.Bate
23-05-2024