

DROXFORD PARISH COUNCIL
MINUTES
PUBLIC CONSULTATION

7.00pm Thursday 17 November 2016 at Droxford Village Hall.

SDNP/16/04613/FUL Upland Park Garrison Hill Droxford SO32 3QL

PROPOSAL

22 self-contained holiday lodges together with an on-site managers lodge, facilities/reception buildings and spa with parking and Landscaping improvement following demolition of vacant hotel buildings.

ATTENDEES

Councillors: Barbara Chandler - Chair, Mark Dennington, Chris Horn, Nick Fletcher, Colin Matthissen, Janet Melson – Vice Chair, Rosemary Hoile – Clerk. District Councillors Linda Gemmell, Vicki Weston, County Councillor Roger Huxstep, Jerry Tate, Joseph Brownhill (Tate Harmer Associates representing Eider Ltd.) Approximately 15 residents.

Residents looked at plans, elevations and a model displayed by Tate Harmer Associates, who were on hand to answer questions informally. There followed a formal presentation to the residents who remained.

Jerry Tate said the architectural practice specialise in designing timber framed lodges for holiday parks.

The proposal was described as similar to the presentation in June except the number of lodges had been reduced from 36 to 22. Enhanced landscaping had been introduced to conceal lodges in a woodland setting. The overall footprint had increased by 200 square meters but the layout was more spread out. The proposal comprises 12 x 2 bedroom lodges, 5 x 3 bedroom lodges, 5 x 1 bedroom lodges, and 3 facility structures, Reception and shop, café (35 covers), spa - 4 treatment rooms. Main parking, Reception and facilities area are higher up the site than previously; the plan uses the gradient of the site, regrading where necessary. The design incorporates low energy structures and natural materials (larch and cedar), and additional tree cover. The meadow will be re-instated chalk downland. The lodges to be set into the landscape to reduce impact.

Questions

The proposal conflicts with SDNP's policy of sustainability i.e. a development without safe pedestrian or cycling access to amenities – Increased traffic movement as a consequence of no footpaths / public access to the spa/ changeovers - Demonstrable demand for tourist accommodation in the village – Scope of café facility - Employment opportunities for residents, or, drawn from Portsmouth or Fareham - Proximity to the river dangerous for children – Lodges located beyond existing curtilage and close to the river – Lighting (dark skies) – Licensing (alcohol) – the proposal is self-contained – insufficient parking.

Tate Harmer response

Eider had been unable to negotiate pedestrian access to the village with either Highways or the neighbour - Total number of beds /74 guests; car parking / 37 cars - Café will offer light snacks for 35 covers – Shop sales at reception for basic groceries only - Changeover twice a week - Events are not part of the offering - Employment intended to be drawn from the surrounding area – Lighting will be 'bat compliant' in line with SDNP dark skies policies – WCC are responsible for licencing. Eider have not shared long term strategy with Tate Harmer – Safety barriers had been considered along the river.

Provision of housing had been tested and refused by SDNP. The proposal continues existing use of site. Eider believe they have a marketing strategy which will attract sufficient visitors.

The Consultation closed at 7.25pm