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Enquiries To Chris Hirst
Direct Line 0370 779 0563
Date 12 February 2021

My reference 030982
Your reference APP/20/01127
Email havantdc@hants.gov.uk

Dear Sir,

Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB

Application for full planning permission, pursuant to APP/16/01237, for the redevelopment of the holiday site including the demolition of redundant chalets, use of land for the siting of 112 holiday caravans with areas of open recreational space, cease the use of the land for pitch and putt purposes and retain the remaining pitch and putt area as a managed wildlife area including the provision of an ecology bund & ditch, landscaping, the siting of three bird hides with bat roost in their roof spaces and a mown 'circular wildlife walkway'

Thank you for consultation on the above planning application. The applicant has submitted a Transport Statement (TS) to address the material transport matters associated with the proposed development. Following a review of this document, the Highway Authority wish to make the following comments.

Extant Planning Permission

Planning consent was granted in 2017 (planning reference APP/16/01237) for the refurbishment and replacement of the on-site chalets and caravans. 291 holiday units were granted consent under this approval.

Proposed Development

The latest planning application proposes an additional 18 caravans, bringing the total on-site units up to 309 along with a number of facilities.

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

No alterations are proposed to the existing access or the driveway which is 4.8m wide and therefore suitable for accommodating two way traffic flow. It is noted that each caravan will be provided with its own parking space along with visitor parking spaces for those visiting checking in.

Development Impact

As part of the extant permission, it was acknowledged that trips to the site are likely to be outside of the conventional peak hours, reducing the traffic impact of the proposed development at the busiest times of the day. The additional 18 caravans proposed will not increase the traffic impact of the site substantially and is therefore considered acceptable.

Having reviewed the documentation submitted in support of the above planning application Highways Development Planning is satisfied that the proposal would have no detrimental impact on highway safety or operation. A recommendation of no objection would therefore be given, subject to the following condition:

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours sincerely,

Chris Hirst

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI