

Consultee Comments for Planning Application APP/16/01237

Application Summary

Application Number: APP/16/01237

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

Proposal: 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 5.5.17). Request to discharge condition No. 15 (17.8.17). Request to Discharge Condition No.s 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 (19.10.2017).

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

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From a landscape perspective we have the following comments in relation to the discharge of conditions:

Condition 5 schedule of materials and finishes

We have no further comments in relation to condition 5.

Condition 6 Soft and Hard Landscape works

- For the native woodland mix planting to the boundary, we suggest a broader age diversity for planting at implementation. This could include larger native specimen trees within woodland planting mix areas (e.g. feathers and standards (10-12) in groups of 3 to 7no.
- Within some of the pockets of open space the density and positioning of the trees could offer more variation. For example to the west of block G the spacing of the trees limits what activities can be done in that area, it would be preferable to reduce the density within the central area of the

open spaces and utilise the trees to act as screening and/or to define the areas boundaries.

- Our initial comments in relation to the open space encroaching into the SINC the west of the site were based on the condition that the proposed planting would enclose the amenity area to try and discourage people onto the SINC. It would be preferable to have connected swathes of the woodland edge mix 1 & 2 encasing the open space with a smaller number of defined paths leading into the wider landscape.
- Clarity on planting densities for woodland mixes is required (this is perhaps easily addressed by confirming densities on the drawing key).
- There is a lack of any specification on hard surfacing. We need to see specification of all hard surfaced areas including cross sections to understand construction detailing as proposed footpaths fall within the RPA of existing trees.

As such we cannot discharge condition 6 until the above comments are addressed.

Condition 9 Landscape and Ecological Management Plan

We have no further comments in relation to condition 9.

Kind Regards,

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