

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/26/00212
Site Address:	Hayling Seaside Railway, Sea Front, Hayling Island, PO11 0AG
Development:	Construction of a Heritage Centre, including facilities of a shop selling Railway and Heritage Memorabilia adjacent to the existing Eastoke Corner Station and depot. The new building to include provision for an accessible toilet and first floor mezzanine floor incorporating a small office and storage area accessible by stairs and a lift.
Case Officer:	HO
Comments by:	BC
Date of Comments:	15/05/2026

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 proposal seeks to extend the existing building to provide a heritage centre, relocate the existing shop and provide a first floor office area.

Policy CS5 supports development that would improve existing tourist facilities. Policy CS6 supports development which positively contributes to the social, economic and physical regeneration of South Hayling Island and supports small scale tourist facilities. The proposal is an extension to an established tourist use, therefore is supported in principle in policy terms.

Detailed Considerations

The site is situated in Flood Zones 2 & 3 and is at risk of Future Tidal Flooding. It is noted that the applicant has submitted a minimal FRA. Comments should be sought from the Environment Agency and/or Coastal Partners with regard to flood risk.

Conclusion

The proposal seeks to extend an established use and enhance an existing tourist facility. It is considered that this will help to positively contribute to the regeneration of south Hayling Island and is supported in policy terms.