

DESIGN & ACCESS STATEMENT

NORTHNEY MARINA

PROPOSED STORAGE UNITS

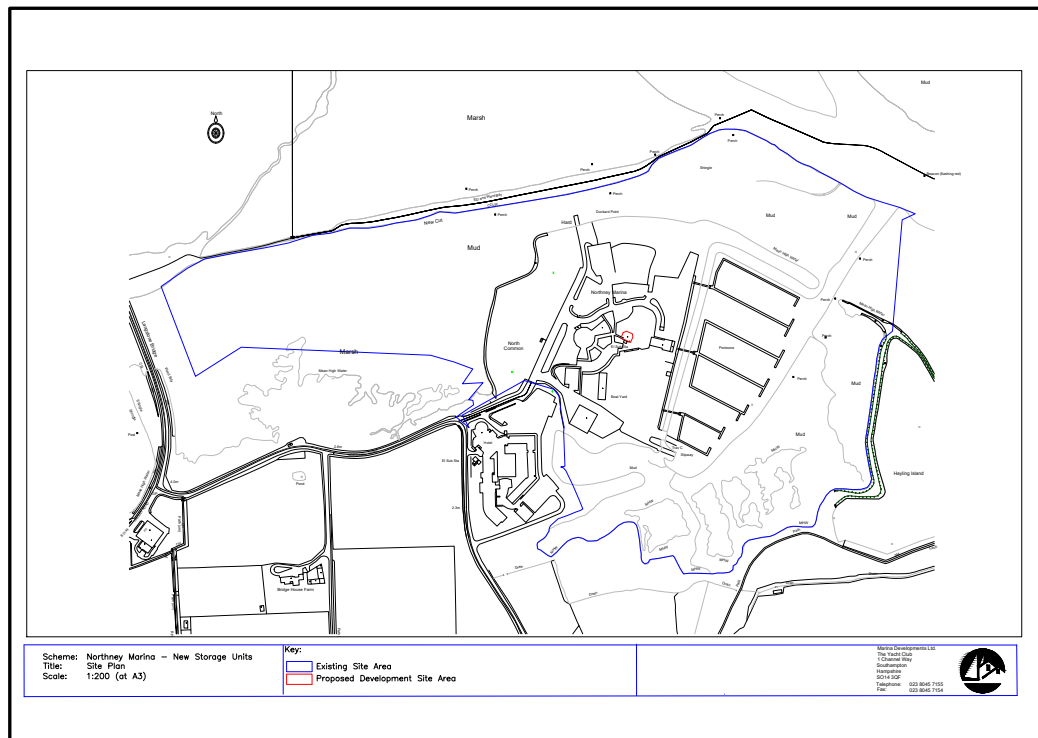
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1 Introduction

- 1.1 This statement has been prepared on behalf of Marina Developments Ltd in respect of the demolition of the existing, unused laundry building and its replacement with a series of storage units for use by the adjoining Roundhouse for the storage of large items such as watersports equipment and associated items.
- 1.2 The proposals, whilst located within the Chichester Harbour AONB, are minor in nature and will not be visible outside the site having regard to the surrounding buildings, general marina activity and topography.

2. Site Context

- 2.1. The site comprises an existing outdated laundry building situated within the centre of Northney Marina surrounded by Marina related uses together with the recently converted Roundhouse which is in residential use.
- 2.2. The Marina is located within the Chichester Harbour AONB although the proposals are considered to be minor in scale and will not have a material impact upon their wider surroundings.



Site Location Plan - site of proposals shown on red in centre of image

3 Relevant Planning History

- 3.1 There is an extensive history to the Marina, but this is not relevant to the current proposals.

4 The Proposals

- 4.1 The proposals comprise the demolition of the existing single storey building and the erection of a series of single storey storage units contained within two buildings, the design of which is relatively simple and intended to reflect its marine location.

5. Planning Policy

National Planning Policy Framework

- 5.1 Guidance is provided by Central Government in the form of the NPPF published in 2021 which is significant material consideration in the determination of planning applications. The NPPF confirms at Paragraph 38 that;

38 Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- 5.2 Paragraph 47 confirms that, in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 that planning applications should be determined in accordance with the Development Plan, *unless material considerations indicate otherwise.*

- 5.3 The Development Plan for Havant comprises the following;

- Local Plan (Core Strategy) 2011
- Local Plan (Allocations) 2014

However, the most relevant policies to the proposals include the following from the Core Strategy;

Policy CS12 – Chichester Harbour Area of Outstanding Natural Beauty

Policy CS16 -High Quality Design

6. Planning Considerations

Design

- 6.1 The proposed design is modest in scale and is reminiscent of beach huts which is intended to acknowledge its marine location. The design approach adopted seeks to ensure that the buildings sit comfortably within the centre of the Marina and do not appear intrusive or harmful to the wider landscape and surrounding area. The landscape beauty of the AONB is unharmed and overall, the proposals are considered acceptable in the context of this working marina and adjoining residential/commercial uses.

Access

- 6.2. Access remains unchanged by the proposals and consequently, there is not considered to be any material highways impact arising from the storage units.

7. Conclusions

- 7.1 The proposals comprise a modest form of development within the centre of Northney Marina and will provide storage facilities for the adjoining residential apartments and potentially for other marina users. Given their single storey design and location, it is considered that the proposals are acceptable in planning policy terms and also to their surrounding context providing secure and safe storage for marina residents and potentially other marina users.