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# THE SENTINEL

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Newsletter of  
Bembridge and St  
Helens Harbour  
Association

No. 49A May 2014

## SPECIAL EXTRA ISSUE

### Harbour development proposals

### Please pay your BASHHA subscription !!!

#### Chairman's Letter

As it says above, this is a special extra issue in order to update you on Harbour **building development proposals**, for which an **outline planning application** is imminent. BASHHA Committee has considered the proposals very carefully, and decided that they should be opposed. We do appreciate that Malcolm Thorpe wants to generate funds for improvements to Harbour facilities, but we also have to consider that none of the improvements actually benefits the community as a whole, or local (as opposed to visiting) Harbour users, or the environment.

This Sentinel, then, is almost entirely about the proposed building works. We begin with a summary of the proposals based on notes taken by Mike Samuelson and by me from Malcolm Thorpe's presentation to a joint meeting of BASHHA, BHUG and Brading Haven Yacht Club. (Any errors are of course mine!)

We then go on to a full version of BASHHA Committees objections giving the reason for each objection. We shall submit these to IWC when consultation opens, but meanwhile we hope they may be helpful to members wishing to comment in the consultation.

We will try to notify everyone as soon as IWC publishes a

planning application. **If you have email** and haven't told us, please send an email to [bashha\\_sentinel@btinternet.com](mailto:bashha_sentinel@btinternet.com) so we can add you to the email list.

**Barbara Clough** retired as Chairman at the AGM, in order to spend more time on her many other voluntary activities. We are so grateful to her for holding BASHHA together for all these years that a simple "thankyou" is not enough. We will be celebrating her contribution properly later.

I said in the last Sentinel that I hoped to concentrate on environmental issues this year. Of course, events have overtaken me, but I have not forgotten. Meanwhile, I should like to appeal to anyone interested in the **natural environment** to contact me at the above email address, especially if you would like to help take forward the original research we published in 1995.

Finally, we hear of issues affecting **houseboats** in the harbour, and also of activities in areas such as Dustbin Corner which may be in breach of **planning regulations**. So our next job is to look into these.

Have a happy summer!

*Janet Shuter*

#### Amended BASHHA constitution confirmed by AGM

The amended constitution printed on pp3-4 of *Sentinel 49* was approved by the AGM and is now in force.

#### New Officers confirmed by AGM

BASHHA Committee now consists of: **Chairman:** Janet Shuter; **Vice-Chairman** Helen Hunt; **Secretary:** Robert Barnes; **Treasurer:** Christine Grant **Members:** Jim Elliott, Mary Chappell, Paul Traquair, Felix Hetherington, Robin Powell, Mike Samuelson, Ron Willbie.

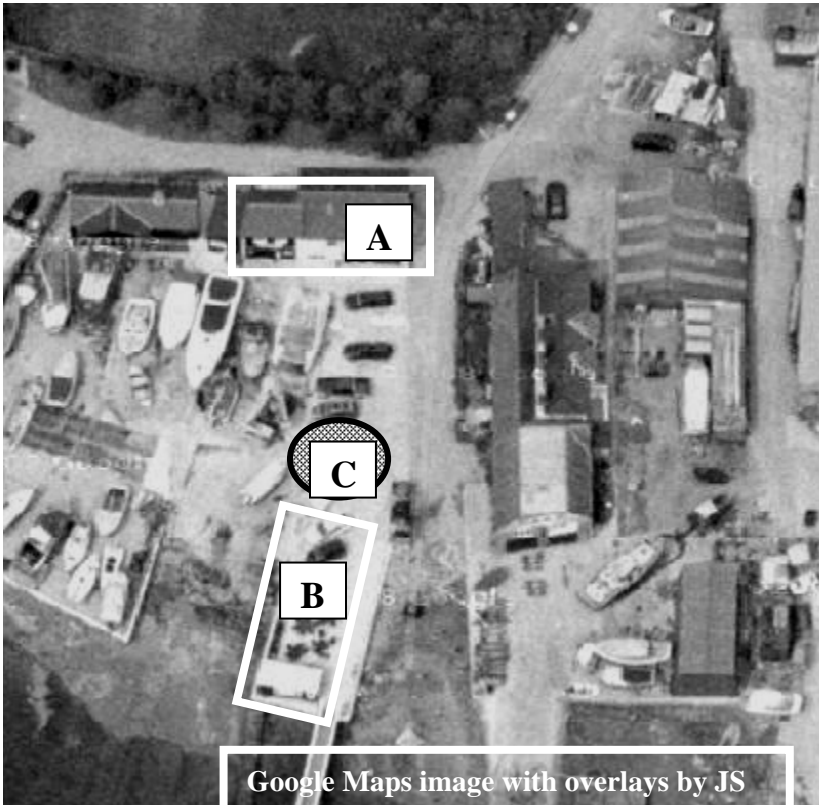
# Development Proposals for Bembridge Harbour 6 May 2014

*This paper is based on information presented by Malcolm Thorpe at the BHYC/BASHHA/BHUG meeting on 6 May, and on his responses to questions, via notes taken by JS and Mike Samuelson. There may well be differences when the Outline Planning proposal is published by IWC, and obviously better maps/ diagrams, but given the limited time for consultation, I hope these crude visuals by JS will assist.*

Purpose of development is to raise money to allow the next phase of improvement to harbour facilities, especially the showers & toilets that need upgrading. Also the office mismatch (between the main office & the berthing office). Improvements needed to encourage more customers. Forecast cost of facility enhancements is c£800,000 which includes anticipated expenditure of the Duver Road.

Financing by capital projects was the only option. The building projects would be undertaken in partnership with a building contractor for NHBC guarantee. Other necessary projects include dredging and the possible rebuilding of Bembridge Groyne. A report has been commissioned from Paul Tossell (Lymington Technical Services) which will be available by the end of the month.

## 1 Duver Marina proposals [approximate; inserts not properly scaled]



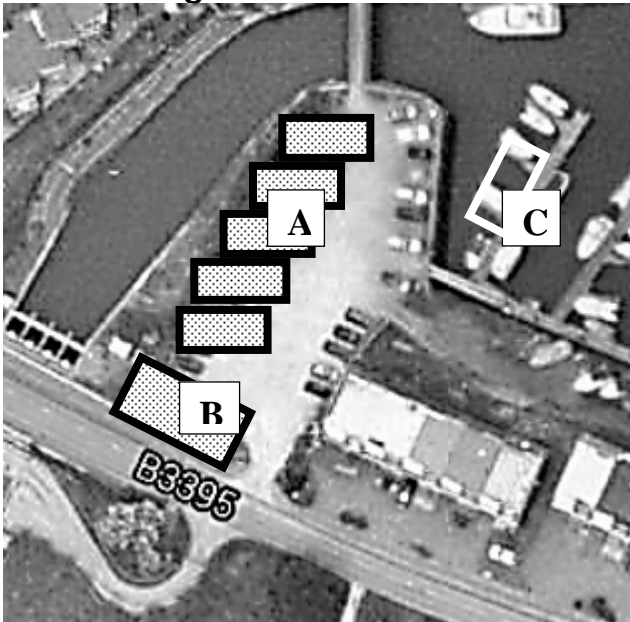
- A: 5 x 3 storey houses** on the site of the current office block (ground floor to be garage/ storeroom);
- B: new office and ablution block** adjacent to walkway down to the pontoons; southern end housing main office & berthing office; remainder housing new showers & loos (incl. disabled) plus laundry/dry cleaning. Solar panels on the roof.
- C: new bio-treatment sewage plant** for new & existing land and marine use [£65k].

Limited **parking** (as now) still available. Marquee area as now. Access/ footpaths as now.

National Trust said to be willing to allow additional traffic for 5 homes.

Emergency access apparently not seen as a problem.

## 2. Bembridge Marina: site of old harbour office [approx; inserts not properly scaled]



- A: 5 x 3 storey houses** [garage + 2 upper] similar to those at Duver Marina;
- B: 3 x 3 storey houses** [garage + 2 upper] fronting Embankment Road  
Ground floor electrics will be at half room height  
All to be connected to mains sewer.  
All access roads/ paths remain as now.  
Cachalot to be relocated.  
MT discussing with Env. Agency possibly re-routing their new Embankment Rd **seawall** around this whole area [incl. existing housing] to rejoin road at lock gates.  
All to have pitched roofs and large balconies
- C: New floating ablution block**
- D: [not shown] 68-place barrier-controlled parking** next to BHYC car park; loading bays near present BM walkway.

### 3. Old Engine Shed development site [approx; my inserts not properly scaled]



- A:** demolish Old Boathouse/Engine Shed; 1 x **2-storey house on stilts**, to pay for business units;  
**B:** 6 small (c. 750sq ft) **business startup units** on land between houseboat car park and Bembridge Boatyard.

#### Additional Points (in response to questions)

- a. MT confirmed that the application would be **outline**.
- b. In response to concern expressed at the change in the split between residential & commercial buildings, MT reiterated the need for better management and visitor facilities which were unaffordable without money from his proposed developments. However, despite being pushed on a number of occasions MT said that he had no idea how much money these proposals would make.
- c. No intent to open a shop at Duver Marina; current arrangements with St Helens Post Office for papers would be developed; similarly providing a limited stock of basic commodities at berthing office. MT stressed he did not want to get into competition with local shops.
- d. Although harbour maintenance (dredging etc) could be funded out of annual income, MT stated that enhancing the facilities as proposed could only be funded by developing existing sites.
- e. He also said that he had looked at other options involving Harbour Company properties (e.g. Redwing Quay) but felt his current proposals provided the best options.
- f. MT confirmed that houseboat car parking was not part of any of the current proposals.
- g. MT sought to reassure those present that he certainly hoped that the "Islandness" of Bembridge would not be lost. He said that he was proud of all the developments that he had been involved in the past and that he loved the Island and that he had no intention of moving from Yarmouth.
- h. MT assured the meeting that there had been substantial investment in Bembridge Boat Storage and that it was not his intention to ever seek to develop the site for residential usage. He added that the property was in private ownership.

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## BASHHA Committee votes to oppose planning application

*At our meeting on 15 May we agreed that BASHHA exists to work for the harbour, its environment and community, and consideration of proposals should centre on their likely effect on community and environment, and not on the needs/aspirations of the harbour owner.*

### 1. Duver Marina proposals:

**Agreed: to oppose housing development proposals on grounds that:**

- 1.1 Site is on land not designated for residential development
- 1.2 There should be an environmental impact assessment of building works and projected usage:
- 1.3 Impact of additional vehicle traffic on the private

- unmade roads through National Trust land
  - 1.4 Light pollution from residential properties
  - 1.5 The proposed development is in a flood risk area
  - 1.6 Allowing the development would set a precedent for further development by adjacent landowners.
- Agreed: not to oppose ablutions/ sewage treatment proposals, subject to detailed proposals.**

## 2. Bembridge Marina proposals:

### *Agreed to oppose proposals on grounds that:*

- 2.1 Site is on land not designated for residential development
- 2.2 The proposed development is in a flood risk area
- 2.3 Impact of new builds on access/ parking for Marina users
- 2.4 Ablutions etc. currently under-used by primarily local Marina users & do not require major upgrade
- 2.5 Proposed new parking area on far side of Embankment

Road is in the area where RSPB was refused permission for a car park, and:

- 2.5.1 consideration should be given to the hazard of people crossing road with boat equipment/ stores
- 2.5.2 Allowing the car park would set a precedent for further development
- 2.6 There is no benefit to the community or to local harbour users.

## 3. Engine Shed area proposals

### *Agreed: to oppose proposals on grounds that:*

- 3.1 Site is outside the Bembridge village development envelope and
  - 3.1.1 Site is on land not designated for development
  - 3.1.2 Proposals would change character of landscape
  - 3.1.3 Proposals in conflict with Neighbourhood Plan.
- 3.2 We are not aware of any demand for industrial units, so no benefit to community and creation/ sale of a housing plot to finance them is unnecessary.
- 3.3 Allowing the development would set a precedent for further development by adjacent landowners.

3.4 Visual impact in an AONB.

3.5 There should be an environmental impact assessment of demolition/ building works and of projected usage on the ecology of adjacent SSSI/ SINC, and specifically of the adjacent lagoons which contain protected species including:

- rare Starlet sea anemone *Nematostella vectensis*,
- rare water beetle *Paracymus Aeneus*
- nationally rare Fox-tailed stonewort *Lamprothamnium papulosum*.

**Please pay your BASHHA subscription !!!**

### **Bembridge & St Helens Harbour Association 2014 Membership Application/Renewal**

I/We wish to apply for/ renew BASHHA membership as follows: **I enclose a cheque**.....

**I have paid by direct transfer** to BASHHA ACCOUNT 30 97 21 / 00 329 621.....

***Please be sure to send this slip to Christine so she knows you have paid!***

Ordinary membership	Annual	£5	Life	£50
Family membership		£6		£60
Reduced membership		£4		£40
Donation				

Name(s).....

Address.....

..... telephone.....

Email.....

Signature..... date.....

I should like to receive the Sentinel by email..... YES..... NO.....

*Please send cheques to Christine Grant, BASHHA Hon Treasurer, 3 King's Close, Bembridge PO35 5NX.  
Personal information supplied by you will be treated in confidence and will not be supplied to any third party*

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