
Site Address:	Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB		
Proposal:	Use of land for Linear High Ropes Course.		
Application No:	APP/16/01193	Expiry Date:	12/01/2017
Applicant:	Away Resorts Ltd.		
	Away Resorts Ltd		
Agent:	Mr Morgan	Case Officer:	Daphney Haywood
	A&M Architectural Partnership		
	LLP		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Mill Rythe Holiday Village is a large tourist facility situated on the coast on the east side of Hayling Island. It is comprised of a series of different buildings of varying age and design arranged variously across the site. The site is accessed from Havant Road and the 'village' abuts the Chichester Harbour AONB. The site is located within 50m of a SINC/ Wader and Brent Goose Strategy area.

The site, the subject of this application forms part of a larger landscaped area which is currently left as open grassland providing an informal play area for people staying at the site.

2 Planning History

00/54406/023 - Alterations to existing chalets including landscaping, UPVC cladding and internal layout changes., NPW, 13/03/2003
99/54406/021 - Infill extension to east elevation of staff chalet block (south east of main building), PERM, 14/05/1999
99/54406/022 - Infill extensions to east and west elevations of 'Norfolk' and 'Nutley' chalet blocks (on eastern side of site), WD, 15/02/2000
98/54406/019 - Siting of new mobile home for additional staff dwelling to south east of Holiday Village, REF, 26/11/1998
98/54406/020 - Siting of new mobile home for additional staff dwelling to south of Holiday Village, REF, 26/11/1998
97/54406/017 - Renewal of temporary planning permission 92/54406/4 for the siting of 4 staff caravans, TPP, 16/10/1997
97/54406/018 - Infill extension under existing roof canopy to one side of chalet block, PERM, 03/02/1998
95/54406/015 - Outdoor all weather 4 lane bowls rink including floodlighting., PERM, 26/10/1995
95/54406/016 - Two floodlights attached to piers of entrance archway to illuminate archway sign, , 14/12/1995
94/54406/011 - Two Halogen floodlights mounted on existing columns to illuminate existing arch entrance sign., REF, 15/09/1994
94/54406/012 - Extensions to York and Wells chalet blocks, PERM, 15/11/1994
94/54406/014 - New bedroom accommodation; enlarged restaurant; improved indoor

pool; sports hall; outdoor sports facilities; floodlights; car parking and landscaping, ,04/01/1996
 93/54406/010 - Arched entrance sign letters on wrought iron work, PERM,07/03/1994
 93/54406/008 - Extensions to provide glazed reception area concourse, ballroom extension and childrens amusement building, PERM,
 91/54406/002 - New general manager's house and car port in south western corner of site., PERM,23/04/1992
 92/54406/004 - Renewal of temporary Planning Permission 88/50376/2 for the siting of 4 staff caravans., PERM,
 92/54406/005 - Double car port at General Managers house - Mill Rythe Holiday Village, PERM,
 92/54406/006 - Retention of existing abseiling tower in northwest area of site adjacent to Chichester Harbour., PERM,
 08/54406/024 - Internal alterations to and external refurbishment of "Dover" block, Mill Rythe Holiday Village, Hayling Island. Replacement of 24No. one bed short stay units with 8No. one and two bed medium stay flats., PERM,15/05/2009
 APP/11/01080 - Change of use of part of the land for the siting of 31 static caravans (approved). Request to discharge conditions 4, 6 and 7 (received 27.5.16). Request to discharge condition No.s 3,5 and 8 (received 09.06.16). , PERM,07/06/2013

3 Proposal

Use of land for Linear High Ropes Course, comprising a metal and wooden structure supporting a range of outdoor play equipment.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS13	(Green Infrastructure)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS5	(Tourism)
DM3	(Protection of Existing Employment and Tourism Sites)
DM4	(Static Holiday Caravan Development)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways- No adverse comments

Landscape Team No objection

Arboriculturalist:-No tree removal is required to facilitate this project.

The supporting arboricultural evidence is comprehensive and provided that the

methodology prescribed in the AMS & TPP report is strictly adhered to and conditioned then the trees should survive the development unscathed and to continue to grow on safely and healthily in the future.

Coastal Engineering

I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection to the proposed development. The applicant has submitted a Flood Risk Assessment and the contents of which sufficiently indicate how the residual flood risk at the site will be mitigated.

Natural England Government Team:- No adverse comments

Environment Agency:- No objection

Engineering/Drainage No observations

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: -none

Summary:

Comment:

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Effect on the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

Mill Rythe Holiday Village is an established holiday centre. Policy CS5 of the Core Strategy indicates that the council will protect all existing tourist facilities and accommodation that are fit for purpose, whilst recognising the need for flexibility in order to respond to an evolving tourist and day visitor market. The provision of play equipment to serve the existing Holiday Village would therefore be acceptable subject to normal planning considerations

(ii) Effect on the character and appearance of the area

The Holiday Village adjoins the coast and the Chichester Harbour AONB. The

proposed development which is modest in scale would be set of the larger Holiday Village site boundary with the Harbour and seen in the context of the existing development. Additionally the Arboriculturalist has confirmed that no trees will be adversely impacted. As such the visual impact and the effect on the character and appearance of the area will be limited and acceptable.

(iii) Other matters.

There are no dwellings in proximity to the proposed development and additional traffic associated with the use would be limited. Although the site is in Flood Zone 3, sea defences for a 1 in 200 year tidal event are in place and in the event of flood evacuation taking place the measures for the Holiday Village would be implemented.

8 **Conclusion**

The scale, siting and design of the proposal would have limited and acceptable impact on the character of the site and neighbouring land and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01193 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan 3944-100 Rev A
Site block plan 3944-110 Rev A
Proposed site plan 3944-200 Rev A
Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan
Rev:0 Job no. MJC-16-0182-A dated December 2016

Reason: - To ensure provision of a satisfactory development.