



Ballot

Pontoon development options

1. Introduction:

CHC submitted planning application PP-08373475 for the development of the mooring area to the left and right of the ECSC Hammerhead pontoon. CHC approached ECSC to ask for a joint venture for the development. The ECSC General Committee agreed in principal subject to ECSC having a say in the final design. The ECSC negotiating team has secured the guarantee from CHC that ECSC is free to choose any options without reprisals and no access for non-members through club premises.

2. Purpose:

This ballot paper is designed to secure ECSC membership approval for a preferred choice option that will form the basis for the negotiations with the CHC going forward.

3. Pontoon development option:

Please see drawings at the end of this document for visualization (not to scale).

Option 1:

- Keep as it is – refuse to incorporate ECSC property into development
- CHM will go ahead with development as planned excluding ECSC property

Stakeholders	Pro	Con
CHC pontoon D berth holders	No changes	No walk ashore No water No electricity
CHC pontoon E berth holders (ECSC members)	No changes	Same as current
ECSC pontoon south berth holders, north berth holders and others	No changes	Potentially no dredging Potentially losing crown estate part of pontoons Currently uncertain how much of a gap between ECSC Hammerhead and CHC pontoon D Potential for CHC to build right up to Hammerhead
ECSC	No changes	Liability of pontoon maintenance and replacement with the club – high costs Potential development difficulties Potential loss of members Loss of income Continuing to pay circa £3,800 p/a to the Crown Commission



Option 2:

- **Gap** between ECSC Hammerhead pontoon south and CHC pontoon D (as it is currently) **remains**
- CHC Pontoon D remains without water and electricity
- ECSC Hammerhead pontoon north connected to a fully serviced CHC pontoon
- ECSC Hammerhead pontoon replaced by CHC
- Gated access to ECSC premises (ECSC members only)

Stakeholders	Pro	Con
CHC pontoon D berth holders	No changes	No walk ashore No water No electricity
CHC pontoon E berth holders (ECSC members)	No changes	No changes
ECSC pontoon south berth holders and others	Reach open water as currently Dredging	
ECSC pontoon north berth holders and others	Dredging	Navigate along the new CHC pontoon and moored boats towards the north to reach open water
ECSC	New Hammerhead Increased attractivity of club Additional income through new members and moorings due to connected new pontoon Improved sustainability of the club No liability for Hammerhead maintenance and eventual replacement NOT paying the Crown Commission fee	CHC will own the Hammerhead



Option 3:

- Connect ECSC Hammerhead pontoon south and CHC pontoon D
- CHC Pontoon D **remains without** water and electricity
- ECSC Hammerhead pontoon north connected to fully serviced CHC pontoon
- ECSC Hammerhead pontoon replaced by CHC
- Gated access to ECSC premises (ECSC members only)

Stakeholders	Pro	Con
CHC pontoon D berth holders	Walk ashore Managed by ECSC	Increase of mooring fees from £127/m/pa to estimated £160/m/pa No water No electricity
CHC pontoon E berth holders (ECSC members)	No changes	Navigate around CHC pontoon D to get to CHC pontoon E from slipway and vice versa
ECSC pontoon south berth holders and others	Dredging	Navigate around CHC pontoon D to get to open water Potential navigational issue for boats moored in the corner of ECSC pontoon and new gap filling pontoon
ECSC pontoon north berth holders and others	Dredging	Navigate along the new CHC pontoon and moored boats towards the north to reach open water
ECSC	New Hammerhead Increased attractivity of club Additional net income through new members and moorings due to connected new pontoon Improved sustainability of the club No liability for Hammerhead maintenance and eventual replacement NOT paying the Crown Commission fee	Potentially reduced use of slipway. CHC will own the Hammerhead



Option 4:

- Option 4 is the same as Option 3 except for CHC pontoon D berth holders
- Connect ECSC Hammerhead pontoon south and CHC pontoon D
- CHC Pontoon D **fully serviced**
- ECSC Hammerhead pontoon north connected to fully serviced CHC pontoon
- ECSC Hammerhead pontoon replaced by CHC
- Gated access to ECSC premises (ECSC members only)

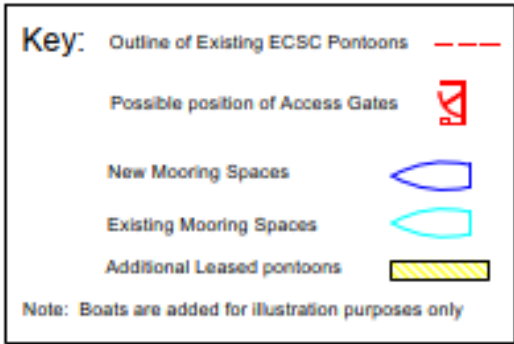
Stakeholders	Pro	Con
CHC pontoon D berth holders	Walk ashore Water Electricity Managed by ECSC	Increase of mooring fees from £127/m/pa to estimated £200/m/pa
CHC pontoon E berth holders (ECSC members)	No changes	Navigate around CHC pontoon D to get to CHC pontoon E from slipway and vice versa.
ECSC pontoon berth holders and others	Additional tide mooring New Hammerhead Additional pontoon moorings	Navigate around CHC pontoon D to get to open water Potential navigational issue for boats moored on the corner of the ECSC pontoon and new gap filling pontoon
ECSC	New Hammerhead Increased attraction of club Additional income through new members and moorings due to connected new pontoon Improved sustainability of the club No liability for Hammerhead maintenance and eventual replacement NOT paying the Crown Commission fee	Potentially reduced use of slipway. CHC will own the Hammerhead



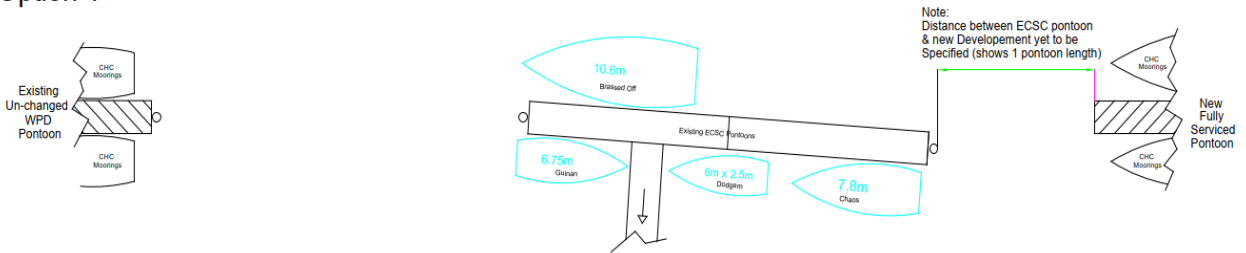
4. Drawings (for visualization only, not to scale):

Aerial shot of proposed development site:

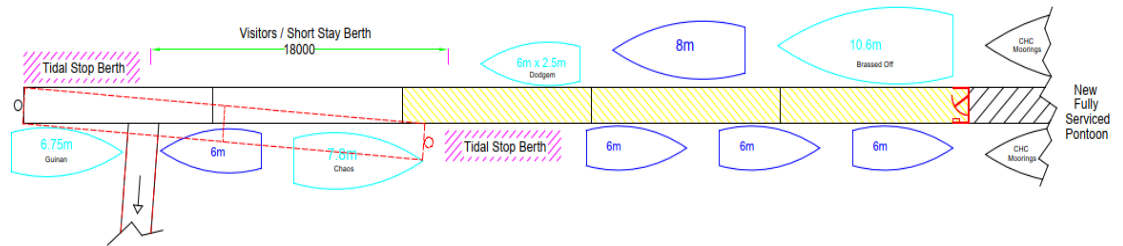




Option 1



Option 2



Options 3 (WPD pontoon not serviced with water & electricity)

Options 4 (WPD pontoon fully serviced with water & electricity)

