REF. NO. F/14/74903

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Alterations and improvements to access road and formation of new parking spaces (Phase 2). Plots 1A - 1F Riverside Caravan Park, Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4RH

SITE VISIT DATE – 10/06/2015

ARE PLANS ACCURATE? - Cross section AA does not appear to relate to the land in question in terms of building numbers, position and boundary treatments and in terms of land levels.
Also elevations annotate wall height of 2.4m max however scaled elevations show different heights as noted below. Depth of mobile varies by approx. 1m between site layout and elevations

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The submitted application drawings show the removal of 8 static timber chalets and their replacement with 6 larger chalets, together with alterations and improvements to the existing access and service road which would include the widening of the internal access road through the site from 2.5m to 3.5m and additional 16 parking spaces with associated hard standing. Only the alterations to the access and service road have been considered as part of this application.
SITE AREA	Approx. 1 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site has a gentle slope that gently drops from north west to south east. A raised bund runs along the front boundary of the site of approx. 70cm in height. The bund is clearly well established noting the mature trees than are planted within it. As within the site Satchell Lane also drops in ground level as it moves south east however the drop in land level along Satchell lane is greater than that on site.
TREES	Yes, several mature trees are dotted along the front boundary with Satchell Lane.
BOUNDARY TREATMENT	As above. There is minimal front boundary treatment other than the trees that are intermittently spaced along the front boundary. Denser front boundary treatment in the form of high hedging and trees is found at the south east tip of the front boundary. Within the site, the design is open plan and therefore there is limited boundary treatment. Exceptions are a 1.5m hedge along the entrance road off Satchell lane which encloses the side boundary of the site, a 2m fence and mature trees along the other side boundary to the site adjacent to residential dwellings at Halyards. A discreet post

THE SITE AND ITS SURROUNDINGS

	and chain boundary treatment runs across the chalets which separates the parking for the chalets from their front gardens.
SITE CHARACTERISTICS	The site is located in the countryside and comprises 8 wooden chalets which face onto a small tarmac spine road that runs through the wider caravan park. Each chalet has a front garden area which consists of grass with a 1m strip of grasscrete (concrete) that runs parallel to the spine road. Each chalet has a decking area to the front accessed.
CHARACTER OF LOCALITY	The site is located within the Riverside Caravan Park which comprises mobile homes of both holiday lets and permanent residential units. The caravan park has a site licence which permits the siting of 35 mobile homes. The access road from Satchell Lane leads both to Riverside Caravan Park within which the site is located and also to Hamble Marina.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Riverside caravan Park (north east of portion subject to this application – outside of application site)		
WIR/4896	The use of temporary caravan park as a normal caravan park	Temporary Permission granted 1/4/57 restricted to 25 caravans
WIR/4896	The use of temporary caravan park as a normal caravan park	Temporary Permission granted 27/11/59 restricted to 25 caravans
Adjacent to northern boundary of caravan park		
WIR/5529	Use of land as a site for 15 residential caravans (not within application site)	Temporary permission 18/3/58
Whole caravan site		
WIR/7225	Use of land for retention of caravan site, 65 caravans (40 Permanent and 25 holiday) office buildings, café, conveniences and sewage disposal plant (Red line includes current application site but shows it without siting of any caravans etc. in other words empty)	Temporary permission granted 2/3/60
WIR/8597	Use of land as caravan site for a limited period expiring 1982 (Red line includes current application site but shows it without siting of any caravans etc. in other words empty)	Temporary permission granted 12/6/61 (makes no changes to numbers in WIR/7225)
Z/16487/001/00	Use of land as a caravan site (Includes application site currently under	Permitted 7/6/82: Edged green 35 permanent

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	consideration but limits land to tents, stationing of site wardens caravan or persons travelling with caravan where caravan is brought onto site for not more than 14 consecutive nights)	residential caravans Hatched green 51 holiday caravans (excluding the south western area) Cross hatched green – south western area used as tents, stationing of site wardens caravan or persons travelling with caravan where caravan is brought onto site for not more than 14 consecutive nights. Caravans on site shall not be occupied on site from 1st November to 1st march except at weekends between 5pm on Friday to 9am on Monday and on bank holidays
Z/16487/002/00	Change of use from residential and holiday caravan site to residential caravan site only (Includes application site currently under consideration. Inspector notes site limited to touring caravans.)	Refused 13/9/82 Grounds – countryside location and retention of existing recreation facilities. Refers to the caravan site in three portions A, B and C, which are the same as the potions noted in the above application edged green (A) 35 residential caravans, hatched green (B) 50 static holiday caravans and cross hatched green (C) touring caravans (this is the portion of the site that the current application under consideration refers to). Appeal T/APP/5230/A/83/2959/PH2 Appeal dismissed 16/8/83 – no need for housing and current use active need.
Z/16487/005/00	Use of land for siting of mobile holiday homes with associated landscaping and parking Appears to refer to land north of the application site.	Permit 14/11/89 subject to conditions including condition no.3 ‘there must be no caravans on the site at any time between 1st November and 1st March. In the interests of the amenity of the locality. Appeal submitted against condition 3 11/10/90 The inspector noted that in

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
		respect of the caravans, these were permitted to stay all year and only their occupation restricted (1982 consent). The inspector considered this was not a reasonable condition but noted that mobile homes as a permanent residential development would conflict with policies regarding countryside in the local plan. The inspect considered the condition to restrict the homes to holiday use was justified and allowed the appeal but varied condition 3 of the consent to: The mobile homes shall not be occupied other than as holiday accommodation.
Z/16487/009/00	Construction of workshop and Store	Refused 11/11/92 Appeal dismissed 27/8/93
Z/16487/011/00	Relief of condition 5 of planning permission 16487/1 to allow caravans to be used as holiday accommodation. Condition 5 required caravans not to be occupied between November to march except at weekends. (land referred to in this application includes application site currently under consideration)	Permitted 30/9/97 subject to conditions restricting use to holiday caravans/mobile homes and not as permanent residential accommodation.
Z/16487/013/00	Relief of condition 1 of planning permission 16487/11 to allow use of one static caravan as permanent wardens unit.	Permitted 15/12/2000 subject to conditions which require remainder of caravans to be used for holiday accommodation only. Refers to areas within park previously identified as A and B. reinforces permission to use caravans all year round but as holiday accommodation only.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Marina Developments Ltd	No objection in respect of proposed works to service road and parking but concern is raised that the applicant is seeking a more permanent residential use on site.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection in respect of proposed works to service road and parking but concern raised that should the application comprise permanent residential accommodation that the on-site parking would not meet residential parking standards for new dwelling noting that each chalet benefits from one parking space but should have two parking spaces each.
Head of Environmental Health	No objection.
Head of Countryside & Trees (Tree Services Manager)	No objection.
Head of Countryside & Trees (Biodiversity Officer)	No objection but should residential units be proposed then a contribution of £172 will need to levied to mitigate recreational pressure on the adjacent Natura 2000 and Ramsar sites.
HCC Archaeologist	No objection.
Hamble-le-Rice Parish Council	It was resolved to leave the decision to officers.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Adjacent to Established Residential Area Within Site of Archaeological Interest - Green Buffer Special Protection Area-recreational disturbance zone HCC Minerals Consultation Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 1.CO, 14.CO, 17.CO, 25.NC, 39.ES, 59.BE, 100.T & 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014' Policies S9, DM1, DM6, DM9, DM24 & HA2

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Biodiversity
Supplementary Planning Document: Planning Obligations

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, layout and design, amenity, parking and highway matters, trees, nature conservation, flooding, as well as the street scene and general character of the surrounding area.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of National Planning Policy Framework, saved policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011 and Supplementary Planning Document 'Planning Obligations', contributions are sought to offset the impact of the development on local infrastructure. For this development contributions are not sought noting that no new dwellings are proposed and no additional traffic will be generated by the development.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

> *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

In this case policy issues for consideration include:

Principle – The site is located within the countryside but within a brownfield site. Saved policy 1.CO relates to development in the countryside and permits development which accords with other policies in the local plan. One such policy is saved policy 17.CO which relates to commercial sites outside the urban edge and permits development where the design, scale and layout is in keeping with its surroundings and it is to be constructed of appropriate materials and that the development would not result in a significant increase in traffic generation. As such subject to the consideration of the detailed matters, the principle of development is acceptable.

Layout, Design, Street Scene & Area Character – Saved Policy 59.BE of the Local Plan requires

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes

The proposal is for the widening of the internal access road through the site from 2.5m to 3.5m and additional 16 parking spaces with associated hard standing. The site already has grasscrete running alongside the access road where it is proposed to be widened. An additional strip 1m of tarmac in place of this to facilitate the road widening is not considered in itself to harm the character and appearance of the countryside. The original submission included 16 additional parking spaces also in tarmac however this was considered in combination with the widened access road to be unacceptable urbanisation of the countryside contrary to saved policies. As such the application has been amended to show the additional parking areas in grasscrete. It is considered this will substantially soften the appearance of the additional parking areas so that it can be assimilated into the countryside without detriment to its character. Views of the works will not be clearly visible from Satchell Lane. Although there will be views from the main access road that also serves Marina Hamble it is considered that the nature of materials combined with the small additions of tarmac associated with the road widening are not harmful to the character and appearance of the countryside and therefore in keeping with relevant saved local plan polices.

Amenity – The site is near to residential properties and other holiday accommodation however this proposed works will not harm the residential amenity of those properties in any respect.

Parking & Highway – Policy 100.T expects development to be sited close to, or well served by, public transport, cycling and walking. Policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision.

The application has been amended so that it relates to widening of the access road and additional parking spaces. It does not relate to a change of use to provide permanent residential accommodation and as such there are no objections from highway officers in this respect.

Trees – There are several mature trees adjacent to the front and side boundary of the site however the proposed works will not affect these and no objections have been raised by the tree officer.

Nature Conservation – The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

The site falls inside the 5.6km buffer zone for the Solent SPA. However, a contribution is not required to mitigate the increased recreational pressure resulting from the development as the development does not provide any new dwellings or any permanent residential accommodation.

Flooding – The site is located within a river corridor and as such saved policy 39.ES of the local plan is relevant. The proposed development would meet the criteria in that policy most relevant of which is the requirement that development not result in a reduction of capacity of flood water storage areas. The additional tarmac along the access road will be in place of grasscrete and the new grasscrete areas will still allow water to soak into the ground. Whilst there may be some water displacement this will be minimal and not sufficient to merit refusal.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

For the reasons given above, the application is considered to accord with the relevant saved Local Plan policies and supplementary planning documents, and as such is recommended for approval subject to conditions.