

Planning Department
Eastleigh District Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

7 April 2023

Our Ref: 22079
Your Ref: PP-12001370

Dear Sir / Madam,

Planning Application: Port Hamble Marina, Satchell Lane, Hamble, Southampton, SO31 4QD

Erection of Single Storey Commercial Building (Renewal of planning permission F/19/84970)

On behalf of MDL Ltd, owners of Port Hamble Marina, please find attached a planning application relating to the renewal of planning permission F/19/84970 '*Erection of single-storey commercial accommodation*'.

This application seeks a renewal of permission for a small commercial building in the existing marina car park. Since the previous planning permission was granted on 2nd July 2019, the revised NPPF (2021) has been published and the Council has adopted a new Local Plan 2016-2036.

Planning Assessment

Principle of development

Strategic Policies S1 and S4 of Eastleigh Local Plan continue to support and encourage the delivery of new employment floor space where the development comprises sustainable development. The site was granted planning permission in 2019 when it was considered to represent a sustainable form of development. The principle remains acceptable as the proposed building will be used for marine related purposes and is located within an established marina where the principle of development associated with boat building, maintenance etc. is acceptable.

Design

The scheme remains the same, and as such the layout and elevations do not differ in this planning application which have previously been found to be acceptable. The planning officer report to planning application F/19/84970 confirmed "*It [the proposed building] is in-keeping with the existing buildings on the site and has a relatively modest footprint*" and further notes the height "*is not considered to be excessive*" and is "*appropriately sited, being in a position close to the existing structures*". Based on previous officer assessment, the design complies with Policy DM1 of the adopted Local Plan.

Biodiversity

As the site is within an existing car park which has no ecological value, no harm to biodiversity will arise.

Policy DM1 of the Local Plan requires development to not have a significant adverse impact on biodiversity and consequently, the proposals do not conflict with this policy.

Flood Risk

The site is located within Flood Zone 3. The NPPF (2021) advises that plans should take a proactive approach to mitigating and adapting to climate change, taking into account long-term implications for flood risk.

The planning officer previously considered potential flood risk and concluded;

“While the Environment Agency has objected to the development, the majority of the building will be used for storage with only a small office section and the development has been permitted on two previous occasions. The office’s floor level has been raised 0.75cm above the level of the car park which will provide some protection from flooding. The development is positioned back from the water’s edge where it is more protected than many of the surrounding buildings.

Paragraph 159 of the NPPF states *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”* Paragraph 162 steers development to the areas of lowest risk of flooding. The proposed building is to be directly related to the marina use and cannot be located in an area of lower risk, as the entire marinas site is within Flood Zone 3.

Paragraph 163 states that where development cannot be located in an area of lower flooding risk, the exception test may have to be applied, with particular focus on the Flood Risk Vulnerability Classification.

Annex 3 of the NPPF (2021) ‘Flood Risk Vulnerability classification’, the site’s use would be within the ‘less vulnerable’ classification. The building will be raised above existing ground level, and set away from the water’s edge, all designed to mitigate flood risk. The site is located on a tarmac, non-porous car park; this additional building will not worsen the existing situation and as the site is within a marina, tidal and atmospheric conditions are closely monitored and periods of high water are readily anticipated.

Parking

The proposed building will remove some parking spaces at the marina. This has been assessed in previous planning applications with no concern on highway implications, the most recent Planning Officer’s report stating:

“The office building will take up a small corner of the large car park, which appears to have sufficient capability to serve the new building as well as existing staff and berth holders of the wider marina. There are a number of car parking areas throughout the marina. No objection has been raised by HCC Highway Officer and given the location of the building it is unlikely to have an impact on the highway in terms of overspill”.

With further emphasis in the NPPF (2021) on sustainable modes of transport, and with a number of car parking spaces throughout the marina to be retained, there is no harm to parking, in accordance with DM14 of the Local Plan.

Summary

There remains intent to secure additional floor space to support the Boatyard / Marina activities. The applicant therefore seeks planning permission to extend the timeframe of which to develop out this previously approved building to support the use of the site as a marina and related marine activities/industry.

The NPPF and newly adopted Local Plan continue to support the proposals and we therefore request the application is approved.

Please do not hesitate to contact myself if you have any queries.

Yours Sincerely

A black rectangular box redacting the signature of Katie Lasham.

Katie Lasham

Principal Planner

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