

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/26/00297
Site Address:	32 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ
Development:	Removal of Condition 1 of Planning Consent 13268/3 to allow for the permanent occupation of Chalet number 32.
Case Officer:	TP
Comments by:	BC
Date of Comments:	02/07/2026

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 within the urban area as defined by policies CS17 and AL2 in the adopted Local Plan. There is a presumption in favour of sustainable development in this location subject to other considerations.

The original permission for the chalets states that the chalets shall be occupied only between 1st March – 31st October in any year. The intention of the original permission was to provide a site of holiday chalets which were to provide holiday accommodation on a seasonal basis.

Loss of Holiday Accommodation

Policies CS5 and DM3 seek to safeguard existing tourist facilities and accommodation. The chalets are existing holiday accommodation and are therefore safeguarded under policies CS5 and DM3 of the Local Plan. Policy DM3 requires it to be demonstrated that the land or premises are not fit for purpose and financially unviable for any tourism use if that use is to be lost, which appears to be the intention here. No such evidence has been provided with this application.

Flood Risk

The application site lies within Future Tidal Flood Zone 2. The Council's Sequential Test Guidance states that where the risk increases, including by virtue of occupancy periods increasing, a sequential test would be required. Furthermore, the change of use to a permanent residential use would require a Flood Risk Assessment to be submitted.

Conclusion

In conclusion, the loss of holiday accommodation is contrary to policies CS5 and DM3 and therefore is not supported in policy terms. In addition, flood risk in the context of full residential use has not been considered.