

Havant Borough Council,
Planning Department,
Public Service Plaza,
Civic Centre Rd,
Havant,
PO9 2AX

18th March 2025.

Dear Sir / Madam,

Yacht Haven, Copse Lane, Hayling Island

DTM Planning have been instructed by Alpine Homes (UK) Limited to submit an application relating to the above-referenced site.

The planning application is accompanied by the following information:

- 1 App Forms and Certificates
- Location Plan
- As Built/Proposed Site Plan
- As Built/Proposed Elevations and Floor Plans

Site Description

The site was formerly a boatyard but permission was granted in 2013 under Ref. APP/13/00317 to clear the existing boat buildings from the site and construct six detached houses, a residential boat store and ancillary office building, a boat store for a sailing charity, with improvements to the slipway and coastal footpath – please see Figure 2 below showing the site from 2013 in its previously developed state.



Figure 1 – Aerial view of the site from 2013 prior to redevelopment (Google Earth).

Figure 2 below show the approved masterplan for application Ref. APP/13/00317.



Figure 2 - approved masterplan under Ref. APP/13/00317

Planning History

APP/13/00317: Construction of 6No. 5 bed detached houses, 1No. detached boat store and ancillary office building, 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non-residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. Approved – 27/11/2015.

Please see **Appendix 1** for the associated decision notice.

APP/11/00955: Six detached houses, detached marine office, 6 boatsheds, boatyard and pontoon for 19 berth, improvement to sea defences, restoration of sluice pond and creation of nature reserve - Withdrawn 6/12/2013.

93/50888/2: Outline permission for 6 houses arranged in two rows of three in the north-eastern part of the site, where the former boatyard buildings are located. - Approved 7/3/1996.

94/50888/3: Outline permission for a replacement pontoon with 19 moorings, replacement slipway, mast/sail store and boat compound/parking area. - Approved 7/3/1996.

04/50888/012: Outline application for 9 detached dwellings. - Refused 14/2/2005.

Proposal

The current application relates to the approved boat store and offices constructed under Ref. APP/13/00317.

The buildings have been erected in accordance with the approved siting under Ref. APP/13/00317. The scale and appearance of the boat store and office is broadly consistent with the approved plans for Ref. APP/13/00317, however it is not entirely consistent with the approved scale and design. This application seeks to regularise these issues.

The second part of the application relates to the use of the buildings. Originally the boat store building with ancillary office was intended for occupation by a local volunteer-run charity 'Even Keel Project (EKP)' based on Hayling Island. The charity provided sailing opportunities for people who would otherwise be unable to do so, including people with disabilities. However, by the time the buildings were completed, the Charity was no longer in existence and therefore it was not possible to continue with the intended occupier.

Following completion, the buildings have been occupied by the applicant and been used as an office space and used to oversee the build which is nearing full completion.

Therefore this application seeks permission for:

'Design changes to 1 No. detached boat store office building and 1 No. detached boat store as approved under application APP/13/00317 and a change of use to a marine related use'.

Relevant Planning Policy

The Core Strategy (2011)

The Core Strategy sets out the strategic direction and broad distribution of development for the Borough, including strategic sites and areas for development and protection. It also contains some Development Management policies.

The Allocations Plan (2014)

The Allocations Plan is the second part of the Local Plan, adopted on 23 July 2014. It identifies sites for specific uses including housing, employment, retail, recreation and green infrastructure up to 2026. It also contains some detailed Development Management policies.

Relevant Core Strategy Policies:

- CS2 Employment
- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough);
- CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB));
- CS15 (Flood and Coastal Erosion);
- CS16 (High Quality Design);
- CS17 (Concentration and Distribution of Development within the Urban Areas);
- CS19 (Effective Provision of Infrastructure)
- CS21 (Developer Requirements)
- DM10 (Pollution)
- DM14 (Car and Cycle Parking on Development (excluding residential))
- DM3 (Protection of Existing Employment and Tourism Sites)
- DM9 (Development in the Coastal Zone)

Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- Principle of development
- Impact on the Character of the area
- Boathouses and Employment
- Ecology
- Highways and Access

Principle of development

The site is previously developed land within the countryside. The NPPF encourages the re-use of previously developed land (PDL). In the local context the Local Plan policy CS17 concentrates new development, including redevelopment of PDL, into the defined urban area. However, in this instance the principle of redevelopment has already been established through application APP/13/00317.

In coastal areas, policy CS2 safeguards existing marine businesses from non-marine related development along with Policy DM3, which safeguards employment uses across the Borough. The proposed use would be marine related in accordance with Policy CS2 and therefore the principle of development is considered to be acceptable.

Character and impact

The scale, internal layout and external appearance has changed little since the original consent and therefore it is considered that there will be no adverse impact on the character and appearance of the surrounding area.

Boat Store and Office Use

The boat store building with office were intended for occupation by a local volunteer-run charity 'Even Keel Project (EKP)' based on Hayling Island. The charity provided sailing opportunities for people who would otherwise be unable to do so, including people with disabilities. The occupation of the buildings was restricted on this basis by Condition 4 of APP/13/00317, as follows.

The boat stores and office hereby approved shall be used only for purposes incidental to the use of the approved dwellings within the site, or for the purposes of the Even Keel sailing charity. Furthermore, they shall not be used as habitable accommodation.

The charity ceases operating prior to the completion of the buildings. Therefore, it is no longer possible to comply with Condition 4 of Ref. APP/13/00317 and this application seeks to vary the restriction in Condition 4 to allow compliant occupation. Owing to the location of the site and the relevant policy context as cited above, it is suggested that a marine related use is the most suitable in this instance.

It is also worth noting that the wording of the condition is clear in that the Council did not want the buildings to be used for residential in the future.

The proposed use is aligned with the intention of the condition to prevent residential use of the approved buildings and to ensure that these buildings were used for a marine related purposes. Therefore, the proposed development is considered acceptable in principle owing to the location of the site.

Ecology

The coastal environment is subject of Local Plan Policy DM9, which only allows for development subject to a series of criteria including no harm to designated sites for ecology such as Chichester Harbour.

These considerations are largely reinforced in the AONB and its setting by policy CS12 and the NPPF, the latter attaches 'great weight' and 'the highest status of protection' to conserving its scenic beauty.

The layout of development has been considered acceptable under application APP/13/00317. The only issues for consideration in this application are minor changes to the design of the buildings. As there are no changes to the siting of the buildings, there will be no adverse impact in terms of ecology.

Highways and Access

As part of the original application the existing access was improved to meet the requirements of the Highways Authority. This access has been provided in accordance with Ref. APP/13/00317.

The proposed development does not propose an increase in floor area or usable space over and above the original consent, therefore there are considered to be no adverse highways impacts.

Conclusion

The site was formerly a boatyard but permission was granted in 2013 to clear the existing boat buildings from the site and to construct six detached houses, a residential boat store and ancillary office building, a boat store for a sailing charity, with improvements to the slipway and coastal footpath.

The permission included Condition 4, which required that the boat store and office to be used only for purposes incidental to the use of the approved dwellings within the site, or for the purposes of the Even Keel sailing charity. Furthermore, it sought to ensure that the buildings could not be used as habitable accommodation.

The wording of the condition clearly outlines that the Council was concerned regarding future residential use of the boat store and offices, rather than an alternative commercial use.

As the charity is no longer in existence and the buildings are not required by the residents, the condition is preventing their ongoing lawful use. It is considered that an alternative marine related use would be appropriate given the location of the site and relevant Development Plan policies seeking to support marine related development.

The application seeks approval to allow the building to be occupied on this basis, for marine related use only, whilst also regularising minor changes to the design of the buildings.

Should you require any further information, please let me know.