

6. Holiday accommodation



Current use	Open space
Potential capacity	'Luxury' holiday units. The number and arrangement to be determined but low-density development would be recommended.
Key constraints	<p>Land is protected open space (policy PCS13) so any loss would need to be mitigated or have community benefit outweighing harm. An ecological assessment would need to be carried out.</p> <p>Land around the site, including the access road, is in Flood Zones 2 and 3. A detailed flood risk assessment would be needed to demonstrate how the site would be managed in the event of flooding - the entry routes for water, flood water duration and methods for mitigation.</p> <p>The presence of any underground infrastructure associated with the adjacent Eastney Pumping Station, that could restrict development of the site, must be explored. In addition, the future needs of waste infrastructure is protected by the Hampshire Minerals and Waste Plan and in accordance with the plan, the council would need to consult Southern Water on proposals affecting land around the pumping station.</p> <p>Development of the public car park on the eastern part of the site would mean loss of parking capacity in the area. This could be mitigated by widening the road to the north to create 'herringbone parking' along its southern side.</p>
Access	Access would be from Ferry Road.