

**Planning statement/Flood Risk Assessment/Visual Impact
Assessment. (Rev A)**



**Proposal For a Gig Storage Shelter.
Northney Marina, 14 Northney Road, Hayling Island , PO11 0NH
For**



Job N°: 2045



SWR Architect Ltd

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1.0 Introduction.

This document has been written to support the application for;

A) A New Building to store Two Cornish Pilot Gigs and Associated Fencing.

By Langstone Pilot Gig Club (LPGC).

The proposal site is located on Land known as Northney Marina which is currently under the ownership and management of MDL Marinas Ltd.

This document should be read in conjunction with all other submitted drawings and documents. Architects' drawings 2045/100,101 & 102 give location details, plans and elevations (Where relevant).

2.0 Context

This parcel of land to which the application relates is located within Northney Marina and its location is indicated on the submitted plans. The Roundhouse is to the North, A Brokerage to the west and Marine Engineering Companies to the East.

Northney Marina is situated on the Northern Shore of Haying Island and Accesses Chichester Harbour Adjacent to Langstone on The Northern side of the Harbour. The Marina Is mainly focused around its 228 berths with Shore side facilities that include, On land storage for boats, welfare facilities for boaters, launching ramp, cranage, marine related business, Café and Private Residential Dwellings (The Roundhouse).

The buildings within Northney Marina are a combination of Permanent and Temporary structures. The temporary Structures are generally portacabins or storage containers with Temporary Planning Permissions that allow the continuing economic and social activity within the Marina. Temporary planning Permissions have been granted where the LPA has deemed that The Nature or Aesthetic of structures does not accord with The special qualities of the proposal site.

Currently Langstone Pilot Gig Club Occupies two portacabins on the proposal site. These and the land they are on are Leased from MDL Marinas Group Ltd . These structures were granted a Temporary Permission (Ref 19/00941) which has subsequently lapsed. MDL Marinas Group Ltd Have Instructed an Architect to renew this temporary consent and as such it should be noted that this Planning Application is not pertinent to the Portacabins, only the new Gig Store is to be considered. We are also asking that the Planning Application should be considered as a permanent structure and that any permission is not time limited. The structure will require pad foundations and will be secured to these, although demountable it is not movable with the same ease as a Portacabin or Storage container.

The Land is in the Ownership of MDL Marinas Group Ltd and as such notice of the planning application will be served on all of those with an interest in the land.

The proposal site is designated as part of The Chichester Harbour AONB and SSSI.

3.0 Club Context

The Application is being made on behalf of Langstone Pilot Gig Club.

"Langstone Pilot Gig Club is Hampshire's first Cornish Pilot Gig Club and we have been introducing gig rowing and racing to our local community since 2013. We are based at Northney Marina and we row all year round in the waters of Chichester and Langstone harbours. We are a (CASC) Community Amateur Rowing Club run by volunteers and have around 150 members of all ages from 12 -85 plus years old which includes all levels of fitness and ability. As a CASC our mission is to provide facilities for the promotion and participation in rowing, to be open to the whole community, and to keep costs low and achievable to all. The sport provides the opportunity for the whole family to participate either rowing together or supporting the club. As well as the fitness and competitive side, and the joy of being out in the fresh air year-round, our members enjoy the social side of being part of a team, both in and out of the boat.

We rent two portacabins, a berth and an area of land from MDL where we store our rowing boats and trailers, and we hope to build a wooden car port to provide shelter for our wooden racing gigs as the most damage to these traditionally built, heritage boats is from heat and strong winds. This shelter will also offer a place for rowers to congregate, maintain our wooden boats and learn traditional boat maintenance skills. We believe that rowing can advance people's physical and mental health and wellbeing and we continue to attract people who might feel they could not participate in sport, as rowing offers a more gentle and accessible way to exercising outdoors and with others. We are an active club running as many on water sessions as possible, most mornings, daytimes, evenings, and weekends along with off water fitness opportunities throughout the week. We always ensure those trying rowing get to benefit from all the on and off water support the club has to offer which will include opportunities for learning new skills and making new friends through social interaction whilst feeling connected to their community.

The club offers opportunities for those who wish to just row for exercise, to those who wish to take part in Endurance events throughout the year, to those who want to train hard for a season full of competitive racing from March to October. Our club has progressed to being recognised as the highest-ranking club along the Jurassic Coast from Exmouth in the West to Newhaven in the East and our competitive rowers continue to train hard for the 2023 season."

The following Images give a small flavour of the diversity and excitement the sport offers.



Ladies B team racing



Juniors in Action



Off water Fitness



Hamble River Raid 2022

4.0 Proposals & Rationale

We are making an application for;

- A) A New Store /Shelter to house up to 2 Cornish Pilot Gigs and associated trailers and equipment.

Proposal/design

It is proposed that a new structure is built adjacent to but not attached to the Two Portacabins Currently in use by Langstone Pilot Gig Club. The rationale for the proposal is that Cornish Pilot Gigs are a significant investment and , being of, traditional (Cornish Elm on Oak Frames) construction are susceptible to the vagaries of climatic conditions. The shelter would be used to protect the Gigs form Wind , Rain and sun as well as being a useful place to carry out maintenance . We are also proposing a door to the shelter for reasons of physical security.

The proposal would be a simple steel frame (In anthracite/Black) with wooden weatherboarding (Larch or similar) Infill Panels and that the proposed fencing would follow a similar narrative. The Aesthetic has been arrived at to compliment recent redevelopment of The Roundhouse (To residential use) and be less visually incongruous than the adjacent portacabins. The shelter would have a simple flat roof structure of either a Onduline profiled roofing sheet or a single ply membrane in a grey colour. The roof would be drained from eaves fall onto the ground and dealt with by existing drainage gulley's.

The Ground on which the proposal sits is currently a non-permeable bitmac surface and apart from excavation of pad foundations there is no intention or remove or replace this.

5.0 Consultations

Planning.

Ref Gen/22/00710. Planning Officer; Mr L Ford 16/09/2022.

Langstone Pilot Gig Club have made an informal pre-application consultation to Havant Borough Council. Please refer to correspondence for full detail.

The Planning officer response was fairly generic in nature and identified the need to make a planning application as well as giving advice on submission requirements and process.

It is important to note, and previously stated, that although the Officer identified the need for the renewal of the temporary permissions for the Portacabins Currently used by LPGC this application is specifically for the proposed Gig Shelter. The renewal of the permission for the Portacabins is being dealt with separately by the owner of the Land (MDL Marina Group Ltd).

Owner.

The Owner of the Land has been consulted about the design proposal and are in support of them. As part of the application process a notice number 1 will have been served to MDL Marinas Ltd on submission of the application.

Residents.

To the immediate North of the proposal site is a large building known as the roundhouse. Originally a Theatre then serving a suffices and commercial premises this building has been recently converted to residential accommodation.

Because these residents are likely to be those most impacted by the Gig Shelter proposal, we are undertaking a round of informal consultation through the management organisation (Roundhouse management Company No1) of which all leaseholders are shareholders. The results of this have not been received in time to accompany this application.

6.0 Flood risk Assessment

The proposal site was Identified as Flood Risk Zone2/3 By the Planning officer, however our own search has identified that the precise location of the proposal site is in Flood Risk Zone 1 (Low probability) and therefore does not require a flood risk assessment. The following are extracts from the Environment agency report.



Flood map for planning

Your reference	Location (easting/northing)	Created
lpgc 2	472652/104208	7 Dec 2022 15:26

Your selected location is in flood zone 1, an area with a low probability of flooding.



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Even though there is no requirement for a Flood Risk Assessment to be carried out it should be noted that the proposal;

1. Does not increase the amount of impermeable surface and therefore does not increase demand on existing storm water drainage infrastructure.
2. The proposed use of the Gig Shelter is not one that is sensitive to flooding.

7.0 Visual Impact Assessment

The Proposal for A new Gig shelter adjacent to the Portacabins is single storey in massing and has lower roof line than the portacabins.

In the context of the surrounding buildings and developments within the Marina the proposal is minimal in nature. The main people to be affected would be residents of the roundhouse and those of the teal buildings who would have a direct view of the proposal, It is not prominent in the marina setting. Other than that, the impact on a macro scale to The Chichester Harbour AONB would be negligible. We are also of the view that the choice of materials (Predominantly untreated Timber), although contemporary in nature would be an improvement on the temporary buildings permitted within the curtilage of the Marina.

8.0 Environment and Ecology

The proposal is to be sited on an existing area of hardstanding and will have no impact on the environment or Ecology of the Chichester Harbour AONB.

As previously stated the proposal will not increase storm water volumes and as a storage building with no WC facilities will not add to existing problems created by Nitrate Discharge into the Solent area SPA.

9.0 Access

The proposal will not change the vehicular access arrangements to the (Red line) proposal site. As the Gigs are already stored elsewhere within the Marina, the proposal will have no effect on vehicle movements to and from the Marina.

10.0 Conclusion

We are applying for Planning Permission to construct a single storey structure to house two wooden Cornish pilot gigs. The Location, footprint, massing, and materiality are identified on the submitted plans and elevations.

The rationale behind the proposal is to protect the assets (Gigs) of an existing rowing club. Langstone Pilot Gig Club is a Community Amateur Sports Club run by and for the benefit of its members on a voluntary basis. Langstone Pilot Gig Club fulfils an important social, health and welfare function for these members who (although not exclusively) live either in the borough of Havant or surrounding boroughs.

The proposal will have little impact on the visual amenity of the Chichester Harbour AONB or its immediate neighbours. These neighbours and the landowner have been consulted on the proposals.

There will be no demonstrable harm from the proposal to either the ecology or the environment of the AONB or the wider area.

Chichester Harbour Conservancy published planning policies, Policy PP13 states that the conservancy will support proposals for the on-land storage of boats on hard standings or in buildings providing that;

1. Such facilities are required to enable the continued viability of a club.
2. Any increase in recreational activity would not harm nature conservation interests
3. Increase in recreational activity would be detrimental to navigational safety.

We are of the view that the proposal meets all of these criteria and as such should be supported by Chichester Harbour Conservancy.

Considering The relatively low impact of the proposal and the community benefits that it offers we kindly ask that this development should be permitted.