

Ref: P23-2767
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Dear Sir or Madam,

Application: The erection of 4no level timber bell tent platforms measuring 6m by 6.1m and no higher than 0.85m at the highest point above ground. Together with associated timber stairs. The erection of a brick built BBQ area with block paving. The erection of 4no bell tents on a seasonal basis (between May and September inclusively). Within an existing camping area of Mercury Holiday Park.

At: Mercury Holiday Park, Satchell Lane, Hamble-le-Rice, SO31 4HR

Planning Portal Reference: PP-12627267

Further to discussion with Miss Jagdeep Birk I write regarding Vail Williams LLP instruction by MDL Marinas Group Ltd to prepare this planning application for the erection of the timber bell tent platforms and brick built BBQ area, at Mercury Holiday Park.

The following documentation are submitted for consideration as part of this application:

- This Cover Planning Statement by letter
- Planning Application form and certificates
- Location Plan
- Site Plan
- Floor Plans and Elevations

Site Description

The site is located within the administrative boundary of Eastleigh Borough Council, within an existing holiday park to the north of Hamble-le-Rice. The site is located in a position central to the holiday park and on an area of ground which has been used for informal camping since 1999.

The owner and applicant has not undertaken works to level the ground, instead they have carried out operational development in the form of the 4no. platforms which are raised a minimum height to allow for a level platform on which to provide a more formal position to camp. The platform is on raised on structural wooden posts.

In addition and in the interests of providing a safe and convenient place for cooking, the owner and applicant has erected a brick built BBQ area with 4no BBQ positions upon an immediate curtilage paving. The purpose is to avoid informal BBQs and associated risks and or damage.

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It is accepted that the works are subject to planning control and as such the applicant is hereby made in the interests of applying for retrospective planning permission.

The images below illustrate the purpose of the works to create 4no level platforms and a formal BBQ area.



Below is a Google Earth image of the site (in redline) taken in July 2021. The image shows the platforms in situ. The platforms are located between the touring caravan pitches and the static caravans. The platforms are adjacent to the existing facilities block.



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The location of the platforms within the existing holiday park is enclosed from views from the wider area by way of vegetation to the east and a combination of caravans and boundary treatments from all other angles outside of the Mercury Marina and Holiday Park site. There are no public rights of way running through or adjacent to the site.

The Google Earth image below is from the year 1999. The image illustrates camping activities on the land. It is important to distinguish that the temporary use of land excludes land with buildings. As such the temporary use is not in effect in the image below. Camping on the land is part and parcel of the extant use of the land as a holiday park. It is on this basis and shared understanding that the application is retrospective for the operational development only. This matter is being provided as detail, for a non-contentious issue, to provide clarity only.



According to the Gov. Planning Flood Maps the site is entirely in Flood Zone 1 as illustrated below.

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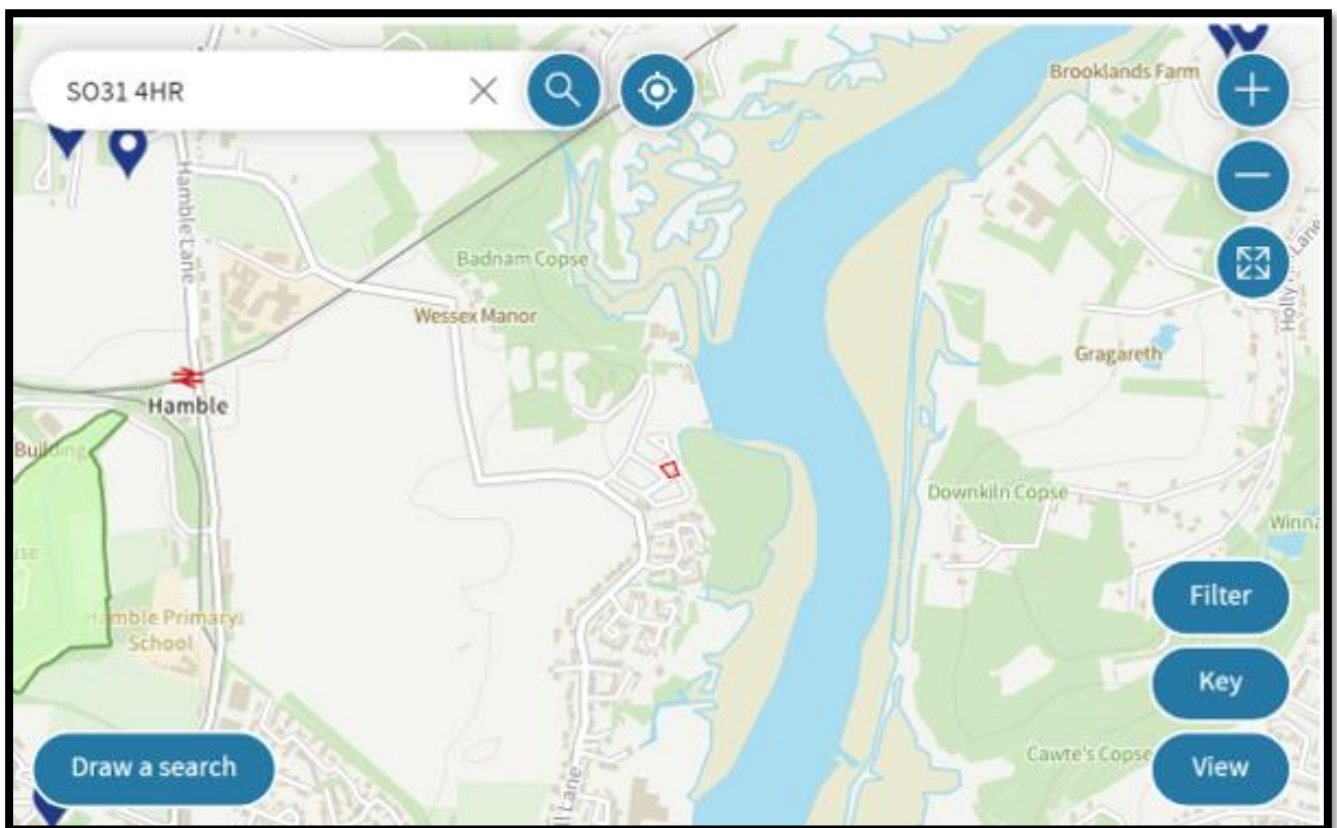


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According to Historic England's website there are no heritage assets on or near the site as illustrated below.



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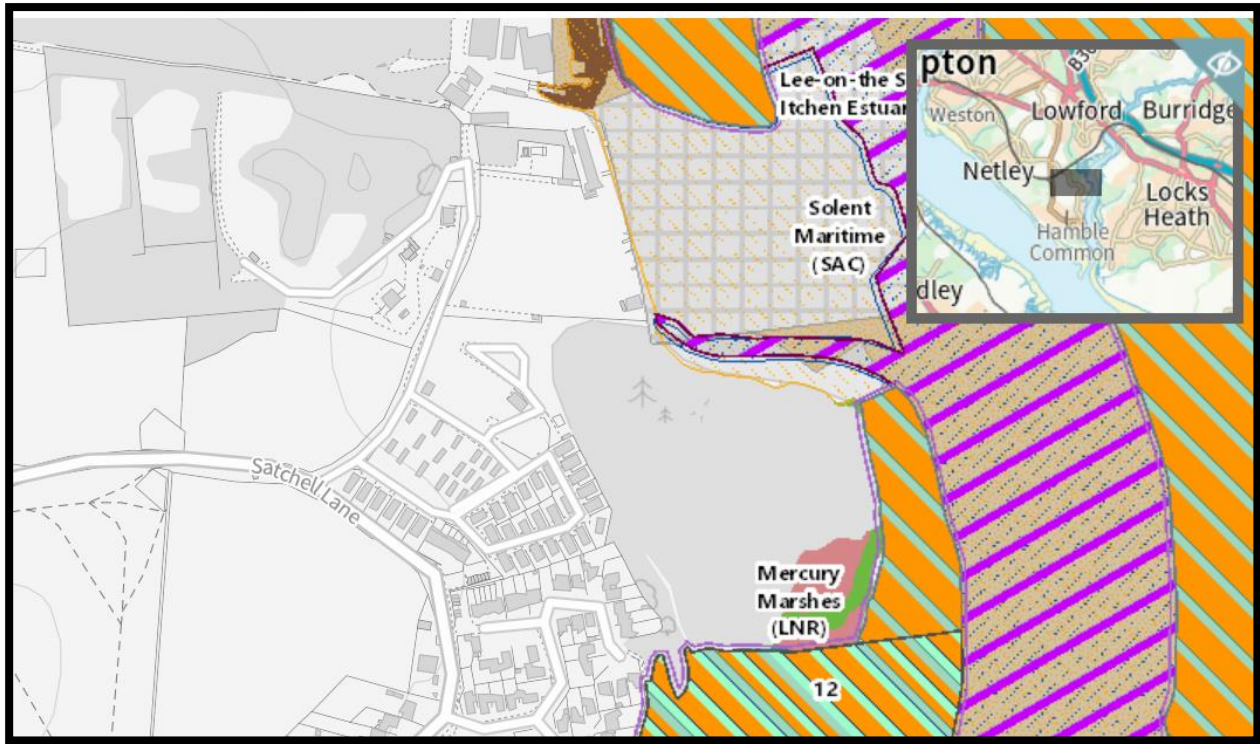
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According to DEFRA's Magic website there are no site-specific designations as illustrated below.



Relevant Planning History

[Z/16487/012/00 - Riverside Park, Satchell Lane Hamble Hants,](#)

Valid date: **19/12/2000** - CERTIFICATE OF LAWFULNESS FOR EXISTING USE OF LAND FOR SITING OF TOURING CARAVANS AMONGST STATIC CARAVANS. Type of Application: Full planning. Status: Decided. Decision: CLUED - Certificate Issued. Decision Date: 06/06/2001

[Z/16487/007/00 - Riverside Park, Satchell Lane Hamble Hants,](#)

Valid date: **28/06/1993** - SITING OF 16 HOLIDAY CHALETs. Type of Application: Full planning. Status: Decided. Decision: Withdrawn By Applicant. Decision Date: 16/11/1995

[Z/16487/005/00 - Riverside Caravan Park, Satchell Lane Hamble,](#)

Valid date: **05/09/1989** - USE OF LAND FOR SITING OF MOBILE HOLIDAY HOMES WITH ASSOCIATED LANDSCAPING AND PARKING - Type of Application: Full planning. Status: Decided. Decision: Permit. Decision Date: 14/11/1989

[Z/16487/004/00 - Riverside Caravan Park, Satchell Lane Hamble,.](#)

Valid date: **11/04/1989** - USE OF LAND FOR MOBILE HOLIDAY HOMES - Type of Application: Full planning. Status: Decided. Decision: Refuse Planning Permission Decision Date: 11/07/1989.

The above list is not exhaustive, however, the above permission is relevant to the fact that the site is an established holiday park. Which is non-contentious.

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Planning Policy

(This is not an exhaustive list)

National Planning Policy Framework (NPPF) Adopted 2021

Section 2 of the NPPF relates to 'Achieving sustainable development'. Paragraph 8 of the NPPF details the three dimensions of sustainable development which are as follows:-

- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 states that at the heart of the NPPF is a presumption "in favour of sustainable development".

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-making this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Section 4 of the NPPF relates to 'Decision-making'. Paragraph 38 sets out Local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 6 of the NPPF sets out that decision makers should seek to build a strong and competitive economy. In this respect Paragraph 81 states:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴², and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

Section 8 of the NPPF relates to ‘Promoting healthy and safe communities’. Paragraph 92 states:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Section 11 of the NPPF relates to ‘Making effective use of land’. Paragraphs 119 and 122 promote effective use of land. This can be explained through making sure developments are in locations that are best for their use.

Eastleigh Local Plan 2016 – 2036

The Eastleigh Borough Local Plan 2016-2036 was adopted on 25 April 2022. It sets out the policies and plans to guide future development to 2036. It will be used to determine planning applications in the Borough and replaces the ‘saved’ policies in the Adopted Local Plan 2001-2011.

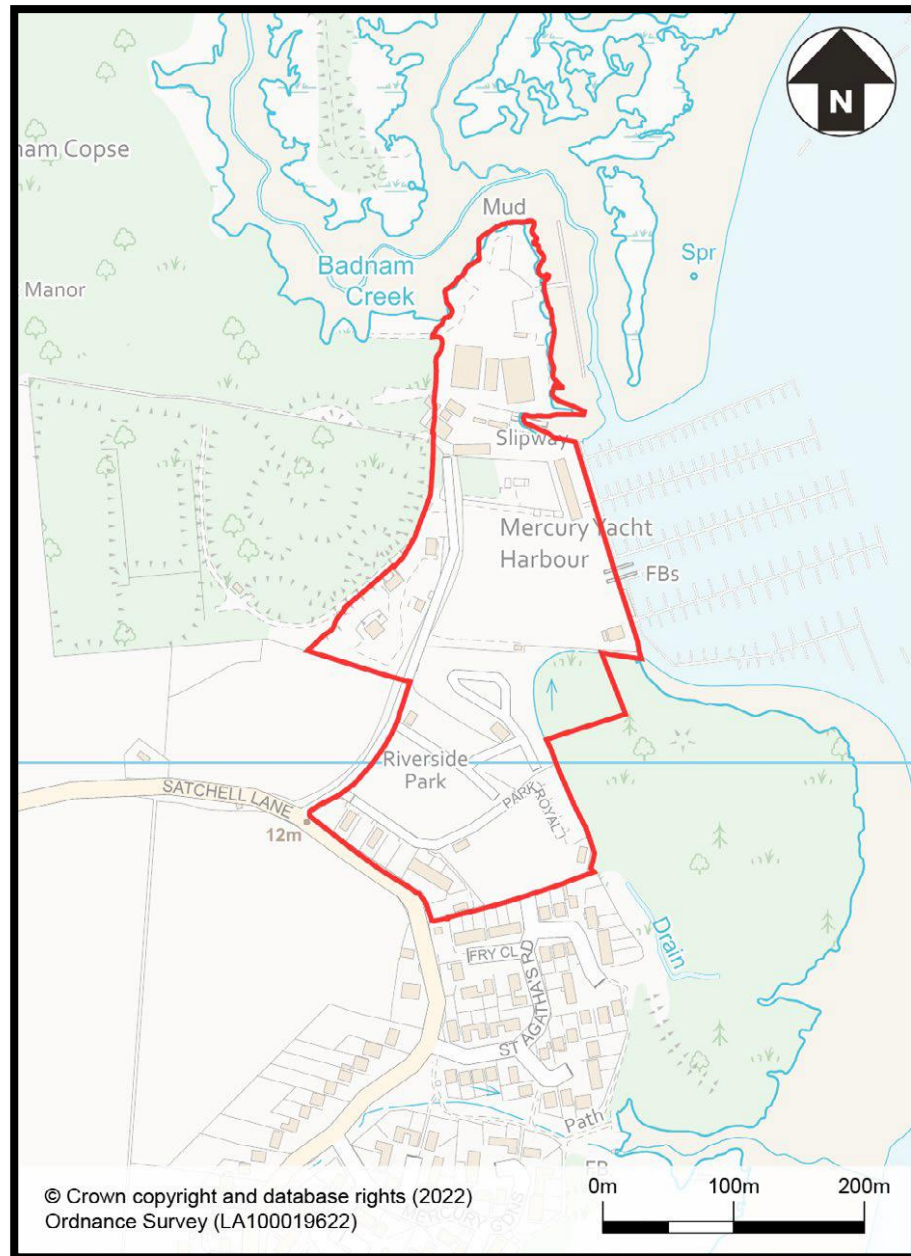
The works to create the 4no platforms and BBQ area is considered to accord with Policy DM1, General criteria for new development, in so far as there are no unacceptable impacts on any of the listed matters. This is considered on the basis that the holiday park is an existing site with historic overnight camping, touring and static caravan park with associated activities. The works simply provide a more convenient alternative to camping on a slope and cooking on a portable stove or disposable BBQ. No new facilities are required as a result of the works as they are as existing.

The site is considered to be subject to site specific policy HA2 (see page 159) of the Local Plan paragraph 5.2.68 (see page 163) detailed below.

“Policy HA2, Mercury Marina and Riverside Camping and Caravan Park” identifies the site as a 4.7hectare area of land as a Marina Yacht Harbour and Holiday Park with a range of accommodation. Stated as follows:

“Approximately 4.7 hectares of land at the Mercury Marina and the Mercury Yacht Harbour and Holiday Park, Satchell Lane, Hamble/Hound (in addition to the boatyard identified on the policies map) is allocated for a marina, a range of holiday accommodation and car parking/boat storage.”

Below is the Eastleigh Local Plan 2016 to 2036 Policies Map for Policy HA2 - Mercury Marina and Riverside Camping and Caravan Park.



Page 163 under Hound Parish (following on from Hamble-le-Rice Parish section) the “Economy and tourism” subheading relies on and only makes reference to the “Holiday Accommodation, Mercury Marina” with paragraph 6.2.68 stating:

“The sites of Mercury Marina and the adjoining Riverside Camping and caravan site are allocated for marina and holiday accommodation use. The southern part of the site lies in Hamble parish, and the proposal is at policy HA2, section 6.2 above.”

Planning Considerations

The principle

The bell tents and associated structures have been installed at the site as tourist accommodation in connection with the established caravan park at the site. These are required to supplement the caravan park and provide a variety of accommodation for holidaymakers. This is incidental to the caravan park and overall use of the marina and is in accordance with Policy HA2 in the adopted Local Plan.

The principle of the construction of platforms to formalise the location of camping and the construction of a brick-built BBQ area are considered to provide improved facilities. The works to create platforms is considered to less substantial than a cut and fill of the slope for the camping activity.

The bell tents which the platforms are designed for are of a uniform appearance and modest in comparison to the caravans which are static on site. The bell tents are also modest when compared to the touring caravans which park in the allocated bays to the northeast and west of the site (within the holiday park).

It is considered that the way in which the works have taken place, within the extant holiday park, are in principle acceptable and set out in the Eastleigh Local Plan Policy HA2 with associated Policy Map and the singular reference to the economy and tourism under the Hound Parish section at paragraph 5.2.68 as Holiday Accommodation, Mercury Marina.

Design materials and finish

The stained timber platforms are no higher than is necessary to achieve a level base for the bell tents. The finished colour and materials are considered to be suitable as timber and stained brown.

The design materials and colour of the BBQ area are also considered to be suitable. Red brick and nestled together with paving for comfortable level standing and reduced risk in terms of fire with a non-flammable space in terms of materials and separated away from the platforms.

The tents themselves are detailed on the submitted Bell Tent UK – product information. The erection of bell tents on the level platforms enables an order and design which is attractive and consistent when compared to a range of individual privately owned tents erected by tourists.

Heritage

As set out in the site description there are no heritage assets on or near the site.

Ecology

The works are above maintained/mowed grass. There are no on-site designations. Mercury Marina and Riverside Camping and Caravan Park is adjacent to the Solent and Dorset Coast Special Protection Area and Solent Maritime Special Area of Conservation, however, the operational development works undertaken and the seasonal erection of tents have no impact on the designated areas, as the camping use already exists within the Holiday Park the operational development simply enables a greater opportunity to manage the site which is considered to be in balance a positive and reasonable outcome.

Trees

There are no trees on the site. The platforms and BBQ area are separated by a significant distance from any tree canopies or root areas. There is therefore no impact on any trees.

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Landscape

As described in the site description. The location of the platforms within the existing holiday park is enclosed from views from the wider area by way of vegetation to the east and a combination of caravans and boundary treatments from all other angles outside of the Mercury Marina and Holiday Park site. There are no public rights of way running through or adjacent to the site. The platforms, BBQ area and Bell Tents will have no impact on the landscape.

Access and Parking

Mercury Marina and Holiday Park is a managed site. Guests visiting the site will be directed to spaces to park. The site manager will greet visitors and there are ample spaces as existing within the Policy HA2 area including a car park. There will be no impact on the public highway. The use of the land for camping is existing. No new accesses are required.

Flood Risk

As set out in the site description the site is in flood zone 1. The platforms and BBQ area are enclosed by permeable grassland.

Summary and Conclusion

The proposed works are considered to be minor and enable the applicant to create a more formal camping provision than pitching and striking camp by individuals and families on an irregular basis with individual tents and positioning.

The works are within an extant holiday camping and caravan site and in accordance with adopted local plan policy.

The applicant acknowledges that the works require planning permission, however, it is considered that the application is planning policy compliant.

There are no heritage, flood risk, ecological, arboricultural or landscape constraints which would be preventative of the works undertaken.

It is considered that the works undertaken are justified and that in any event the use of the site including camping is established and in accordance with the development plan.

We trust that you have all the necessary information to determine the application favourably. However, if you require anything further, please do not hesitate to contact me.

Yours faithfully,

[Redacted signature]

Steven Pattie MRTPI

Vail Williams LLP

E: [Redacted email]

M [Redacted mobile]