

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/25/00900
Site Address:	Yacht Building Yard, Mill Rythe Lane, Hayling Island
Development:	MOT Testing Station
Case Officer:	DE
Comments by:	JB
Date of Comments:	19/01/2026

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, form the development plan for Havant Borough.

Principle of development

The site lies outside of the urban area as defined by policies CS2/AL17 of the Local Plan. While these policies seek to concentrate development within the defined urban area, criterion b) of CS17 also encourages the prioritisation of development on previously developed land. That is the case here, so while the proposal is not in full compliance with CS2 and AL17 it is considered that the reuse of brownfield land within an established employment site would be supported in principle in policy terms.

Development in the Coastal Zone and Chichester Harbour AONB

The site lies in the area defined by Policy DM9 as the Coastal Zone. This brings with it requirements to take into particular consideration the impacts of development on the coastal landscape and the nature conservation interests in this area.

Similarly, the site lies in Chichester Harbour AONB (policy CS12) which equally brings with it special considerations with regard to visual and other impacts. In this context the Chichester Harbour SPD should also be considered in determining this outline, or any subsequent reserved matters applications.

Flood Risk

The site lies in the Environment Agency's tidal Flood Zone 1 and is therefore considered to be at low risk of flooding. However, with climate change taken into account, the site is expected to be at risk in the future, both according to the [National Flood Map for Planning](#) and [the Council's Strategic Flood Risk Assessment](#). The access route within the red line boundary lies in tidal FZ3 in the present day.

A site-specific Flood Risk Assessment is required to support the application. It is noted that a document entitled FRA has been submitted, but that it contains limited detail. It is suggested that the views of Coastal Partners and/or the Environment Agency should be sought on its acceptability.

In addition to the FRA, a sequential test should also be undertaken. In line with [the Council's sequential test guidance](#), it would be acceptable for the area of search to be limited to Hayling Island. If the sequential test is passed, [the exception test would not need to be passed](#), as the proposal is classed as 'less vulnerable'.