

From: Harry Mitchell
Sent: Thu, 2 Feb 2017 13:41:59 +0000
To: Lewis Oliver
Cc: Jamie Gargett;Michelle Good
Subject: Planning Application APP/16/01237 Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB

Planning Application APP/16/01237 Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB

No landscape objection to this application in principle. However we have some concerns with the initial design which need to be addressed;

- The proposed increase of caravan density causes a significant loss of open space. There is concern this will place unacceptable pressure on the ecological value of the existing SINC (which is identified as amenity grassland within the submitted plans). It would be preferable for additional areas of connected open space to be introduced through the site layout for the benefit of the site users and as linking habitat.
- The proximity of caravans close to the site boundary will have an adverse effect on the local landscape character. This is of particular concern given the proximity of Chichester Harbour AONB. It would be preferable to reduce caravans where there are key vistas on to the AONB.
- The LVIA does not sufficiently demonstrate an appraisal of the proposed development – the assessment relies on photos of the baseline only. Given the demonstrated loss of open space, we do not agree with the magnitude of change to the landscape character, being judged negligible. The mitigation requirements are not sufficiently demonstrated or explained.
- Further details of species, size or density of planting will be required. A continuous woodland screening belt to the east (separating the caravan park and the adjacent SINC) is not deemed appropriate to the existing landscape character- it would be more appropriate to consider a more natural layout/form. The indicated high number of specimen trees through the site layout are not deemed appropriate – It would be preferable to focus on smaller number of quality, larger legacy trees within an appropriate allowance of open space.
- We observed a number of existing good quality trees, that have been well maintained. It will be important that these are sufficiently protected during the construction process and by sufficient provision of associated open space to ensure future site activity does not place pressure to fell or excessively prune these trees.
- We note the concerns raised in regard to ecology and would recommend that a landscape management plan is to be provided, which demonstrates how the different landscape habitats will be protected and enhanced - we suggest this could be broadened to an education strategy with information boards placed on site. It may be appropriate for defined footpaths to be created within the SINC to manage footfall and protect vulnerable areas.

Additionally we recommend the following conditions:

- A landscape strategy to afford more detail regarding hard and soft landscape proposals and how these fit within the local landscape character. Given the site proximity to Chichester harbour AONB, we suggest there is an emphasis on native plant species and that any proposed tree planting is carefully specified and placed to contribute viable legacy specimens for the future.
- A landscape management plan for the whole site that identifies the differing habitats and landscape types (within and adjoining the site)
- To help mitigate the visual impact of the proposals, the submission of any proposed materials (colour and specification) will be particularly important.

Kind Regards,

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