



Application for full planning permission to amend application APP/16/01237 in respect of layout and numbers, incorporating biodiversity enhancement proposals

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

Planning Statement November 2020

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For and on behalf of Avison Young (UK) Ltd

1. Introduction

- 1.1 Avison Young have been instructed by Away Resorts (The Applicant) to submit a planning application pursuant to an earlier grant of planning permission. On 5th May 2017, planning permission was granted for the redevelopment of the Application Site (APP/16/01237). Following the grant of planning permission, a number of discharge of condition applications were submitted and approved (a table detailing these is contained in the Planning History section of this Statement). The planning permission was then commenced on site in January 2020 and 10 bases (numbers 158 – 168) were laid to facilitate the siting of 10 holiday lodge caravans. As the development was commenced within the statutory timeframe, the planning permission remains extant and is capable of being implemented in full.
- 1.2 Unfortunately, the Applicant has been unable to justify or attract the funding required for the proposed refurbishment of the existing chalet buildings approved under APP/16/01237. This is because the cost of refurbishing each individual unit within the chalets is higher than the cost of providing a replacement caravan. Further, the existing chalet buildings will require on-going maintenance and regular refurbishment. Whereas, when the holiday caravans become slightly outdated, the caravans still maintain a resale value and can be sold and subsequently replaced with an updated caravan with minimal cost and disruption to the business. Upon reflection, the refurbishment of the chalets is, therefore, not viable and not in keeping with the Applicant's tried and tested business model.
- 1.3 Therefore, the Applicant seeks permission to replace all the remaining chalets (except for one) with caravans and provide for a modest increase in the total number of accommodation units, in order to create a more viable project to attract the necessary development finance.
- 1.4 As with all holiday parks, Mill Rythe was closed during the Covid-19 lockdown between the end of March and beginning of July 2020. However, without the necessary funding in place to continue with the redevelopment as proposed, the Applicant has been unable to justify reopening and the park remains closed and will do for the foreseeable future.

Away Resorts

- 1.5 Founded 12 years ago, Away Resorts operates six holiday parks across the UK including Tattershall Lakes in Lincolnshire and Whitecliff Bay on the Isle of Wight. It hosts almost 200,000 holidaymakers each year. Each Away Resorts park makes the most of its unique and beautiful surroundings and has its own individual appeal. The parks are provided with fantastic family facilities and great entertainment. In the past eight years, Away Resorts has won industry awards and accolades, been rated in the top 100 fastest growing businesses in the UK, and attracted a new wave of holiday park devotees.

Avison Young

- 1.6 Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realises the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for

employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

- 1.7 Avison Young Leisure is the specialist tourism and leisure advisory arm of Avison Young. Our specialist planning and development team has extensive experience of providing viability, need assessments and development consultancy, planning advice, applications, appeals and expert witness evidence at planning inquiries for development in the tourism, leisure and retirement sector. Our work inevitably involves us in residential development from the conversion and redevelopment of redundant tourism and leisure assets through to retirement villages and residential home parks. We are retained as national planning advisors to the British Holiday and Home Park Association, the representative body for the caravan parks industry.

2. Site Context and Description

Site Location

- 2.1 Mill Rythe Holiday Village is located along the east coast of Hayling Island just off Havant Road, within the administrative boundaries of Havant Borough Council. The site is directly adjacent to the coastline of Chichester Harbour along the Mill Rythe estuary. Mill Rythe Holiday village comprises an irregular shaped parcel of land which measures 13.9 hectares (34.4 acres) and has been in use as a holiday park since at least the 1940s.
- 2.2 The holiday village is accessed from the A203, which is the main arterial link between the A27 and Hayling Island Seafront. The site is located at the east of Gable Head which is identified as the District Centre. Gable Head has a number of retail uses and is anchored by a Co-Op supermarket.



Figure 1: A map showing the location of the park in surrounding context

- 2.3 According to the Council's Interactive Policies Map, an extract of which is detailed below; the whole site falls within Flood Zone 3; albeit protected by a sea wall which surrounds the site to the north and east, adjacent to the Mill Rythe estuary. The site also borders the Chichester Harbour SPA/Ramsar and Solent Maritime SAC and is within the SSSI Impact Risk Zones for Chichester Harbour SSSI and Langstone Harbour SSSI, sites which underpin the Solent Maritime SAC and Chichester and Langstone Harbours Ramsar and SPA. Meanwhile the pitch and putt area to the west of the built-up area of the Mill Rythe Holiday Park also has the following additional designations:

- The Chichester Harbour AONB (Policy CS12)

- Important Sites Brent Geese and Waders (Policies CS11 & DM23)
- Site of Important Nature Conservation (Policy CS11)

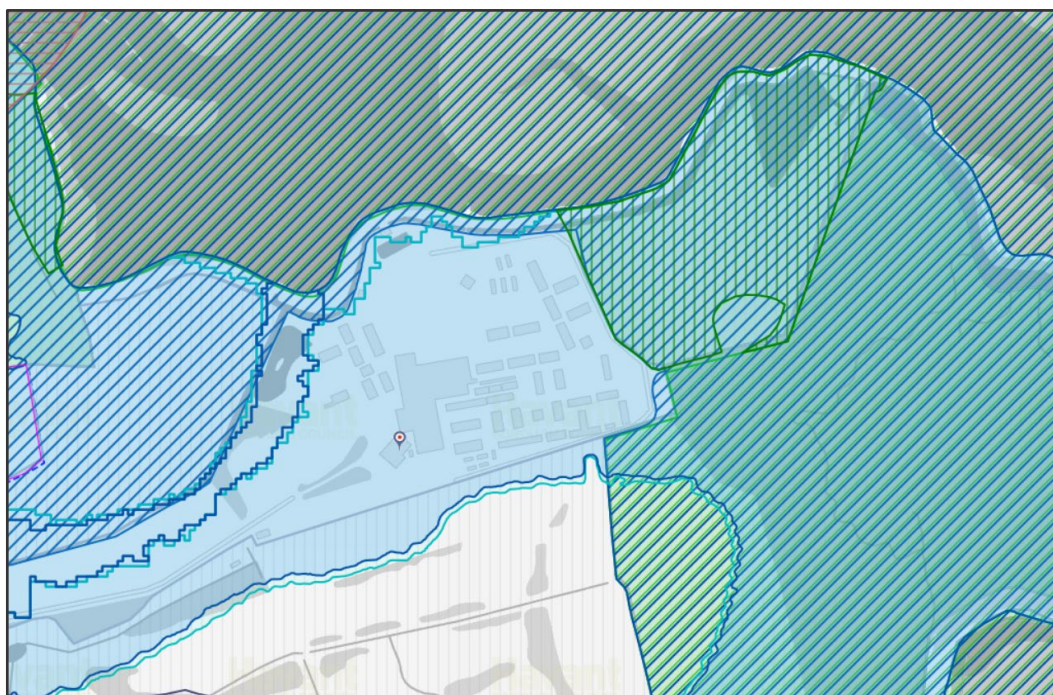


Figure 2: Extract from Policies Map

Site Description

- 2.4 The holiday park consists of the following buildings, land use, and facilities: 260 units of chalet holiday accommodation; 5 staff caravans (extant planning permission for a further 31 holiday caravans), an additional 10 caravan pitches implemented under extant planning permission APP/16/01237, a Central facilities complex with offices, reception, ballroom, restaurant bar, indoor pool and hair/beauty salon; Separate 'Hudson's' pub-restaurant; Boating lake and playground; Outdoor pool with kiosk; Separate café; Extensive car and coach parking and Pitch & Putt/Foot Golf Course.

3. Planning History

- 3.1 The full planning history for Mill Rythe Holiday Village is contained at Appendix 1. It demonstrates the gradual development of the site with chalets from the 1950's and through the 1960's, followed by the redevelopment and replacement of chalet blocks in the 1970's, including the provision of staff accommodation, and refurbishment and extensions in the 1980's. Throughout this time there were a number of applications to build, rebuild, refurbish and expand the central facilities, pub-restaurant and other amenity buildings at the site.
- 3.2 The total number of chalet accommodation was 260 units. Then in 2013, planning permission was granted for the change of use of land for the siting of 31 static caravans in the northern area of the park (11/01080). This permission was implemented. The total number of permitted units, therefore, was 291.
- 3.3 However, the most relevant planning permission to the determination of this application is the planning permission granted in 2017 which will have superseded all the previous planning permissions for this site.
- 3.4 Planning permission was granted under APP/16/01237 in 2017 for: *'Demolition of 6,111 square metres of redundant chalets and facilities buildings, use of land for the siting of 203 holiday caravans including 5 caravans for use as staff accommodation, refurbishment of retained single and two storey holiday chalets to form 87 units of holiday accommodation, retain managers bungalow, sales area for 5 caravans, refurbishment of remainder of central facilities building, CCTV cameras, provision of new pedestrian concourse with terraces, splash and dry play areas, multi-games court, adventure golf course and outdoor theatre and new landscaping. Retaining existing pitch and putt golf course to the east of the site.'* The permission did not seek to increase the number of permitted units of holiday accommodation which remained at 290 (1 caravan was removed for layout purposes).
- 3.5 The planning permission was subject to 15 planning conditions; 9 of which required some form of discharging prior to the commencement of the development which are detailed in the table below.

Condition	Brief Description:	Discharged Date:
5	A schedule of materials and samples required.	27 th June 2018
6	Further detailed Scheme of Soft and Hard Landscape Works.	27 th April 2018
7	Details of external lighting to be installed.	27 th April 2018
9	A detailed Landscape and Ecological Management Plan	15 th January 2018
10	Construction Environmental Management Plan	15 th January 2018
12	An assessment of the nature and extent of contamination at the site	15 th January 2018, 27 th June 2018, 27 th April 2018
13	Any verification report required in accordance with condition	15 th January 2018, 27 th June 2018
14	A scheme for foul and surface water drainage	13 th July 2018
15	A programme of archaeological assessment	31 st August 2017

- 3.6 As stated previously, planning permission APP/16/01237 has commenced by virtue of the complete discharging of all the pre-commencement conditions and the laying of 10 bases to facilitate the siting of 10 holiday lodge caravans. The location as to where the development has commenced is highlighted in red below.



Figure 4: Location of bases 158 – 168 which have been laid in accordance with planning permission APP/16/01237



Figure 4B: Image of constructed bases

4. Proposal

- 4.1 Due to the description of development contained in APP/16/01237, in respect to referring to the specific number of caravans and amount of built development to be demolished; it is not possible to vary the planning permission with a Section 73 application. As such, the Applicant submits a Full Planning Application to seek to vary the development commenced under APP/16/01237. The proposal relates to three separate red-line areas within the site, although the amendments are submitted under one application and should be viewed as a variation of the existing permission. The description of proposed development is as follows:

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'.

- 4.2 The proposed changes, over and above those which has already been granted by APP/16/01237 (see paragraph 3.3 above), comprise the following key elements:

- The demolition of chalet buildings A – K & M (as identified on approved plan 3877-410 K for APP/16/01237) in addition to those proposed to be demolished under APP/16/01237.
- Retention and refurbishment of chalet building L (as identified on approved plan 3877-410 K) for staff accommodation comprising 8 units (in lieu of the 5 staff caravans granted APP/16/01237).
- The siting of 112 holiday lodge caravans within the proposed red-line areas (in lieu of the 87 chalet units that were originally to be retained under APP/16/01237).
- The consequent extension of the area used for siting of caravans eastwards into the west part of the pitch and putt area.
- The permanent cessation of the pitch and putt area for pitch and putt and foot-golf activities.
- Cessation of the use of the pond for leisure fishing.
- Conversion of the remainder of the pitch & putt area and pond into a 1.95ha managed wildlife area including a circular wildlife walkway through. The wildlife walkway will be mown into the long grass.
- The siting of three single storey, timber clad bird hides with bat roosts in the roof space.
- The creation of a land bund and ecology ditch.
- Creation of additional open recreational open space resulting in 1.8ha of open space over the combined application areas.
- Landscaping scheme including extensive tree planting within the application area to complement that already approved on the remainder of the holiday park under APP/16/01237.

- 4.3 Combined with the implementation of APP/16/01237 on the remaining parts of the park, the proposed development seeks to increase the total number of units of holiday accommodation at the park from 291 to 309, an increase of 18 units of holiday accommodation.

5. Planning Policy Context

- 5.1 Below details a very brief overview of the National and Local Planning Policy Framework in which this planning application would be determined.

National Planning Policy

- 5.2 The National Planning Policy Framework (NPPF 2019), often referred to as 'the Framework', is a significant material consideration. The revised National Planning Policy Framework was updated on 19th February 2019 and sets out the Government's planning policies for England and how these are expected to be applied.
- 5.3 The Framework introduces a 'presumption in favour of sustainable development'. For decision-taking this means, approving development which accords with an up-to-date development plan. Or, where there are no relevant development plan policies, or the policies which are most important for determining the application are 'out-of-date'; planning permission should be granted unless the policies in the Framework protect such areas or assets (such as an Area of Outstanding Natural Beauty) or any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits. This is often described as the 'tilted balance' and may be engaged in some planning circumstances.
- 5.4 In this connection, the Framework details three objectives to achieving sustainable development: an economic objective, an environmental objective and a social objective.
- 5.5 The benefits of holiday accommodation to the economy are recognised and supported in the NPPF and a similar importance is placed on supporting rural businesses. Paragraph 83 details how planning policies and decisions should enable the sustainable growth of all types of business in rural areas including sustainable rural tourism and leisure developments.
- 5.6 Paragraph 84 goes on to consider that such developments may be beyond existing settlements and therefore in inherently less sustainable locations. In such examples, it will be important to *'ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable'*. The use of previously developed land and sites that are physically well-related to existing settlements is preferred within this context.

National Planning Practice Guidance

- 5.7 When planning for tourism, the NPPG states that local planning authorities should:
- Consider the specific needs of the tourist industry, including locational and operational requirements;
 - Engage with representatives of the tourism industry;
 - Examine the broader, social, economic, and environmental impacts of tourism;
 - Analyse the opportunities for tourism to support local services, vibrancy and enhance the built environment; and
 - Have regard to non-planning guidance produced by the other Government Departments.

- 5.8 With regard to the latter, it states that local planning authorities may want to consider guidance and best practice produced by the tourism sector pointing the reader to the Tourism and Planning Guidance hosted on the Visit England website.
- 5.9 With regard to accommodating tourism in rural areas this national tourism planning guidance states: *'There may be circumstances where a traditional market has changed and the local tourism provision needs to restructure; in some areas long standing changes in visitor numbers may have left a considerable surplus of hotel, guest house, pub and bed & breakfast accommodation. This can leave many businesses struggling on very low turnover, unable to reinvest in improving their facilities. In such circumstances, owners and developers will need to work collaboratively with local planning authorities and others to provide where appropriate a productive alternative use for premises.'* The key message here is planning authorities being pragmatic and adaptable to changing needs of tourist operators.
- 5.10 The national Tourism Planning Guidance also advises local planning authorities to encourage all year opening of holiday facilities and that the provision of on-site staff accommodation is often essential to deliver quality service to the customer, security for the property, and to meet the obligations of health and safety regulations.

Local Planning Policy

- 5.11 Havant Borough Council has an adopted Development Plan. This is made up of the Core Strategy (2011) and the Site Allocations Plan (2014). These will remain in place until the Havant Borough Local Plan (2036) is adopted which is in its final stages of being amended before it is submitted for examination. As the Plan is yet to be formally adopted, only limited weight can be applied to the policies contained therein. As such, the proposed development falls to be considered primarily against the Core Strategy (2011), Allocations (2014) and NPPF. Relevant planning policies of the adopted local Development Plan include:

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS13 (Green Infrastructure)
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)
- CS5 (Tourism)
- DM10 (Pollution)
- DM3 (Protection of Existing Employment and Tourism Sites)
- DM4 (Static Holiday Caravan Development)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
- DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

- DM23 (Sites for Brent Geese and Waders)

— AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

- 5.12 The Core Strategy vision recognises that Hayling Island continues to be at the heart of the important tourism industry and recreational activity in the Borough. Hayling Island is separated from the mainland by Chichester and Langstone Harbours and is surrounded by a variety of national and international designations which contribute to the attractiveness of its environment.

6. Appraisal

6.1 In respect of the proposed development, the main issue would be whether the replacement of existing chalets with caravans and modest extension of the permitted holiday use would be acceptable having regard to all the material planning considerations. These considerations would be assessed on a basis over and above the development which has already been permitted, as a baseline. As such, we consider the most relevant material planning considerations to be:

- The Principle of the Proposed Development
- Provision of Recreation and Open Space
- Highway Impact
- Flood Risk
- Impact on Ecology
- Impact on Trees
- Landscape Impact and Impact on the AONB
- The Planning Balance

6.2 Each of the bullet pointed issues will be dealt with in turn under the relevant headings below.

Principle of the Proposed Development

6.3 The principle of redeveloping and modernising this site to retain it in holiday use has already been established under the approved and implemented planning permission APP/16/01237. This permission provides a fall-back position to weigh the additional proposed development against.

6.4 In terms of location, the Officer's report for APP/16/01237 assessed the implemented development against Policy AL2 of the Havant Borough Local Plan Allocations and Policy CS17 of the Core Strategy and was found to be consistent with the aims of development within the countryside. It was also considered that as the development was one which improved and safeguarded an existing tourist facility; the development fully accorded with Policies CS5 and DM3 of the Core Strategy.

6.5 CS5 Policy (Tourism) states, *'Planning permission will be granted for appropriate development proposals around the borough that: 1. Provide sustainable and small-scale recreational opportunities. 2. Provide hotel and other types of tourist accommodation. 3. Safeguard existing tourist facilities, hotels, holiday centres and caravan parks. 4. Improve existing tourist facilities, hotels, holiday centres and caravan parks.'*

6.6 Policy DM3 (Protection of Existing Employment and Tourism Sites) seeks to protect existing tourism sites from a change of use to alternative uses, except in exceptional circumstances.

6.7 Meanwhile, Policy DM4 deals with Static Caravan Developments and states: *'Development involving the provision, continued location or improvement of static holiday caravan sites will only be permitted where both of the following criteria are met: The development would have a close physical relationship to existing caravan sites and the caravan is to be used for holiday purposes only and has a limited period of occupancy for a maximum of ten months occupancy for ten months per calendar year.'* The site already has an implemented

permission for 203 static holiday caravans and 87 holiday chalets and was granted subject to planning conditions which sought to restrict the use of the permitted accommodation to holiday use only. It was not deemed appropriate, in light of recent trends in tourism developments and national planning practice guidance, to restrict the use of the site to 10 months of the year.

- 6.8 As the proposed development is not materially different in terms of land use and location; the proposed development will accord with the policies outlined above. More specifically CS5 (4) states that improvements to existing tourist sites will be supported. We considered the proposed development to be an improvement to the planning permission previously granted. While Policy DM4 (1) states that planning permission for caravans will be granted where the proposed caravans would be sited in close proximity to other caravans. In this case, the proposed development represents a continuation of the caravan settlement pattern already approved; immediately adjoining the existing caravans and contained within the holiday park's boundaries. The proposed development, therefore, is considered acceptable in principle.
- 6.9 Although, it is accepted that it wasn't established under APP/16/01237 to increase the number of permitted units of accommodation at the holiday village and to extend the siting of caravans further east on the pitch and putt area. It is, however noted that a small extension of the accommodation eastwards onto a small area of the existing pitch and putt course was approved under the previous scheme, despite this area being subject to additional environmental constraints.
- 6.10 The remainder of this Appraisal Section will consider the small uplift in holiday accommodation and the proposed further eastward extension of caravans on to a part of the pitch & putt course and the resultant environmental impact. In addition to the environmental benefits the proposal seeks to secure to mitigate for the loss of a small portion of the pitch and putt area.

Provision of recreation and open space

- 6.11 The pitch and putt area is not designated in the Development Plan as protected recreational open space, rather, it is designated as a Site of Importance for Nature Conservation (SINC) and its sporting and recreational use, though longstanding and permitted, is not compatible with that aspirational designation. The pitch and putt area is not publicly accessible, but privately owned and managed by the Applicant. The proposed development seeks to site caravans on a portion of the pitch and putt golf course. There is less demand for the pitch & putt facility due to there being an established 18-hole golf course to the south of the holiday park (Tournerbury Golf Centre). The Applicant has experimented with 'foot-golf' in an attempt to differentiate their offering; however, there has been insufficient take up of this activity.
- 6.12 Policy DM1 (Recreation and Open Space) states that: *'Development of existing open space, including play spaces, playing fields, pitches, courts and allotments, for alternative uses will only be permitted where the following criteria can be met:*
1. *It has been demonstrated that there is a surplus of provision according to the local standards set out in the council's Open Spaces Plan or any subsequent review of the plan; and*
 2. *It has been demonstrated that the land cannot reasonably be converted to another type of open space for example green infrastructure for which the council's Open Spaces Plan has identified a deficit.*

3. *If the land has been identified within the South East Hampshire Coast Brent Goose Strategy (2002) as providing habitat for Brent Geese then it must be demonstrated that any impact on this habitat can be fully mitigated; or*
 - *Where there is no identified surplus of the original type of open space, contributions to new provision of an equivalent or improved standard, both in terms of quality and quantity, will be required in line with the council's Open Spaces Plan and developer contributions policy.'*

- 6.13 We consider that Policy DM1 primarily relates to open spaces that have been designated as such in the Local Plan. We do not consider that this policy is applicable to the pitch & putt course which has not been designated as open space, but rather has been designated as a Site of Importance for Nature Conservation providing habitat for Brent Geese. Indeed, during the determination of the last application the Council imposed a restriction on the time during which the pitch and putt course could be used to prevent disturbance of the Brent Geese in winter.
- 6.14 The Officer considered in the determination of the previous application that the pitch and putt area may provide overspill open space to the holiday makers on site. It was agreed to provide a segregated area of greenspace to avoid the fairways becoming overused (as open space, not for golf), especially in the winter months, to minimise disturbance to the winter birds. The Officer also acknowledged that the pitch and putt course was not used to any great extent during the winter and it was agreed that its closure from 1st October to 31st March each year would be a reasonable option. As such, a planning condition was applied which sought to close the pitch and putt area for half of the year; meaning the use of this space as genuine recreational space has already been significantly limited.
- 6.15 In respect to Brent Geese, please consult the Winter Bird Survey Reports submitted with this application. We are also of the opinion that the loss of the open space is minimal, and the proposed development would retain the majority of the pitch and putt area as a managed nature conservation and interpretation area and closed indefinitely for pitch and putt/fishing and not just for the winter months. We feel that this is a far superior use for the underused pitch and putt area which would mitigate any perceived loss of recreational space and accords with the Council's aspirations for the site in designating it as a Site of Importance for Nature Conservation.
- 6.16 A similar situation is, therefore, proposed under the current application as approved under the previous scheme. As the open space is not publicly accessible and is considered an ancillary use to the use of the holiday village; we do not feel that Policy DM1 is entirely relevant or should be applied with full rigor. Nevertheless, the Applicant has paid due regard to the partial loss of the existing pitch and putt area and this loss should not be considered unacceptable, especially in light of the Council approving its closure for half of the year. It will be more beneficial to retain and manage the remainder of the site as a nature conservation and interpretation area to provide a secure habitat for Brent Geese instead of an active leisure use. The proposed bird hides will also encourage visitors of the site to engage with the wildlife area, promoting a genuine appreciation for the local wildlife, and an alternative recreational open space facility much more compatible with the SINC designation of the site.

Highway Impacts

- 6.17 Local and National Planning Policy places emphasis on considering the transport impact of the development at the early stages of a project including advocating for more sustainable methods of transport and not

supporting development which would have an unacceptable impact on local roads. In this respect Policy CS20 (Transport and Access Strategy) of the Core Strategy is engaged.

6.18 During the determination of APP/16/01237, it was agreed that as no additional units of accommodation were proposed at the holiday village; there would be no adverse impact on local roads. However, it is accepted that now the application seeks to site an additional 18 units of holiday accommodation at the site. In this connection; therefore, the Applicant has commissioned a Transport Assessment and traffic surveys to be undertaken. Please refer to the Transport Assessment for full details although the findings can be summarised as follows:

- Automatic Traffic Surveys (ATCs) were installed on Havant Road, approximately 150m north of the site access.
- The ATC results showed in the region of 1,570 two-way trips per hour on Havant Road near to the site access in the afternoon peak periods.
- The uplift in units of accommodation at the site represents an additional 4 traffic movement per hour which in turn would equate to around 0.2% additional traffic on the local highway network.
- Such levels are too minor to be considered to have an adverse effect on the highway.

6.19 The Transport Assessment also considers in detail the site's proximity to local services and access to more sustainable modes of transport. It is still the case that the Applicant would encourage holiday makers to use other means of travel other than the motor car during their stay. Meanwhile, there are a number of amenities and entertainment activities on site which would mean holiday makers may not need to leave the site at all during their stay.

6.20 Havant Train Station is easily accessible by bus or taxi being 7.2 km (4.5 miles) from Mill Rythe Holiday Village. There is a bus stop located within walking distance approximately 600 meters from the application site. This is serviced by bus numbers 30 and 31 which connect to Havant Town Centre rail station and other bus services. A ferry runs from Portsmouth to Hayling and carries passengers, cycles and motorcycles. Hayling ferry runs regular services from the south western tip of Hayling Island over to Eastney in Portsmouth.

6.21 In addition to its own extensive on-site bar and catering facilities, the site is in close proximity to a number of public houses, the Maypole (1.5 km) and the Yew Tree Inn (1.8 km). There is also a Post Office located 1.5 km from the site and a Sainsbury's supermarket 2.2 km from the site. In addition to the pubs, there are a range of eateries such as the Newton House Hotel and Restaurant and Spice Island Indian Restaurant which are located approximately 1.5 km from the application site.

6.22 The site is also close to a number of tourist attractions including Hayling Island's Beaches and seafront attractions. In addition, the island is a good base for visiting the sub regions wider attractions such as Portsmouth Historic Dockyard, Southsea, Funland, Goodwood Racecourse, historic Chichester, Fishbourne Palace, and Staunton Country Park. We also considered that the newly proposed wildlife conservation area, including bird watching facilities, within the boundaries of the site will be a highly attractive activity to prospective holidaymakers reducing trips from the site.

Flood Risk

- 6.23 The site is located within Flood Zone 3. A Flood Risk Assessment is, therefore, submitted with this application. The Flood Risk Assessment confirms that although the site is within an area at risk of flooding, it is well defended by sea defences and directly adjoins higher ground outside the zone at risk of flooding affording easy evacuation in the event of an extreme flooding event. The main risk of flooding comes from the overtopping or breaching of the EA owned sea defences in a 1 in 200-year event. The crest level of the defence is 3.8m AOD.
- 6.24 The siting of caravans for holiday purposes is considered a 'more vulnerable' use as categorised by the Flood Risk Vulnerability Classification table contained in the NPPF. The NPPG states that 'more vulnerable' uses (such as holiday caravans and chalets) may be acceptable in Flood Zone 3 subject to a Sequential and Exception test and the provision of a Flood Warning and Evacuation Plan. The above national policy is reflected in Core Strategy Policy CS15 (Flood and Coastal Erosion) which states development in areas that are identified at risk of flooding will only be permitted where:
1. It meets the sequential and exception test (where required) in relation to PPS25.
 2. The site is located in a low hazard area as defined in Strategic Flood Risk Assessment.
 3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing the flood risk elsewhere, and, where possible, will reduce flood risk overall.
 4. The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
 5. Appropriate flood warning and evacuation plans are in place.
 6. New site drainage systems are designed taking account of events which exceed the normal design standard.

Sequential Test

- 6.25 Regarding the Sequential Test; quite clearly there is a specific requirement for this proposal to be in this location as an integrated part of the regeneration of a long-established historic holiday site. The proposals will improve the economic viability of this existing business and thereby support its re-opening through the ability to attract funding for the proposed remodelling and refurbishment.
- 6.26 As stated, the proposed development is an extension of the use of the existing site and business. In this connection, the Sequential Test should be applied pragmatically in accordance with National Planning Practice Guidance paragraph 033 which states '*When applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. For example, in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere.*' In this connection, we consider the proposed development to be a minor increase in the overall capacity of the existing site, within the confines of the existing site, whereby the Sequential Test is not fully engaged and should therefore be applied with pragmatism.

Exception Test

- 6.27 The Flood Warning Evacuation Plan (discussed below) and raising of the caravans' floor levels, amongst other mitigation measures, satisfies the Exception Test. The replacement of chalets with caravans where water can flow under the caravans will reduce the displacement of any floodwater from the site (by existing chalets) to neighbouring areas resulting in a net reduction in dispersed waters across the site during a rare extreme flooding event. In fact, the proposed replacement of the remaining holiday chalets which have floors at ground level with holiday caravans with floors raised on their chassis above ground level, means that the caravans floor levels will be raised to 650mm. This means that the property on the site will be better protected and less likely to be damaged in the unlikely event of a flood (with people having been evacuated in any event). In addition, the caravans would be anchored to their pitches to prevent them from floating and causing damage to each other in the very rare event that flood waters rise above the finished floor levels. Please refer to the Flood Risk Assessment for further details including the proposed mitigation measures/recommendations.

Flood Warning Evacuation Plan

- 6.28 The main aims of a Flood Warning and Evacuation Plan are to reduce the risk to life, mitigate damage, and enable a safe and well organised evacuation of occupants of premises during a flood event. The proposed plan will be activated following the receipt of an Environment Agency Flood Warning. Should a Severe Flood Warning be issued, the park will be closed, and occupiers and staff relocated.
- 6.29 For the reasons set out above, we are satisfied that the proposed development meets all the requirements listed in Core Strategy Policy CS15 in respect of flood risk. We would also emphasise the fact the proposed development only seeks a very marginal increase of the number of permitted units at this site and this increase is necessary from a viability standpoint. As such, more weight should be applied to the economic viability of the site, which at present remains closed, as opposed to the very marginal increase in flood risk that would result.

Impact on Ecology

- 6.30 The pitch and putt area is designated as a Site of Importance for Nature Conservation (SINC) under Policy CS11 of the Core Strategy. According to the Council's Biodiversity Strategy (January 2019) the species at the Application Site met Section 6 of SINC Selection Criteria for the presence of *Ononis spinosa* (Spiny Restharrow) and the date of the last survey was 1997. However, the site actually has extant planning permission for the use of a pitch and putt golf course. Our proposals seek to rectify this mismatch between historic planning permission and current planning policy.
- 6.31 The pitch and putt area is also allocated as being an 'Important Site for Brent Geese and Waders' (Policy DM11 & DM23); as it is known to have been used by Brent geese in the past and is, therefore, listed as an 'important' site for Brent geese in the latest Solent Water Brent Geese Strategy.
- 6.32 The Applicant has, therefore, commissioned the following surveys and reports in order that the Local Planning Authority and Statutory Consultees can fully assess the potential biodiversity and ecological impact of the proposed development:

Submitted with the application:

- Preliminary Ecological Appraisal
- Stage 1 Habitats Regulation Assessment
- Bat Dusk Emergence and Dawn Re-entry Bat Surveys
- Reptile Surveys including the installation of a series of refugia within the site to facilitate surveys and to undertake seven survey visits to the site to inspect refugia.
- Ecological Mitigation Strategy

To follow submission (January 2021):

- Updated Winter Bird Surveys, which will include undertaking 6 survey visits to the site, once each month from November 2020 to March 2021 inclusive and a written report to follow.

- 6.33 Policy DM23 deals with sites for Brent Geese and Waders. The policy states that planning permission will be granted for developments that avoid important sites for the protected winter birds. Where this cannot be avoided development proposals on or adjacent to such areas will need to demonstrate that there is no net loss of habitat.
- 6.34 We understand that a decision cannot be issued until updated winter bird surveys have been submitted and this work can only take place over the winter months. However, in order that the Applicant is not delayed any further in making the site economically viable to open, we have opted to submit the application without the survey reports finalised. As soon as the reports are finalised in the New Year, these will be supplied to the Council. In the meantime, the stakeholders can focus on addressing the other material considerations and save discussions in relation to winter birds until next year.
- 6.35 While we cannot fully predict the outcome of the survey work; the scale of the use of the pitch and putt area for winter birds is debated and it is anticipated the winter bird survey work will demonstrate that the actual use of this area is below the threshold for being considered 'important' for the purposes of Policy DM23. This initial assessment is based upon the previous survey work and the early feedback from the Applicant's instructed ecologist.
- 6.36 In respect of the previous planning application, winter bird survey visits were completed on 8th and 14th February 2017 and a visit was also made to the site by the project team on 16th February. The conclusions of these surveys were as follows:
- During the first survey visit (8th February 2017) a group of five Brent geese were observed using the pitch-and-putt grassland c. 40 m to the east of the holiday park buildings at high tide. These birds were present for a period of c. 10 minutes before flying away to the north. No wading birds were observed using any habitats within the red line boundary of the Mill Rythe Holiday Village site during the first survey visit.
 - During the second survey visit (14th February 2017) the patterns of Brent geese activity recorded were broadly the same as during the first visit, although no Brent geese were observed using the pitch and putt grassland on site during this survey visit and no wading birds were observed using any habitats within the red line boundary of the Mill Rythe Holiday Village site.
 - During a site meeting between relevant members of the design team and local planning authority on 16th February, a group of c. 30 Brent geese were observed flying onto the waterbody at the north-eastern point of the pitch and putt facility.

- 6.37 Meanwhile, the Applicant's instructed ecologist now considers that due to the closure of the holiday park and lack of upkeep of the pitch and putt area it has naturally evolved to a point which is no longer considered an ideal habitat for Brent Geese and Waders.
- 6.38 We have also had regard to the comments of the County Ecologist raised in respect of the previous scheme and their perceived risk of occupants spilling out onto the pitch and putt area and disturbing any birds therein. Hence, the Applicant has increased the areas of open and recreational space within the site. In addition, the proposal now seeks to demolish Chalet Building M. The resultant space left by this demolished building will also be retained as open space. The pockets of open/leisure space in the site have been carefully designed to ensure that holidaymakers are never too far from an area of usable green space within the site. Furthermore, the remaining pitch and putt area will be left to 'rewild' in a managed and controlled way. As such, the pitch and putt fairways and greens will not be manicured as they would have been if they were retained as a leisure/golf use; the longer grass, therefore, would discourage their use for leisure purposes.
- 6.39 Three Bat Dusk Emergence and Dawn Re-entry Bat Surveys have been conducted in respect of the buildings that are now proposed to be demolished under the current application. Two locations have been identified within buildings in the site which there are bat roosts. Both roost sites are for common pipistrelle which is the commonest UK bat species. One roost site is located within the block known as Seaton 1-12 located in the south-eastern corner of the site. The roost location is on the upper storey beneath the fascia/weatherboarding on its north-western block. A minimum of 10 bats were using this location which indicates that it is a roost location. The second roost is within a single storey building in the west of the complex (and south of Mill Rythe Hall). This location held a single roosting common pipistrelle. Both locations are indicated on the accompanying Bat report. The Applicant is aware that no works can be undertaken on either building containing the roosting locations without an appropriate licence from Natural England. Meanwhile, pipistrelle foraging activity was recorded scattered across site but with a focus of attention adjacent to the eastern boundary road and centred around the scattered mature trees adjacent to the chalet units.
- 6.40 Considerable work has also been undertaken to assess the sites potential for reptiles. The surveys have discovered that low populations of common lizard and slow worm were recorded within the disused pitch and putt golf course area at the eastern end of the holiday park. Reptiles were noted on the margins of the course at the scrub and grassland interface. The presence of reptiles was not unexpected given the location of the Holiday Park. As such, the Applicant is willing to accept planning conditions in respect to the safeguarding of reptiles during the implementation of the proposed development, while the proposed 'wilding' of the remainder of the pitch and putt course will create a larger and improved habitat for the local reptile populations.
- 6.41 Further in the interests of protecting the reptile populations, the location of the proposed mown pathway has been designed to be brought away from the existing ditch (adjacent to the sea defences) and associated scrub vegetation that is present along its eastern edge as this area is likely to be of greater value for reptiles. Advice was also taken from the ecologist in respect of not implementing a tarmacked pathway but instead a natural mown route through the site.
- 6.42 As previously stated, the proposal is to retain and manage the remainder of the site as a nature conservation and interpretation area instead of an active leisure use. The proposed bird hides will also encourage visitors of the site to engage with the wildlife area, promoting a genuine appreciation for the local wildlife. Bird hides are proposed on both the eastern and western sides of the pond to allow for viewing both in the morning and

evening to avoid disturbance from direct sunlight impeding visibility. Further, the proposed pathway has been set back from the pond margins to avoid disturbance to any aquatic wildlife.

- 6.43 In respect of the adjacent SPA, a Shadow Habitat Regulations Assessment (HRA) has been prepared by Middlemarch Environmental, and is submitted with this application. Given the proximity of SPA features, there is a potential for impacts arising from both the demolition/construction phase and the operational phase of the proposed development. It was recommended previously that a Construction Environment Management Plan (CEMP) is produced which includes measures for minimising noise disturbance during the sensitive winter period and this Plan was subsequently approved as part of a discharge of condition application. This plan will subsequently be updated to reflect the new ecological findings and proposed development. Please refer to the HRA for further details.

Impact on Trees

- 6.44 An arboriculture assessment has been carried out to assess, the potential impact in respect of the loss of trees to implement the proposed development. The assessment concludes that the proposed additional caravans to the east of the existing complex will require the removal of 5 'B' grade trees, 1 'B' grade group, and 8 'C' grade trees, along with a few areas of scrub and shrub growth. The loss of these trees is considered negligible and many more additional native trees will be planted to offset this loss, including the additional native trees proposed on top of the ecology bund, in and around the recreational open spaces, between the caravans and at the site margins as shown on the layout masterplan. In summary, the required removal of the relevant trees should not form a substantive reason for the Local Planning Authority to object to the proposed development providing adequate mitigation planting of new trees is carried out as part of the proposed development. Please refer to the arboriculture assessment for full details.

Landscape Impact

- 6.45 The Policies Map identifies that the pitch and putt area falls within the Chichester Harbour Area of Outstanding Natural Beauty. National Planning Policy states that great weight should be applied in respect of conserving and enhancing Areas of Outstanding Natural Beauty (AONB).
- 6.46 The above is reflected in Core Strategy Policy CS12 which deals with the Chichester Harbour AONB. It states that development will be permitted where it carefully assesses its impact on the AONB, and its setting, is appropriate to the wellbeing and understanding of the area, conserves and enhances the quality of the AONB, meets the policy aims of the AONB Management Plan and mitigates any damaging effects.
- 6.47 Meanwhile, Policy CS11 deals with Protecting and Enhancing the Special Environment and Heritage of Havant Borough and this policy generally places significance on conserving and enhancing noteworthy characteristics of the Borough's diverse and unique landscapes.
- 6.48 More specifically, the Chichester Harbour AONB Landscape Character Assessment 2006, defines the character of the Mill Rythe Area as: *'Mill Rythe has a wide opening to the main harbour pool, but rapidly narrows and becomes more enclosed and sheltered in character as it splits into separate arms. At low tide it comprises mudflats and saltmarsh carved by tiny narrow channels. Trees, copses and hedgerows merge together in places to give the impression of a partly wooded shoreline and provide a setting for a scatter of harbour-side houses, and Mill Rythe Holiday Village on the coastal edge. Boatyards and Industrial sheds on*

Hayling Island at Yachthaven are prominent in some open views across the area. Despite this, it retains a largely undeveloped character.'

- 6.49 Therefore, it is clear that the longstanding presence of Mill Rythe Holiday Village is an established and accepted border to the AONB landscape character. By substantially reducing the quantum of two-storey built development in the form of chalets and central facility buildings and replacing these with single storey caravans and additional tree planting, these proposals will have an even greater effect in reducing the visual impact of the holiday village when viewed from the wider AONB.
- 6.50 The application is submitted with a full Landscape and Visual Impact Assessment (LVIA) which carefully assesses the proposed redevelopment of the park. The LVIA concludes that, together with the proposed landscape planting and pockets of open space, the demolition of the clusters of the one and two storey buildings and their replacement with smaller (single storey) and less prominent sensitively clad holiday lodge caravans; will improve the appearance and setting of the site from the AONB, despite the development edging closer towards the estuary and a small part falling within the AONB designation itself. In conclusion, the significance of the effects on landscape character within the study area is judged to be beneficial.

7. Summary & Planning Balance

- 7.1 The application submission, including proposed master plan and supporting specialist reports is considered to be of high quality and thoroughly assesses the social, economic and environmental impact of the proposed development. This planning statement provides a finely balanced weighting exercise in respect of all the material planning considerations. It is recognised that the proposed development would result in a limited number of additional people visiting the site. This, in-turn, will slightly increase the flood risk at the site. However, the proposal has satisfied the Sequential and Exception test and is accompanied by a Flood Risk Assessment and Flood Warning Evacuation Plan.
- 7.2 The proposed development also seeks to site caravans on an area of land which is designated as a SINC, but which has planning permission and long-established use as a pitch and putt course that conflicts with that designation. However, the proposed development would retain the majority of the pitch and putt course, close the course and convert it into a nature conservation and interpretation area aligned with its local plan designation. We feel that this is a far superior use for the underused pitch and putt area which would mitigate any paper loss of SINC area and enhance the management of the remainder of the land in a way more appropriate to its environmental designation.
- 7.3 The National Planning Policy Framework (NPPF) addresses the Government's vision of achieving sustainable development. The NPPF states that there are three dimensions to sustainable development, namely the economic role, social role and environmental role. In terms of this proposal, we consider that these roles are met as follows.
1. **An economic role** - The holiday park use generates a substantial amount of local employment both directly at the site and indirectly through the off-site spending of visitors at other local service providers on the Island and in the rest of the District. The park previously employed more than 100 permanent staff, and many more jobs will be created in the local economy as a result of increased spending by the park operator and holiday visitors on local goods and services as catered holidays to mostly older people who tend to stay on site are replaced by self-catering holidays to mostly families who have a greater propensity to venture out to local beaches, pub-restaurants and visitor attractions. This is, therefore, an important consideration in this application which will improve the performance of the business at the site.
 2. **A social role** - The holiday park provides the opportunity for recreation in the countryside, particularly walking, cycling and swimming, promoting good health and social interaction. In social terms, some of the spending will be spent directly (by visitors), and indirectly (by local workers in receipt of wages from visitor spending), in local pubs and restaurants helping to maintain their viability as local social facilities.
 3. **An environmental role** – the proposals will not have any detrimental effect on the biodiversity, landscape, or character of the countryside. Indeed, through the careful positioning of the caravans, retention of existing trees, implementation of ecological features and proposed landscaping this use will enhance the biodiversity and appearance of the application site resulting in a net-gain in biodiversity and reduction in the visibility of the holiday park from outside the site. The holiday park is

flood resilient and sustainably located with access to a choice of means of transport and will not have an adverse impact on local roads.

- 7.4 For these reasons, we consider that the proposed development is considered sustainable development and should, therefore, be approved.

1. Appendix 1: Planning History

- 1.1 The table below sets out the complete planning history for Mill Rythe Holiday Village as far as we have been able to ascertain from Havant Borough Council's planning search papers and a review of planning applications at the site listed on the Council's own website.
- 1.2 Applications on the Council's website between 1990 and 1995 are often recorded as 'not yet determined', sometimes alongside a reference to a decision to grant or refuse. This is because the Council did not record decisions on their database at that time. Equally, decisions from the late 1970's and 80's were not on the website, and have no decision recorded on the planning search.

Application Reference	Details of Proposal	Decision	Date of Decision
APP/16/01237	'Demolition of 6,111 square metres of redundant chalets and facilities buildings, use of land for the siting of 203 holiday caravans including 5 caravans for use as staff accommodation, refurbishment of retained single and two storey holiday chalets to form 87 units of holiday accommodation, retain managers bungalow, sales area for 5 caravans, refurbishment of remainder of central facilities building, CCTV cameras, provision of new pedestrian concourse with terraces, splash and dry play areas, multi-games court, adventure golf course and outdoor theatre and new landscaping. Retaining existing pitch and putt golf course to the east of the site.'	Approved	12.05.17
11/01080	was granted change of use of land for the siting of 31 static caravans in the northern area of the park.	Granted	7.6.13
08/54406/024	Internal alterations and external refurbishment of 'Dover' block. Replacement of 24 one bed short stay units with 8 one and two bed medium stay flats	Granted with conditions	15.5.09
00/54406/23	Chalet alterations and extension including Dover, Nutley, Norfolk, Windsor, Seaton, Solent, Ryde and Tenby	Not proceeded with?	
99/54406/22	Infill extension under roof canopy to both sides of chalet block Norfolk and Nutley with smaller extension to one side	Withdrawn	
99/54406/21	Infill extension to east elevation of staff chalet block (south east main building)	Granted (no conditions)	14.5.99
98/54406/20	For siting of new mobile home for additional staff dwelling to south of holiday village	Refused	26.11.98
98/54406/19	For siting of new mobile home for additional staff dwelling to south east of holiday village	Refused	26.11.98
97/54406/18	Infill extension under existing roof canopy to one side of chalet block	Granted (no conditions)	3.2.98
97/54406/17	Renewal of temporary planning permission 92/54406/4 for the siting of 4 staff caravans	Granted (temporary)	16.10.97
95/54406/16	Two floodlights attached to piers of entrance archway to illuminate archway sign	Not yet decided	
95/54406/15	Outdoor all-weather 4 lane bowls rink including floodlighting	Granted (no conditions)	26.10.95
94/54406/14	New bedroom accommodation; enlarged restaurant; improved indoor pool; sports hall; outdoor sports facilities; floodlights; car parking; landscaping	Not yet decided	

94/54406/12	Extensions to York and Wells chalet blocks	Granted/not yet decided	
94/54406/11	Two halogen floodlights mounted on columns to illuminate existing entrance sign	Refuse/not yet decided	
93/54406/10	Arched entrance sign letters on wrought ironwork	Granted (no conditions)	7.3.94
93/54406/08	Extensions to provide glazed reception area concourse, ballroom extension and children's amusement building	Granted/not yet decided	
93/54406/06	Retention of existing abseiling tower in Northwest area of site	Not yet decided	
93/54406/05	Double car park at General Managers house	Not yet decided	
92/54406/04	Renewal of temporary planning permission 88/50376/2 for the siting of 4 staff caravans	Not yet decided	
92/54406/02	New general managers house and car port in south western corner of site	Granted (no conditions)	23.4.92
88/50376/02	Provision of 4 temporary caravans for staff accommodation for a limited period only terminating 1 st March 1993		
88/50376/1	Advt for nine externally illuminated signs for a limited period of 5 years		
88/50376	External alterations to pub		
88/22567/35	Extensions to Wagtails playgroup building		
87/22567/34	Laying and operating a 2" narrow gauge railway carrying passengers		
86/22567/30	For new housing for cold water storage tanks on roof of hotel block and alterations to windows on side elevations		
86/22567/29	New reception area, small indoor pool and other attendant facilities		
82/22567/28	Replacement single storey administrative building		
82/22567/27	Proposed alterations to cabaret bar building		
81/22567/26	Extension and alteration to existing shop to form a new coffee lounge to the cabaret bar		
79/22567/24	Upgrading of 4 existing chalet blocks with ensuite bathrooms and erection of 2 additional blocks of 8 units		
79/22567/23	Construction of earth bank to protect holiday centre from tidal flooding, and lake		
78/22567/22	<i>Can't read</i>		
77/22567/21	Upgrading of 4 existing chalet blocks and erection of 2 additional blocks each comprising 8 units		
77/22567/19	New block of 10 chalets and alterations to existing 3 blocks of chalets		
77/22567/18	Portakabin for additional office space for limited period terminating 31.10.80		
77/22567/17	Extension to existing restaurant		
22567/16	For Bar Annexe Extension	Approved	6.9.76
22567/15	For alterations and extension to 3 existing blocks of chalets and erection of one new block of 8 chalets with integral bathrooms to form luxury accommodation.	Approved	11.10.76
22567/14	For alterations and extensions to clubroom	Approved	16.2.76

22567/13	For demolition of existing camp shop and erection of new shop and store with staff toilet	Approved	2.11.75
22567/12	For redevelopment with new staff toilet block/ boiler room and 8 staff cabins	Approved	27/8.75
22567/11	For extension to form entrance lobby and enlargement of existing bay window	Approved	24.2.75
22567/9	For demolition of substandard wooden staff chalets and erection of 14 staff chalets in one block	Approved	16.9.74
22567/8	For stillroom adjacent to kitchen after demolition of building known as 'Plateau Express'	Approved	20.11.73
22567/7	For stillroom and waitress reception and cloakroom	Approved	20.11.73
22567/6	For portakabin for staff accommodation	Approved	20.11.73
22567/5	For alterations and extensions to administrative reception building	Approved	18.9.73
22567/4	For single storey horticultural and estate store	Approved	20.8.73
22567/3	For entrance foyer and canopy to east end of restaurant	Approved	20.8.73
22567/2	For waitress reception and cloak room adjoining restaurant	Approved	21.3.73
22567/1	For alterations and construction of new flue to central kitchen boiler house	Approved	22.8.72
22567	For the demolition of 30 sub standard chalets and erection of 30 luxury chalet units with ensuite accommodation in a two storey block.	Approved	1.9.72
14643/31	For demolition of 16 no. chalets and erection of 36 luxury chalet units with ensuite toilet accommodation in 3 two storey blocks of 12 together with detached boiler house/tank room/drying room block	Approved	21.7.71
14643/30	For extensions and alterations to 16 chalets	Approved	19.10.70
14643/29	For rebuilding of ballroom (phase three)	Approved	25.8.70
14643/28	For redesign of two storey block of 40 staff cabins	Approved	25.8.70
14643/27	For the demolition of 46 substandard chalets and the erection of 60 new chalet units complete with toilet accommodation, boiler house, tank room and drying room, in total comprising 4 blocks in two storey and single storey construction	Approved	30.4.70
14643/26	For rebuilding of ballroom	Approved	25.8.69
14643/25	For extension to lounge	Approved	17.2.69
14643/24	For a new west façade to dining room	Approved	26.8.68
14643/23	For a single storey block of 30 chalets	Approved	26.8.68
14643/22	For 2-storey block of chalets	Approved	24.9.68
14643/21	For the addition of a canopy to the dining hall	Approved	20.11.67
14643/20	For the revised design of a sun lounge	Approved	20.11.67
14643/19	For the extension to the clubroom	Approved	14.7.67
14643/18	For the erection of a sun lounge	Approved	14.7.67
14643/17	For the demolition of existing timber nursery and erection of children's nursery block	Approved	12.5.67
14643/16	For the extension to filtration house of swimming pool	Approved	21.11.66
14643/15	For children's playroom	Approved	18.10.66
14643/14	For the alterations to access gates and erection of gate keeper accommodation	Approved	2.6.66

14643/13	For a boathouse adjacent to the lake	Approved	2.6.66
14643/12	For a cycle shed and crate store	Approved	3.5.66
14643/11	For the demolition of 10 single chalets and erection of 23 chalets and cloakroom accommodation	Approved	6.5.66
14643/10	For extension of storage accommodation for a limited period only terminating 31.10.69	Approved	28.1.66
14643/09	For a petrol filling station with wash down area	Approved	21.12.64
14643/8	For the continued siting of the cedar and clad timber building for a limited period only terminating 31.10.69	Approved	19.10.64
14643/7	For the demolition of 16 chalets and erection of 1 block of 28 chalets with toilet accommodation	Approved	4.9.64
14643/6	For demolition of 20 chalets and erection of 1 block of 28 chalets with toilet accommodation	Approved	4.9.64
14643/5	For the alterations to the dining hall	Approved	24.9.63
14643/4	For the demolition of the existing wooden chalets and erection of 30 chalets in 2 blocks with toilet accommodation on the site	Approved	24.5.63
14643/3	For the extension to the dining hall	Approved	23.11.62
14643/2	For 14 chalets and toilet accommodation	Approved	31.8.62
14643/1	For a block of staff cubicle	Approved	31.8.62
14643	For one chalet block	Approved	17.7.62
12621/4	For 20 chalets	Approved	11.5.61
12621/3	For the demolition of existing chalets and erection of 50 new chalets and ablution block	Approved	11.5.61
12621/1	For a clubroom and bar	Approved	24.2.61
12621	For additions to form a ballroom and bar	Approved	4.8.60
4756/9	For 5 blocks, each of ten chalets and an ablution block to replace existing sub-standard chalets	Approved	20.7.60
4756/8	For 40 chalets and an ablution block	Approved	9.10.56
4756/7	For a sectional timber building for a limited period only terminating 30.6.64	Approved	13.7.59
4756/6	For a new ablution block	Approved	3.11.58
4756/5	For a billiards, television and rest room	Approved	3.11.58
4756/4	for four blocks of chalets	Approved	3.11.58
4756/3	For a buffet and sun terrace	Approved	31.10.58
4756/2	For a shop	Approved	17.4.58
4756/1	For a store and swimming pool infiltration plant house	Approved	5.3.58
4756	For the rebuilding of catering block (kitchen and ancillary offices)	Approved	5.3.58
2669	For 15 chalets	Approved	9.11.53
518	For conversion of 5 air raid shelters into sanitary blocks	Approved	28.2.49
207	For additions and alterations	Approved	31.12.48

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