

# DELEGATED OFFICER REPORT

**Application Ref:** F/25/100526

**Site Address:** Hamble Point Marina Events Pontoon Access Bridge, Hamble Point Marina, School Lane, Southampton, SO31 4NB

**Case Officer:** Katie Lasham

**Description:** Replacement of the existing event pontoon access bridge.

| Particular Site Constraints?                                                                                                                                                                                                        | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| Countryside<br>Solent Maritime SAC<br>Solent and Dorset Coast SPA<br>Lee-on-Solent SSSI<br>Southampton Water Ramsar site<br>HBIC Priority Habitats: Mudflats and sandflats, deciduous woodland, improved grassland.<br>Flood Zone 3 |                                         |                             |

| Planning History?                                        | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| Z/13747/022/00: Erection of pontoon. Approved June 1989. |                                         |                             |

| Publicity:            | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site Notice <input checked="" type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations:      | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                 |                                    |
| Parish Council:       | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                 |                                    |
| Ecology:              | <p>28/12/2025 response: The site is adjacent to Solent Wader and Brent Goose site E8, SSSI, and within the Solent and Southampton Water SPA and Solent Maritime SAC. Brent Geese and Solent Waders are vulnerable to noise and visual disturbance when they are present. They would be most likely to be present in the winter, so this work must be done between May and September. If this is not possible, then a suitably qualified ecologist must supervise the work to ensure birds are not being disturbed. Harbour seals have been recorded in this area also.</p> <p>If a harbour seal is seen in the area, all work must stop until they have moved away. A Habitats Regulations Assessment will be required.</p> <p>11/02/2026 response: Acceptable for the restrictions of working to accord with the MMO Licence already agreed as this has suitably assessed migratory fish and other species.</p> |                                                 |                                    |
| Hamble Harbour Master | <p>The Harbour Authority has no navigational concerns with the proposal, although the applicant will also need to apply to RHHA for a maintenance Harbour Works Consent for this project in order that we can assess operational risk and vessel movement at the time of the works and issue a Notice to River Users accordingly. Any conditions we require will be included in our consent.</p> <p>The proposal has recently been granted a Marine Licence ref L/2025/00461/1 by the MMO (application ref MLA/2025/00427), for which RHHA was also consulted.</p>                                                                                                                                                                                                                                                                                                                                               |                                                 |                                    |
| Fareham BC            | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                 |                                    |
| Environmental Health  | No objection. Confirmation that CEMP prepared by Walcon ref M840 which includes working hours from 09:00-16:00 and all other proposed mitigation measures identified are acceptable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                 |                                    |
| Environment Agency    | 26/01/2025 response: No objection subject to condition restricting times of piling works to be carried out as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                 |                                    |

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|                  | <p><i>Piling must only be done between 15th October and 15th March inclusive to reduce risk to Atlantic Salmon smolts (Mid March to Mid May) and risk to adults (June to October inclusive).</i></p> <p>Discussions were had with the EA as their condition did not accord with the MMO Licence restrictions which had already been approved and had considered migratory fish during piling works.</p> <p>13/02/2026 response: EA confirmed their error and stipulated the incorrect timing restrictions and therefore requested the following restrictive condition. <i>Piling must only be done between 2nd May to 15th September inclusive to reduce risk to Atlantic Salmon smolts and risk to adults.</i></p> <p>This directly clashed with the MMO Licence which only permits piling works outside of 2<sup>nd</sup> May to 15<sup>th</sup> September.</p> <p>27/02/2026 response: EA confirmed their error again in that their responses still contradicted the MMO Licence timing restrictions when piling could be undertaken.</p> <p>Final wording of condition provided by EA as follows - <i>All piling should be completed before sensitive fish periods, defined under the River Hamble dredging agreement as 2 May to 15 September.</i></p> |
| Natural England  | No objection: No significant adverse impacts on SAC's, SPA's, RAMSAR and SSSI. Appropriate Assessment concludes that proposal will not result in adverse effects on the integrity of any of the sites in question. Natural England concur with findings and assessment conclusions providing that all mitigation measures are appropriately secured in any permission given.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| The Crown Estate | No comments received. The applicant may also be required to notify the Crown Estate about proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| <b>Site Visit:</b>  | <b>Yes <input checked="" type="checkbox"/></b> | <b>No <input type="checkbox"/></b> |
| Details: 04/02/2026 |                                                |                                    |

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| <p><b>Policy:</b></p> <p><b>National Planning Policy Framework</b><br/> <b>Planning Practice Guidance</b><br/> <b>The Conservation of Habitats and Species Regulations 2017 (as amended)</b><br/> <b>The Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended)</b></p> <p><b>Development Plan:</b><br/> The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2, S5 and S7; and Development Management policies DM1, DM2, DM5, DM11, DM20, DM35.</p> <p><b>Supplementary Planning Documents:</b><br/> Quality Places; Character Area Appraisals; Biodiversity.</p> |
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| <b>Assessment:</b>                                                                                                                                                                                                              |
| <p><u>Summary of site and proposal</u></p> <p>Hamble Point Marina is located at the mouth of the River Hamble which benefits from immediate access to the Solent. This planning application concerns the replacement of the</p> |

Events Pontoon access bridge and brow structure as it has reached the end of its service life. The existing access bridge measures 39metres in length and 1.5m in width and extends from the land to the floating pontoon. With no alterations proposed to the floating pontoon itself, the proposed access bridge is to remain in the same location and measure 39metres in length and 1.5m in width, but it is to alter from that of the existing access bridge as it is raised up from the existing land level using a ramp which will connect the access bridge to land. The proposal also includes the extraction of 6No timber piles from the intertidal area, drive 2No new steel piles and then place a new brow and bridge.

#### Principle of the proposal

Policy DM35 relates to proposals on the River Hamble. Part (a) of the policy states that new moorings will only be permitted outside of the Mooring Restriction Area and subject to the advice of the River Hamble Harbour Authority. This proposal only concerns the replacement of the access bridge leading to the floating pontoon and whilst the pontoon is within a Mooring Restriction Area, no alterations to the pontoon itself for mooring is proposed.

Part (b) of Policy DM35 goes on to state that new jetties, slipways, pontoons, landing stages, steps, walkways, bridges or catwalks will only be permitted in existing boatyards or within the frontages of the river in the urban edge. Hamble Point Marina is allocated as an existing boatyard on the policies map and whilst the access bridge itself is immediately outside of the designated boatyard area, the access bridge serves an Events Pontoon for the designated boatyard.

Policy DM20 also supports development at boatyard and marina sites along the river Hamble where that development is associated with boat building and ancillary uses. This is subject to the proposal not:

*1.a: jeopardising the safety and ease of navigation on the river or have a detrimental impact on the regime of the river*

*1.b: adversely affecting nature conservation, landscape or heritage interests.*

The replacement of the access bridge is ancillary to the marina use at the boatyard and will not jeopardise the safety and ease of navigation as it is a replacement of a very similar scale. An assessment of Policy DM20 criteria 1(b) regarding nature conservation, landscape and heritage impacts are discussed within the relevant sections of the report.

Therefore, the principle of a replacement access bridge and brow to the Events Pontoon is in accordance with Policies DM20 1(a) and DM35 of the Local Plan.

#### Impact on character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both in itself and in relation to adjoining buildings, spaces and views.

The proposed replacement access bridge and brow is to be of a very similar appearance to that which it replaces and is the same size measuring 39m X 1.5m. The use of steel and concrete materials is suitable for this marina location and will respect the surrounding marina character. The modest increase in height of the access bridge and connecting ramp from the land level is acceptable to ensure the visual amenity of the surrounding area is safeguarded. The extraction of 6 timber piles from the intertidal area, and addition of 2 new steel piles supporting the brow and bridge are a betterment to the scheme, with a lesser number of piles being used overall, improving visual amenity. The use of marine grade steel for the piles will match the material of the proposed access bridge. Overall, the scheme is in accordance with the aims of Policy DM1 of the Local Plan and preserves the visual amenity of the Marina.

There are no landscape concerns with this proposal and Hamble Conservation Area is set away from this site as to not impact the setting of the designated heritage asset. The proposal is therefore in accordance with Policy DM20 1(b) of the Local Plan.

#### Amenity

Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it. The replacement access bridge will have no adverse impacts on the surrounding amenity of the area as the site is within an existing marina and replaces an existing access bridge and ramp, in accordance with the aims of Policy DM1 of the Local Plan.

#### Ecology

Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats. It also requires a net gain of biodiversity on all development sites.

The site lies within the Solent Maritime Special Area of Conservation (SAC), the Solent, Dorset Coast Special Protection Area (SPA), SSSI and Southampton Water Ramsar, as well as adjacent to Solent Wader and Brent Goose site E8. A CEMP prepared by Walcon Marine has been submitted in support of the proposal.

The ecology officer raises no concerns with the CEMP subject which provides suitable measures to protect any pollutants from entering the watercourse. However additional restrictions were requested to be added to the CEMP. The agent amended the CEMP to include works recommended by the ecology officer including works ceasing when harbour seals are found and not recommencing until after they have left. The ecology officer originally sought to restrict the time of year that works could be undertaken, however, further to review of the MMO Licence, the ecology officer was content to allow the restrictions as set out in the licence to be followed, which had suitably assessed ecological impacts and would only be for a short duration of time. The use of steel piles to replace the existing timber piles which are exposed to saltwater are also acceptable as the applicant has confirmed the use of marine grade steel.

The Environment Agency also raise no objection to the proposal subject to the provisions as set out in the CEMP which are aligned with the restrictions set out within the MMO Licence. They have requested a condition restricting any piling works to be undertaken between 2 May and 15 September as to not impact on migratory fish, aligned with those set out within the MMO Licence. In their response they note that piling works are likely to last up to 2 days only and are not so significant as to warrant further restrictions.

For the reasons discussed, the scheme is in accordance with Policy DM11 of the Local Plan, ensuring that protected species and migratory fish are suitably protected during the proposed works and once built with the use of marine grade steel.

#### Flood Risk

The application site is located within Flood Zone 3. As the proposed development comprises works to a marina, it is classified as "water compatible" under the Environment Agency's flood vulnerability and flood risk compatibility table (Table 2, NPPG Paragraph: 079 Reference ID: 7-079-20220825). The proposal for the replacement access bridge is a suitable and appropriate development for this flood zone 3 location, in accordance with Policy DM5 of the Local Plan.

#### Climate Change

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality; (b) work with partners to aim for all

projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

#### Equalities Implications

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
  - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

#### **Conclusion:**

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments ...