PERMIT

PROPOSED TEMPORARY EVENTS AREA NORTHNEY MARINA, NORTHNEY LANE, HAYLING ISLAND

DESIGN AND ACCESS STATEMENT

1. SUMMARY

The proposal relates to continued use of a small area of land at Northney Marina to provide a venue for Events functions associated with Marina activities.

2. LOCATION AND ACCESS

2.1 Northney Marina is located on the north shore of Hayling Island 0.5 km east of the Langstone Bridge crossing to the mainland. The site accommodates a large boatyard and parking areas, with various buildings providing a range of service facilities, together with a large dredged basin providing 228 pontoon berths. The basin waterfront is arranged with a promenade connecting the main pier access landings, and a centrally positioned single storey Marina Services Building accommodating toilet/shower facilities, Marina Office and general Reception Area, immediately accessible from adjoining car parking.

2.2 The site adjoins a modern Hotel premises, with which it shares access from Northney Lane which provides direct link to the Bridge and A3023 connecting to Havant/M27 2 km distant, and the main development of Hayling Island 5 km southwards.

2.3 The site is easily accessible by road, with adequate car parking facilities and internal roadway circulation to the basin water-frontage and all facilities. From Langstone Bridge there are very frequent local bus services in either direction along the A3023, and providing connection to main line rail services to Portsmouth, Brighton and London at Havant Station. Rail services also link to Gatwick and Southampton Airports.

2.4 The basin opens directly into Chichester Harbour, and access to the Solent and English Channel, and provides a major centre for the marine leisure uses of the Harbour.

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3. EXISTING DEVELOPMENT

3.1 The existing accommodation caters for a wide range of marine-related services, with the main berth-holder services located in the waterfront Services Building. This is a fairly modest single storey development arranged as a main block with pyramidal roof on the frontage, and an adjoining secondary service wing to the rear. The elevations are of stained boarding, and roofs of clay tile, all reflecting a traditional harbourside character.

3.2 The positioning of the building central along the promenade provides a visual focus to the waterfront, and the natural centre for concentration of marina functions and activities.

3.3 The promenade faces east onto the basin, and at its southern end is adjoined by the main Boatyard and Hoist Dock/Slipway facilities. The northern section is arranged as general open car parking space, the two areas being separated by the Services Building. To the south side of the latter is a small margin of land abutting the Boatyard boundary, which has been earlier approved utilised as a temporary Events area used in conjunction with the Services Building and opening directly onto the promenade.

4. PLANNING POLICY

4.1 Under current Havant Borough Local Plan Policy, the Marina/Boatyard uses are recognised and subject of an appropriate Boatyard Policy designation supporting maintenance of Marine Leisure and related Marine Industry uses.

4.2 The Marina and associated uses and activities have been well-established over a significant period, and earlier discussion and agreement with the Planning Authority has secured a number of new developments of additional buildings and facilities, and also option for completion of currently outstanding Marina berthing. The waterfront Marina Services Building was approved under Permission 02/51153/038, which Consent also authorised inclusion of an external Events Area adjoining its northern flank.

4.3 Consequent of possible further development options affecting the northern section of the promenade, the earlier proposed area remains unresolved, and in the circumstances Temporary Permission was obtained and subsequently re-secured under Permission 08/51153/048, authorising this function assumed by the small area on the south side of the Building.

4.4 On the basis of the use being directly related to the Marina activities, the Authority earlier considered an Events Area use appropriate and acceptable in this location.

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5. DEVELOPMENT PROPOSAL AND IMPACT

5.1 The use of the area as a temporary siting for external events activities related to the Services Building and adjoining promenade and basin is now requested extended for a further period of at least 3 years.

5.2 The use involves erection of temporary shelters or tents on the area to support marina functions and activities at various times and for generally short duration. The location is discretely sandwiched between the building and Boatyard boundary, and accordingly is very well contained and without any prominent impact on the water-frontage. Over the period of earlier use, there have not been any incidences of concern or complaint.

5.3 In the absence of any adverse impact or concerns, it is hoped that an extension for Consent for the temporary use of this area for this purpose could be favourably considered.

6. CONCLUSION

6.1 A continued temporary use as an external Events Area would appear wholly compatible with existing Marina uses and related Planning Policy, and introduce no adverse impact.

6.2 A further 3 year extension of Temporary Planning Permission is accordingly sought.

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