PERMIT

Proposed Six Additional Caravan Bases at Hayling Island Holiday Park, Manor Road, Hayling Island

Design & Access Statement and Flood Risk Assessment

ARA Architect

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1.0 THE PROPOSALS

1.1 These proposals comprise the formation of six additional caravan bases on land within the boundaries of the existing Holiday Park these caravan bases to be occupied by caravans for holiday usage.

2.0 THE SITE

2.1 The site is positioned on the Northern edge of the existing Holiday Park on an area which has Planning Consent for the stationing of caravans (Planning Permission No. 07/52816)

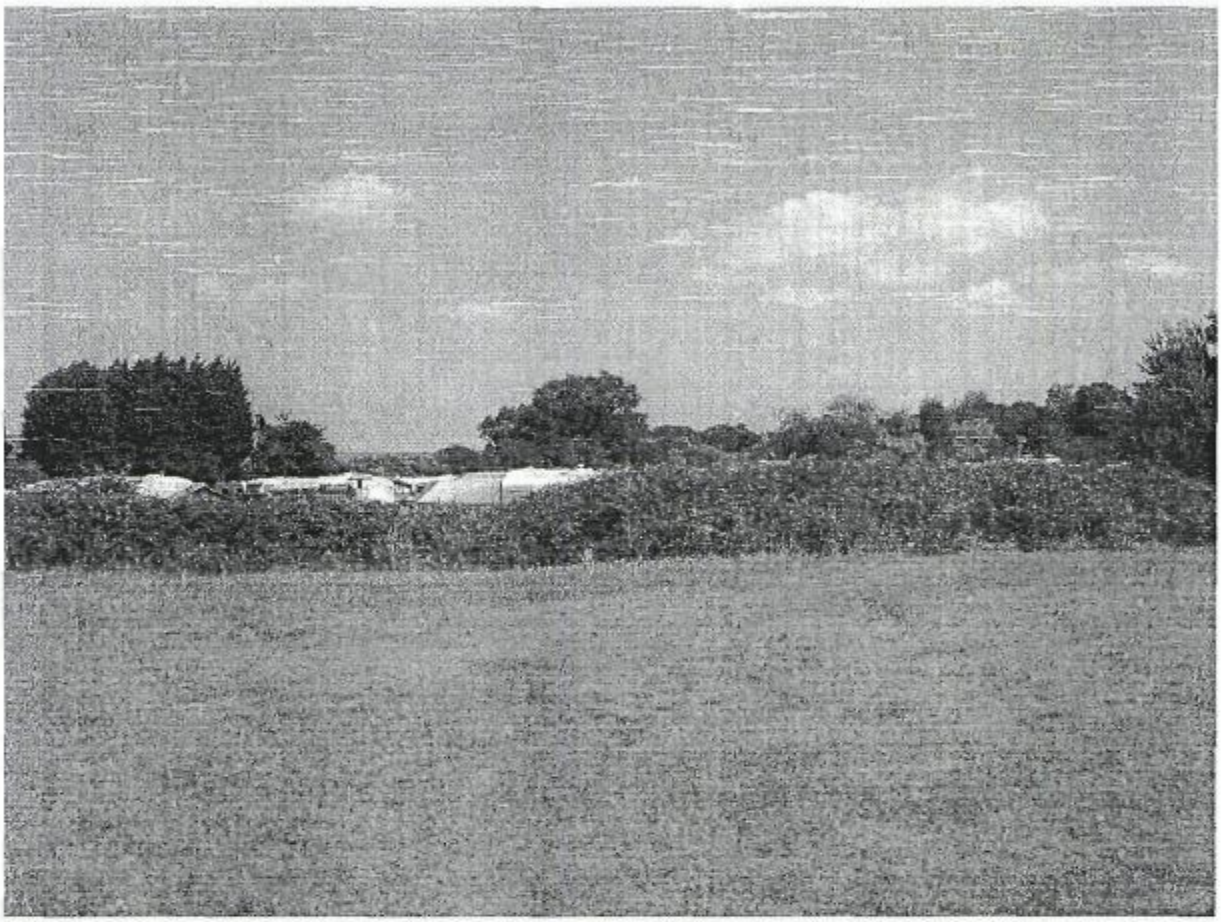
2.2 The area around the site is currently being developed pursuant to this Planning Permission however due to rationalisation of the layout of caravans upon the approved site, there is a small proportion of the site which will remain undeveloped, this proposal therefore is to develop the vacant area by placing six caravans upon it.

3.0 SITE SURROUNDINGS

3.1 The site is positioned at the Northern end of the existing Caravan Park with caravans of Hayling Island Caravan Park on two sides, to the East and South, caravans of the adjacent Caravan Park (in separate ownership) to the North and dwellings in Higworth Lane to the West.

3.2 The boundary between Hayling Island Caravan Park and the adjacent Park to the North is formed by a dense hedge up to 2m in height.

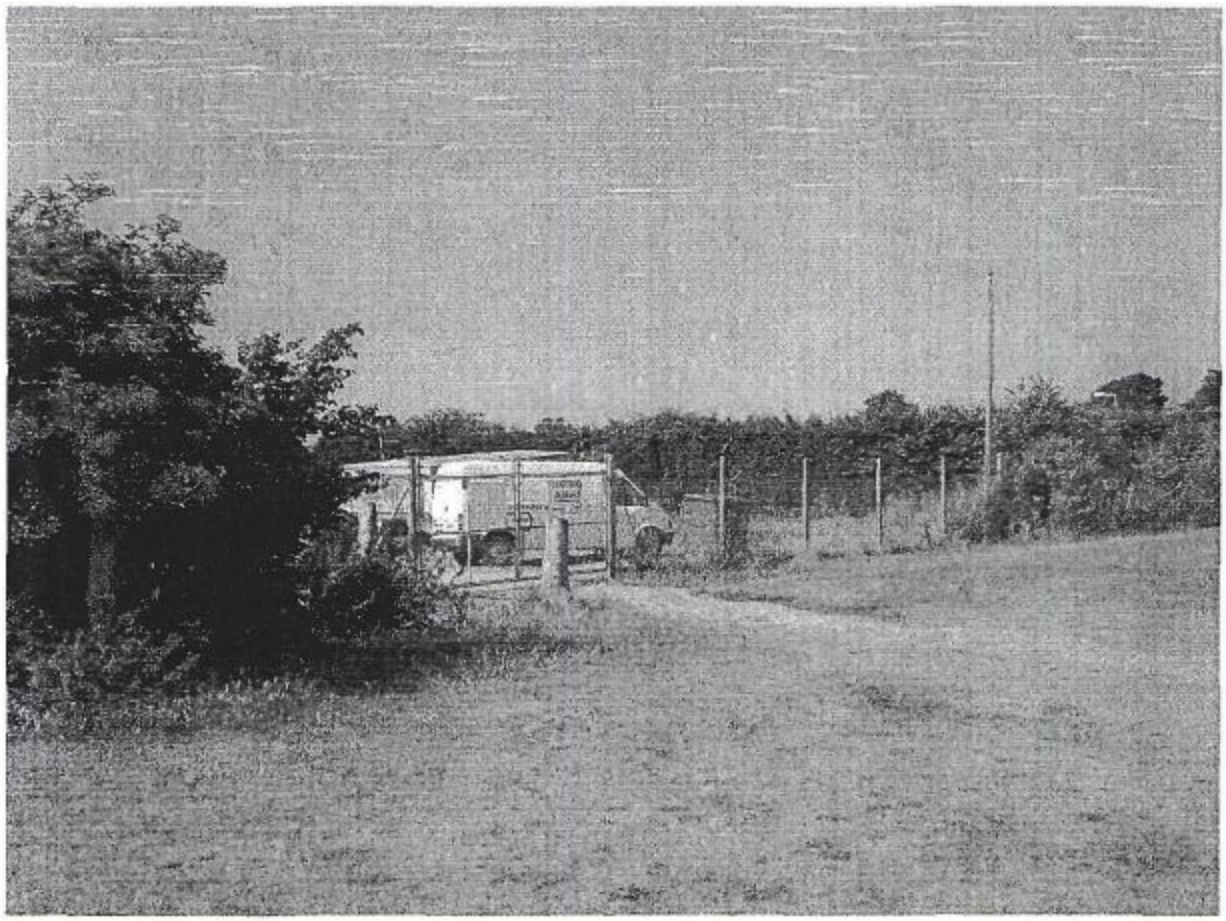
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VIEW FROM THE SITE LOOKING NORTH TO ADJACENT CARAVAN PARK.

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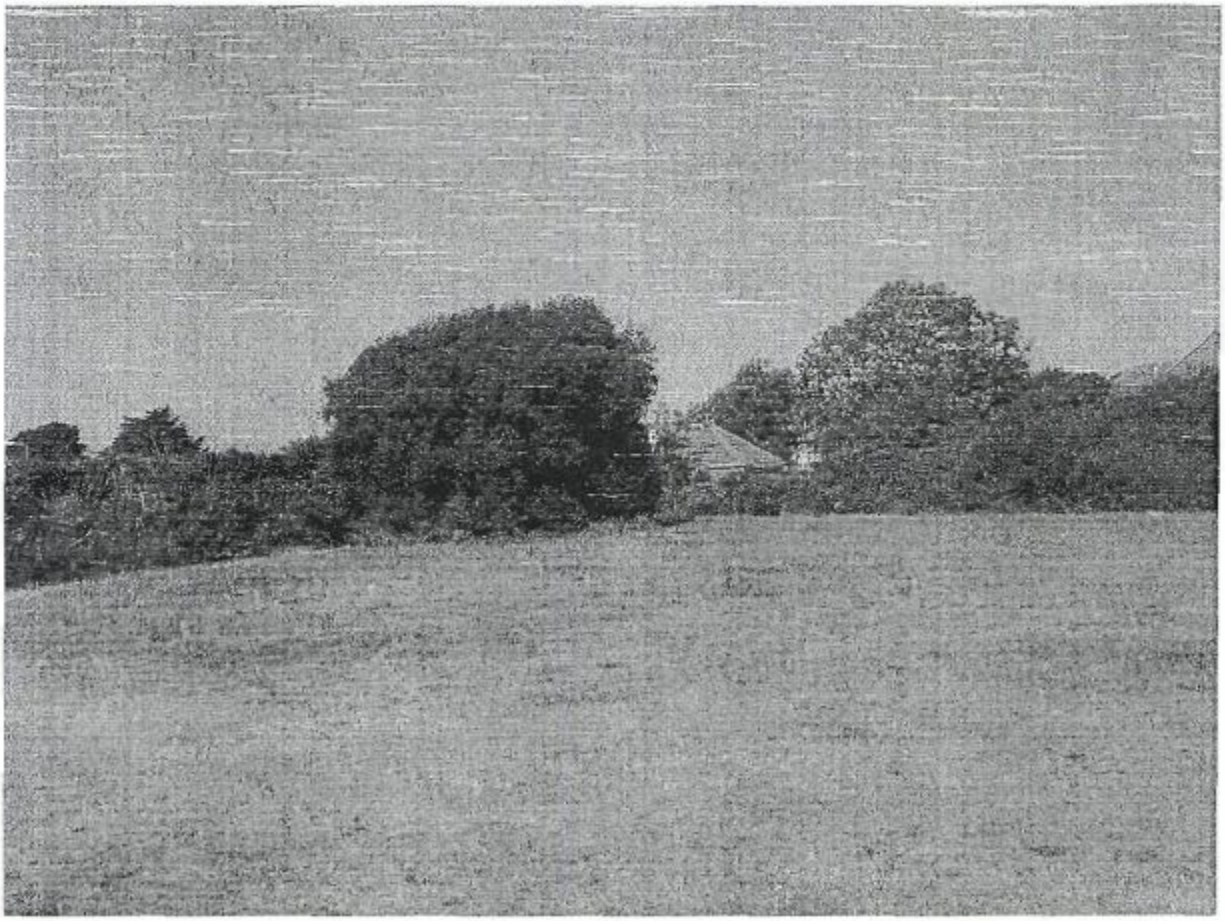
3.3 The boundaries between Hayling Island Caravan Park and the Application Site are largely open.



LOOKING SOUTH WEST TOWARDS SOUTH BOUNDARY OF SITE.

3.4 The boundary between this site and adjacent houses is formed by dense landscape screening several metres in height which effectively screens the housing from the proposed site. This existing screening is proposed to be supplemented with a band of screen planting under Planning Permission No. 07/52816 this permission, previously referred to, being in the course of implementation at the present time.

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LOOKING SOUTH WEST FROM THE SITE TOWARDS THE WEST BOUNDARY

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LOOKING NORTH WEST FROM THE SITE

3.5 In affect the Application Site is an infill site within an area characterised predominantly by holiday caravans.

3.6 This site is a vacant plot within the Holiday Park, not part of the Park Recreation Area which is positioned elsewhere.

4.0 PUBLIC FOOTPATH

4.1 A public footpath runs immediately to the South of the site, this footpath is not within the Application Site, and will be maintained unaffected by these proposals.

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5.0 ACCESS

5.1 Access to the site will be from the main gateway entrance into Hayling Island Holiday Park off Manor Road.

5.2 The increase in traffic generation as a result of these proposals will be negligible in relation to the present traffic generation of the holiday park as a whole.

5.2 Once they are on the Holiday Park vehicles and pedestrians will access the site via the existing private road system.

5.3 Access for the disabled into the proposed site will be facilitated by way of level hard surfaced footpaths serving each caravan base. Additionally each caravan will have a car parking space adjacent to facilitate access to the caravan base by wheelchair users.

6.0 THE HOLIDAY PARK

6.1 The Holiday Park currently has a Site License for approximately 440 static holiday caravans, this proposal will increase the number of caravans which may be stationed upon the Park by six.

6.2 The proposed caravans will be solely for holiday occupation within the open period of the holiday park as stipulated in the Site License.

6.3 The Holiday Park has been subject to considerable investment in the last few years in the provision of new communal facilities and the upgrading of the caravan fleet. This proposal represents further investment in the Park order to improve the standard of accommodation and surroundings being offered to the holidaymaker.

7.0 VISUAL IMPACT

7.1 As previously stated the site is positioned such that there are existing holiday caravans on three sides.

7.2 The adjacent domestic housing to the West of the site is well screened by existing and proposed hedge and tree screens.

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7.3 For the reasons set out above, it is not considered that the proposals will have any significant visual impact upon the area.

8.0 PLANTING PROPOSALS

8.1 Because of the lack of significant visual impact upon the area, the existing planting along the site boundaries, and the additional planting proposed and currently being undertaken pursuant to Permission No. 07/52816, it has been determined that no additional screen planting is necessary, therefore the planting proposals take the form of turfing and the planting of specimen trees only.

8.2 An analysis of the locally occurring tree species reveals that the following species are likely to thrive in the growing conditions available.

8.3 Specimen Trees

Standards, 80-100 girth, 2500- 3000 high, container grown, feather tops. Corsican Pine to be 1500 high container grown.

Alder	2 No.
Rowan	3 No.
Wild Cherry	3 No.

Planted in groups of 2 or 3, and individually as shown on plan.

8.4 Planting Trees

Dip in or thoroughly spray all conifers and evergreens with antidesicant before delivering to site. Apply again soon after planting. Do not apply in rain or frosty weather. Ensure full coverage of underside of foliage.

Nursery Stock Trees:- To BS 3936: Part 1, and BS 5326 size designation as scheduled.

Cut back any broken or damaged roots to sound growth. Treat cut ends over 25 diameter with fungicidal sealant.

Bare Root Trees: Place backfilling material 150-250 layers, shaking trees to ensure close contact with roots and elimination of air pockets. Firm the soil as backfilling proceeds taking care not to dam age any roots. Heel in firmly around root collar.

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Root Balled Trees: Firm backfilling material around root ball in 150 layers taking care not to disturb roots.

Double stake root balled trees as below

Stakes: 75 thick (100 thick for trees over 3m high) softwood, pressure impregnated to BS 4072, straight, free of projections and pointed as one end.

9.0 FLOOD RISK ASSESSMENT

9.1 The site is not within any area identified by the Environment Agency as being at risk of flooding therefore no particular flood precautions are proposed.

9.2 No additional surface water drainage works are proposed and the water from the small areas of hard surfacing will flow directly onto the surrounding surfaces therefore the surface water regime will be unaltered from that which exists at the moment.

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