

Hamble Point Marina Events Pontoon Access Bridge, Hamble Point Marina, School Ln, Hamble-Le-Rice, Southampton, SO31 4NB

Planning Statement

November 2025

Contents

1. INTRODUCTION	3
2. THE SITE	4
3. THE PROPOSALS	6
4. RELEVANT PLANNING HISTORY	7
5. PLANNING POLICY	8
6. PLANNING CONSIDERATIONS	10
7. CONCLUSION	12

1. Introduction

- 1.1 This Planning Statement has been prepared by Luken Beck MDP on behalf of MDL Marinas Group Limited in support of a full planning application for the replacement of the existing Event Pontoon Access Bridge.
- 1.2 The 'Events Pontoon' access bridge and brow structure at Hamble Point Marina has reached the end of its service life and now requires replacement to ensure it remains safe for use. The project will remove the existing bridge and brow for recycling/disposal, extract 6No piles from the intertidal area, drive 2No new steel piles and then place a new brow and bridge. Beyond the reduction in pile numbers the project is a like for like replacement of the existing structure.
- 1.3 A Marine Management Organisations (MMO) licence application (reference: MLA/2025/00427) is currently under consideration.

2. The Site

- 2.1 Hamble Point Marina is located to the south of Hamble-le-rice at the mouth of the River Hamble and is a successful marina providing services to the local area for both local residents and visiting yachtsmen. The marina is long-established and also provides local employment opportunities and as a result contributes significantly to the local economy.
- 2.2 The site lies within the Solent and Dorset Coast Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC). The Solent and Southampton Water SPA, Lee-on-The Solent to Itchen Estuary SSSI and the Solent and Southampton Water Ramsar Site lie 125m south and 185m to the east of the site.



Figure 1: Aerial of Site

- 2.3 The site lies within flood zone 3, where development is severely constrained with the exception of "water compatible" uses which includes marina operations such as this. A flood risk assessment supports this application and confirms that the proposed works are acceptable in the context of flood risk and are therefore considered acceptable in this regard.
- 2.4 The proposed works relate to the replacement of an existing Pontoon Access Bridge, which extends from the land and to a floating pontoon in the Hamble estuary. This provides safe and convenient access to the pontoon for marina users and their guests and is an essential element of the marina.



Figure 2: Existing Bridge to be Replaced

3. The Proposals

- 3.1 The proposed development relates to the replacement of the existing Events Pontoon Access Bridge at Hamble Point Marina with an almost like for like structure.
- 3.2 The 'Events Pontoon' access bridge and brow structure at Hamble Point Marina has reached the end of its service life and now requires replacement to ensure it remains safe for use. The project will remove the existing bridge and brow for recycling/disposal, extract 6 No. piles from the intertidal area, drive 2 No new steel piles and then place a new brow and bridge.
- 3.3 Beyond the reduction in pile numbers the project is a like for like replacement of the existing structure.

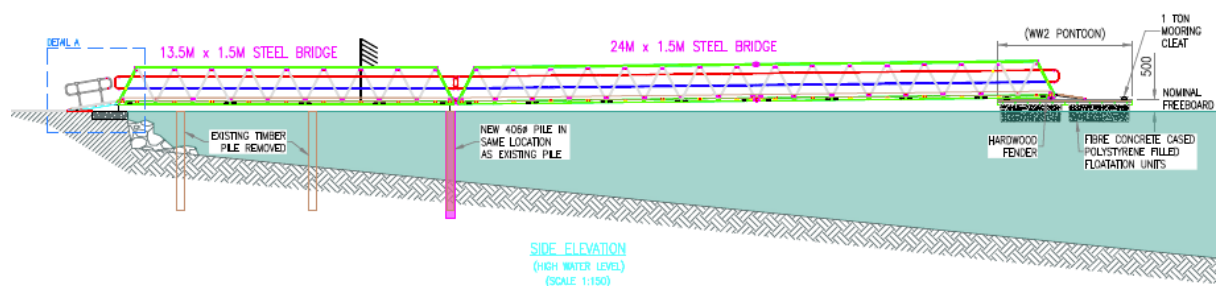


Figure 3: Proposed Replacement Bridge

- 3.4 The submitted drawings show the full extent of the proposed works.

4. Relevant Planning History

- 4.1 Whilst there is an extensive planning history at the Marina, none of these permissions are directly relevant to this application.
- 4.2 A Marine Management Organisations (MMO) licence application (reference: MLA/2025/00427) is also currently under consideration.

5. Planning Policy

The National Planning Policy Framework (NPPF) December 2024

- 5.1 Guidance is provided by the Government in the form of the NPPF December 2024, which is a significant material consideration in the determination of planning applications. The NPPF confirms that:

"11. Plans and decisions should apply the presumption in favour of sustainable development.

For decision-taking, this means:

c) approving development proposals that accord with an up-to-date development plan without delay.

- 5.2 Chapter 6 – Building a strong, competitive economy supports businesses by enabling them to invest, adapt and grow. Paragraph 88 confirms (inter alia);

"88. Planning policies and decisions should enable:

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."

- 5.3 The site is located within an Special Protection Area (SPA) and Special Area of Conservation (SAC) and close to two Sites of Special Scientific Interest (SSSI) to which Chapter 15 is relevant. Paragraph 187 seeks to ensure that planning decisions contribute and enhance the natural environment whilst Paragraphs 192 - 104 seek to protect biodiversity and protected sites.

- 5.4 Chapter 14 seeks to meet the challenge of climate change, flooding and coastal change. Paragraph 170 sets out that *"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"*.

- 5.5 In addition, the NPPF seeks to promote healthy and safe lifestyles and therefore sport, including sailing, is supported by Paragraph 98 which states (inter alia):

"98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community;”

The Development Plan

- 5.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The current Development Plan for the purposes of this application comprises;
- Eastleigh Borough Local Plan 2016-2036
- 5.7 The following policies of the Adopted Local Plan are considered relevant to the proposals:
- S1 (Delivering sustainable development)
 - S7 (The coast)
 - DM1 (General criteria for new development)
 - DM2 (Environmentally sustainable development)
 - DM5 (Managing flood risk)
 - DM7 (Flood defences, land reclamation and coastal protection)
 - DM8 (Pollution)
 - DM11 (Nature conservation)
 - DM35 (Recreational activity on the River Hamble)
- 5.8. The Council has embarked upon a review of the Local Plan but this is at a very early stage of preparation and consequently, does not carry any weight in the consideration of the application

6. Planning Considerations

Principle of Development

- 6.1 Policy S7 of the Local Plan sets out that the Council seeks to retain existing marinas on the River Hamble in marine related uses and maintain and enhance other coastal-related recreational activities including enhancing coastal access where this can be achieved without detriment to biodiversity, landscape, heritage or economic interests, and/or can help to manage recreational impacts.
- 6.2 Policy DM35 sets out that on the River Hamble, within the Mooring Restriction Areas the replacement or relocation of existing moorings will be permitted where there are no alternative locations outside these areas and the proposal will improve navigation and the overall appearance of the area provided that they do not: i. impede the movement of craft or otherwise compromise navigational safety on the river; or ii. disrupt existing recreational uses or areas where there is existing or proposed public access; or iii. adversely affect the nature conservation, landscape or heritage value of the River Hamble.
- 6.3 The application site is within Hamble Point Marina, allocated under Policy DM20 as a Marina Site. The application solely relates to the replacement of the existing bridge used to access the event pontoon located on the River Hamble. The area immediately to the east of the bridge and existing pontoon it serves is allocated as a Hamble River Mooring Restriction Area (under policy DM35), however, the proposed development does not introduce a new mooring and only seeks to replace the existing bridge. The existing bridge does not extend over the mooring restriction area.
- 6.4 The replacement bridge will ensure the continued safety and usability of the existing pontoon, which is an essential piece of infrastructure used in association with the Marina. The replacement bridge will maintain and enhance coastal access in accordance with the requirements of Policy S7.
- 6.5 Due to the minor nature of the proposed works, replacing the existing bridge, it is considered there should be no in principle objection to the proposed development.
- 6.6 A MMO Licence application is currently under consideration for the proposed works, with relevant bodies having been consulted. It is considered this is likely to be approved in the near future.

Impact upon the Character and Appearance of the Area

- 6.7 The replacement bridge is designed to be identical to the existing bridge. The only difference between the existing and proposed is the number of piles required. The existing

bridge has six piles but the replacement only requires two. The two proposed piles will replace two of the existing piles with the four further piles being removed.

- 6.8 The visual appearance of the bridge will be identical to the existing in terms of scale and design, save for being in a better state of repair and therefore overall, more visually appealing.
- 6.9 Given the proposed replacement works are almost identical to the existing bridge, the proposal will have no material impact on the character and appearance of the area.

Ecology and Habitats Regulations

- 6.10 This application is supported by an assessment of the proposal on Ecology prepared by Marina Projects as part of the MMO licencing process. The report confirms that, due to the limited nature of the replacement proposals, there will not be significant impacts on ecology.
- 6.11 With regards to BNG, the proposed replacement bridge falls under the de minimis exemption as the majority of the works are not on the ground, or on previously developed land.
- 6.12 A Construction Environmental Management Plan (CEMP) is submitted in support of this application and sets out proposed measures to ensure that the sensitive sites within which the site is located are protected during construction. It is therefore assumed a planning condition requiring compliance with this CEMP will be imposed on any permission.

Flooding

- 6.13 The application is supported by a Flood Risk Assessment. The site lies within Flood Zone 3 but is water compatible development. The proposed works are essential due to the failing existing bridge which is no longer in a good state of repair and therefore potentially unsafe. The bridge is essential for access to the existing pontoon.
- 6.14 The proposals will not therefore result in increased flood risk or increase the prospect of flooding elsewhere.

7. Conclusion

- 7.1 The proposed works are essential due to the current condition of the existing bridge and the need to maintain safe access to the existing pontoon. The proposed works are a like for like replacement of the existing bridge save for the reduction in the number of piles required.
- 7.2 The proposed works are extremely limited in nature and will not result in significant impacts in relation to the character and appearance of the area or biodiversity. The proposed development is water compatible development and therefore appropriate in this location.
- 7.3 The proposals are therefore considered acceptable and supported by both the development plan and the NPPF.



LUKEN  BECK

Management | Development | Planning

W: lukenbeck.com

T: 023 8063 3440

59 Tower Street
Winchester
SO23 8TA