

HAMPSHIRE COUNTY COUNCIL**Report**

Committee	River Hamble Harbour Management Committee
Date:	5 September 2014
Title:	Marine Director's Current Issues
Reference:	6053
Report From:	Director of Culture, Communities and Business Services

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1. Summary

1.1. This report covers the issues currently under consideration by the Marine Director.

2. Hamble Jetty extension

2.1 Planning permission for the proposed extension to Hamble Jetty was refused by Eastleigh Borough Council at a Local Area Committee meeting held on 21 July 2014. As a result of this decision, there are four possible courses of action:

- a. Accept the decision and take no further action.
- b. Investigate the options for invoking the Harbour Authority's Permitted Development rights. Initial enquiries suggest that this is unlikely to be successful due to the fact that this part of Hamble village is a conservation area (the conservation area extends over the water).
- c. Appeal the decision.
- d. Transfer the Harbour Authority's interest in Hamble Jetty to a third party by agreement with the Crown Estate.

2.2 Data and additional information regarding current rental, visitor usage rates and income for Hamble Jetty for 2013/14 are set out at Appendix 1.

3. Warsash Slipway improvements

3.1 Environment Agency Flood Defence Consent for the proposed Warsash Slipway improvements is imminent. Applications for the remaining consents will be made as soon as it is received.

4. Recommendations

- 4.1 It is recommended that the River Hamble Harbour Management reviews the options for the Hamble Jetty, advises the River Hamble Harbour Board of its preferred way ahead and notes the remainder of this report.**

**CORPORATE OR LEGAL INFORMATION:
Links to the Corporate Strategy**

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

None

IMPACT ASSESSMENTS:

1. Equality Duty

1.1. The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;

Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2. Equalities Impact Assessment:

A full Equalities Impact Assessment for the River Hamble Harbour Authority's compliance with the Port Marine Safety Code (including environmental responsibilities) has been carried out and this report does not raise any issues not previously covered by that Assessment.

2. Impact on Crime and Disorder:

2.1. This report does not deal with any issues relating to crime and disorder.

3. Climate Change:

3.1. How does what is being proposed impact on our carbon footprint / energy consumption? The contents of this report have no impact on carbon footprint or energy consumption

3.2. How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts? Not applicable to this report.

Hamble Jetty – Additional Information

The jetty at Hamble provides the following facilities:

- Drop-off and pick-up facilities for yachts
- Temporary berthing (short stay and overnight) for visiting yachts
- Annual berthing for six tenders (allocated by annual ballot)
- Berthing and passenger embarkation/disembarkation for the Hamble-Warsash Ferry
- Temporary berthing for the River Taxi, Hamble Lifeboat and River Bus (these vessels are required to be manned when alongside)

The only charges levied are for visiting yachts (short stay and overnight). Maximum duration of stay is seven days. Yachts displaying a valid Harbour Dues sticker are entitled to 30 minutes berthing (for drop-off or pick-up) free of charge, provided that the vessel is attended throughout.

Charges for visiting vessels are as follows:

Short stay (up to 4 hrs): Vessels less than 12 metres - £6

Vessels over 12 metres - £8

Overnight: £1.75 per metre or part thereof per night. Payment in advance for a one week stay is rewarded with a free night (seven nights for the price of six).

During the financial year 2013/14, 24 yachts paid for a short stay, 55 paid for an overnight stay and 2 paid for a week's stay. The total income collected from these visitors was £2315. There is no data available regarding the numbers of boats which use the free drop-off or pick-up facility.

The Crown Estate lease for Hamble Jetty forms part of a larger lease which covers Hamble Jetty, Warsash Jetty, the Fishermen's Jetty and the Visitors' Pontoon. The annual rental for the four facilities together consists of a fixed sum of £6560 plus a turnover rent of 15% of gross turnover. Thus, taking Hamble Jetty as a quarter of the whole lease, the lease payment in 2013/14 was $(£6560 / 4) + (15\% \text{ of } £2315) = £1987$. Thus, the annual surplus from Hamble Jetty amounts to just £328 which does not even cover the cost of collecting visitor fees or the ongoing routine maintenance and repair costs.

Part of the bridge which links the pontoons to the land crosses intertidal mud owned by Hamble Parish Council and is currently the subject of a peppercorn lease to the County Council.

As a result of the age and condition of the pontoons, the Harbour Authority has recently replaced those which form the Jetty hammerhead. The pontoon which forms the bridge landing will be replaced shortly. The total cost for these works is approximately £50,000 (funded from the Asset Replacement Reserve). As a result, the pontoons will soon be in 'as new' condition.