

CANFORD CLIFFS ARCHITECTS

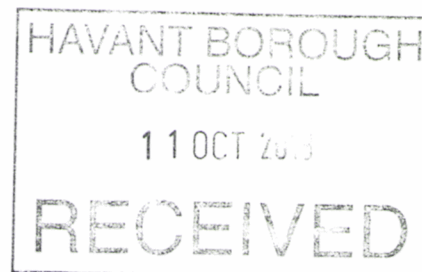
28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP
Tel: 01202 708192 : Fax: 01202 700976

RW/PE/2892-13

Your ref: APP/18/00783 D. Eaves

10 October 2018

The Planning Services Manager
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant PO9 2AX



Dear Sir

**PLANNING APPLICATION APP/18/00783,
EXTENSION TO MARINA SERVICES BUILDING,
NORTHNEY MARINA, HAYLING ISLAND**

Further to our correspondence of 28 September 2018 regarding the above, please find attached as requested the following additional information which we trust will satisfactorily address issues arising from the Authority's earlier consultations:

1) Accommodation Occupancy

We enclose 3 copies of a Statement, identifying categories of business use of the proposed accommodation, deemed admissible as Marine-related use in context of current Policy.

2) Car Parking

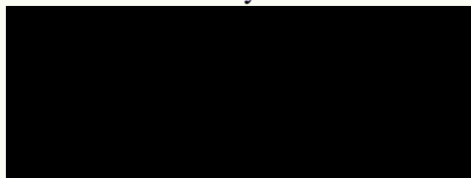
We enclose 3 copies each of Statement and Drawing No. 2892/2 identifying currently available permanent car parking space on the site, and confirming that provision will remain comfortably in excess of calculated requirement and uncompromised by the proposed new development. The drawing also demonstrates adequate provision for large vehicle turning at head of the waterfront car park access road, access to service area to rear of the existing Marina Services Building, and emergency access to the waterfront promenade.

3) Site Ownership Declaration

It is confirmed that the existing Marina Services Building with adjoining margins and Car Park all remain wholly within Marina Developments Limited's Title and no part subject of any leasehold requiring requisite (Certificate B) notification. In the circumstances, the area subject of the submitted Application can be confirmed correctly addressed with the Certificate A Declaration. Connection to the public highway (Northney Road) is also confirmed via internal access roadway within overall Title of Marina Developments Limited.

We hope that the above information will all be found adequate, but should any further clarifications be felt necessary, please let us know.

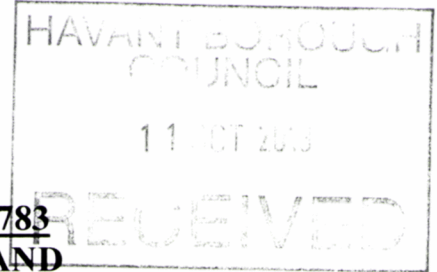
Yours faithfully



R WARMINGTON
Director

Enc

Copy: MDL - Mrs P Hynd
Mr R Broadribb

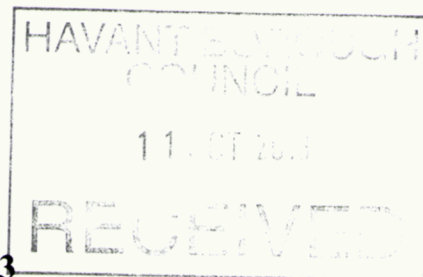


PLANNING APPLICATION APP/18/00783
NORTHNEY MARINA, HAYLING ISLAND

MARINA CAR PARKING

1. The present Marina/Boatyard site currently accommodates basin with 228 No. pontoon berths, and associated Commercial/Industrial floorspace now proposed adjusted as 4,200m². Of the latter, 1,400m² is apportioned to Workshops and Boat servicing, 400m² to Berth-holder facilities (showers/toilets etc.), and 2,400m² to general Commercial/Office accommodation.
2. On the basis of this arrangement, permanent car parking provision is calculated for the Marina berthing and related Berth-holder facilities as 114 No. spaces (0.5 spaces per berth), and Commercial/Industrial floorspace allocations equating to 140 No. spaces. This establishes a minimum required provision of 254 No. permanent car parking spaces within the site.
3. Currently, the site is served by a main waterfront car park providing 150 No. spaces, 2 further car park areas to the rear providing 100 No. spaces, and further 60 No. spaces adjacent the main Marina Centre and Workshops; thereby identifying total availability of 310 No. permanent spaces. The introduction of the new development proposed by Application APP/18/00783 will necessitate displacement of 16 No. waterfrontage spaces, accordingly adjusting total as 294 No. spaces. This provision will still remain comfortably in excess of the calculated minimum.
4. Additionally, however, there remains scope for seasonal use of vacated Boat Storage space in the main Boatyard, which on the basis of 50% vacation would release area for 90 No. car parking spaces. Utilisation of further marginal areas along northern periphery of the site offers scope for at least 100 No. additional spaces. In peak summer season of maximum activity, the site is accordingly able to provide around 400 spaces including vacated Boatyard area.
5. The Waterfront car park can be readily adjusted to suit rearrangement of spaces around the proposed new extension to the present Services Building. As the accommodation relates only to small commercial units and Berth-holder facilities, the car park is required to cater almost exclusively for private cars and light vans, and not attracting any larger commercial vehicle movements. Any occasional access by the latter can, however, be accommodated within the available circulation. During period of construction of the proposed extension, a temporary works area and access for construction traffic would need to be introduced, but any further temporarily displaced parking bays could be conceded without compromising an adequate provision of available permanent parking on the site.

Canford Cliffs Architects
RW/PE/2892-10
October 2018



PLANNING APPLICATION APP/18/00783
NORTHNEY MARINA, HAYLING ISLAND

ACCOMMODATION USE AND OCCUPANCY

1. Under current Policy, Northney Marina is identified as a Boatyard site subject of restriction to marine-related uses, although precise qualification of deemed admissible categorisation is not defined. By nature, a Marina/Boatyard site is to an extent sui-generic, attracting a broad range of associated support and dependency services encompassing a variety of business use classes. These accommodate a broad range of boat maintenance and servicing activities, and variety of customer support facilities and services provided in support of marine-leisure activities.
2. Whilst boat services are more readily classifiable, customer related services are more varied and flexible, but admissible provided able to demonstrate legitimate support of marine-based interests or activities. The restriction does not preclude any reliance upon proportion of external customers, stipulation is only that services provided are supportive of marine-related interests.
3. Although a comparatively large site, Northney Marina remains fairly isolated and not particularly well-appointed in respect of customer support services. The latter deficiency is now proposed being addressed with new accommodation subject of Planning Application APP/18/00783. This proposes an arrangement of a new wing adjoining the existing Facilities block (Toilets/Shower/Laundry), providing 3 fairly modestly sized commercial units, but capable of further subdivision into smaller dependent upon precise requirements. These units are envisaged offering accommodation for a range of support services compliant with Policy definition uses summarised as follows:
 - (a) **Boat Sales/Brokerage**

Boat Sales, Charter/Rental and Agency Management.
Insurance/Finance services.
Boat Servicing/Valeting.
 - (b) **Instruction**

Specialist training, Sailing Schools.
Marine Inspection/Surveying and Marina Safety generally, including related equipment provision and maintenance.

(c) Boat Owner Services

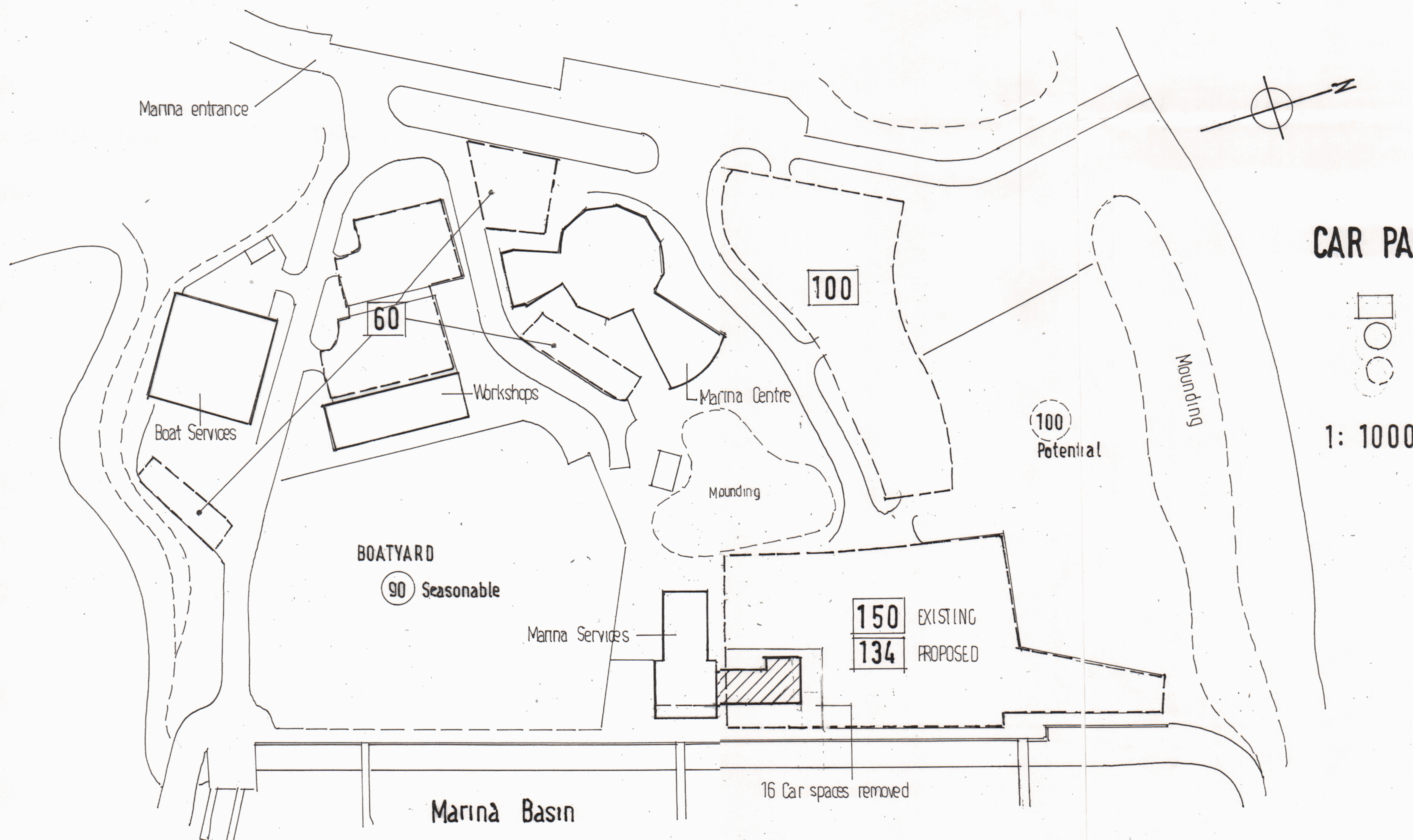
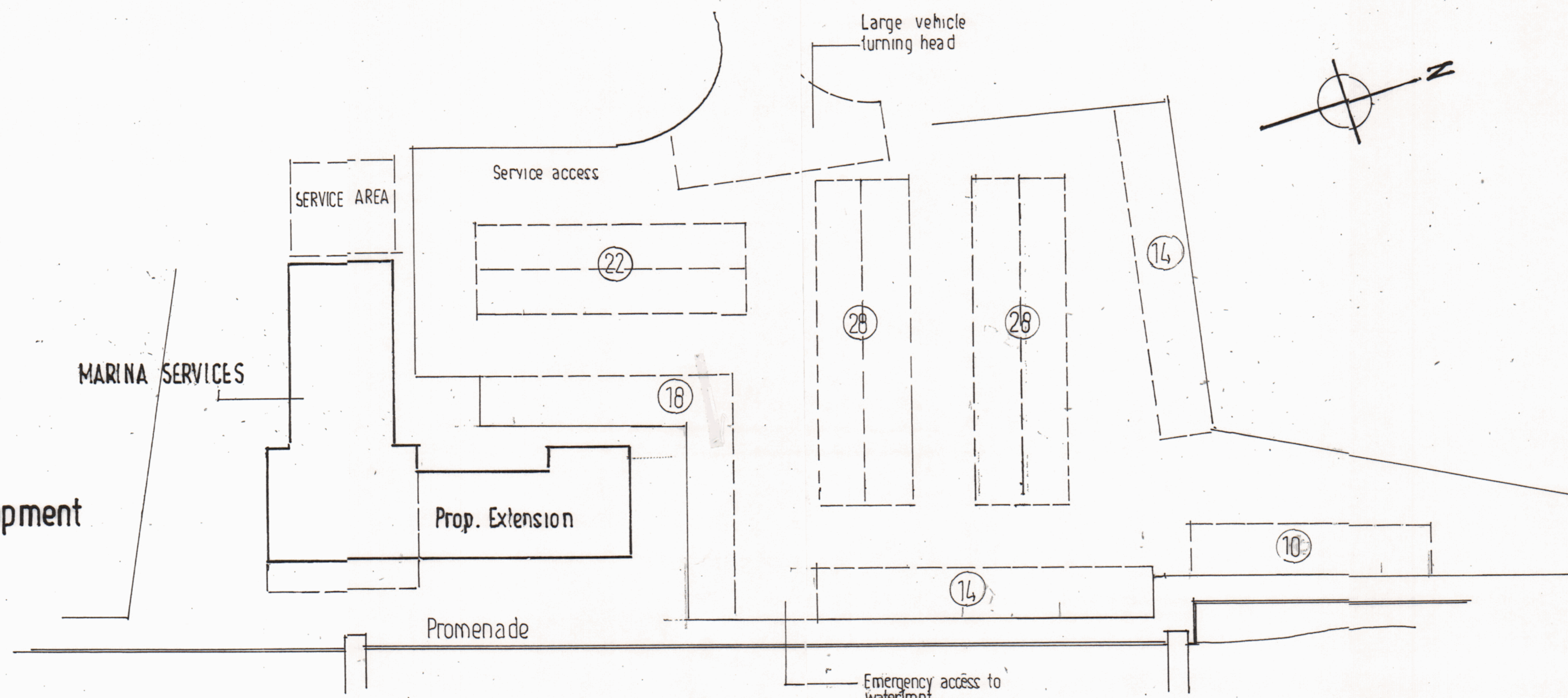
General Chandlery supplies including clothing.
Specialist services installations.
Boat transfer/handling and maintenance management.
Vending/Catering/Refreshment.
Fitness training.

4. Whilst general boat repairs and servicing works can be addressed in workshops elsewhere on site, this need not preclude accommodation of certain specialist operatives (e.g. Communications/Navigation) within the new units, assuming on-board installations without workshop requirements.

Canford Cliffs Architects
RW/PE/2892-11
October 2018

WATERFRONT CAR PARK

Layout accommodating proposed Development
1: 500



CAR PARKING PROVISION

- PERMANENT SPACES
- SEASONABLE (Summer) SPACES
- POSSIBLE SPACES

1: 1000

HAVANT BOROUGH
COUNCIL

11 OCT 2018

RECEIVED

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MARINA DEVELOPMENTS

project
PROPOSED EXTENSION
MARINA SERVICES BDC.
Northney Marina

title
SITE CAR PARKING

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scale 1:500 /1000 date 10-2018

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