

Dear Lesley,

APP/26/00391 | Installation of 3 No covered and partially enclosed padel courts with associated lighting, noise and ecology mitigation measures. | Hayling Yacht Company, Mill Rythe Lane, Hayling Island, PO11 0QQ

Thank you for consulting me on this application.

The application is accompanied by an Ecological Impact Assessment (ESL, April 2026). I am content that the development site is itself of minimal ecological value, containing hardstanding with no vegetation. On that basis, on-site ecological impacts are negligible. Based on the submitted information I am content that the proposal meets the de minimis exemption from Biodiversity Net Gain (BNG).

The key ecological consideration here is the potential for impacts to adjacent sensitive areas, and the ecological assessment identifies the potential for impacts to off-site habitats and species. The site is adjacent to land included in the Solent Waders and Brent Goose Strategy (SWBGS Site H50B is closest, some 60 metres to the south) and is in relatively close proximity to the Solent Maritime Special Area of Conservation (SAC), Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, Chichester Harbour Site of Special Scientific Interest (SSSI) and is within the Chichester Harbour National Landscape.

The main potential impact pathway is noise and its potential to result in disturbance to wintering bird species associated with the nearby Special Protection Area supporting habitat. Novel noise can result in significant disturbance to bird species using SPA supporting habitat, especially where exceeding a threshold of c.68dB at the location of any birds (in this case, within Site H50B). Potential noise impacts would occur in the overwintering season between October and the end of March.

The application includes a basic Construction Environment Management Plan (CEMP). This includes a statement that *“due to the nature of the project and the limited requirement for ground works the emission of noise & vibration will be limited, and there will be no percussive piling, use of heavy machinery will be no more than is usual in the day to day operation of the existing site. However this will be monitored and controlled if required”*. The CEMP doesn't explain how any potential noise disturbance is to be monitored or how the anticipated noise has been measured. The simplest measures to be taken – as set out in the

Ecological Impact Assessment – is to avoid the overwintering period altogether (1 October – 31 March in any year).

However, in this case I am content that the potential noise disturbance impacts to adjacent SPA supporting habitat are likely to be minimal and therefore, if you are minded to grant permission, can I suggest that the following condition is included:

Development shall proceed in accordance with the ecological impact avoidance measures as detailed in the Ecological Impact Assessment (ESL, April 2026) and CEMP (Ian Murray, June 2026) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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Advanced notice of leave: 24 July- 10 August 2026



More details at www.havant.gov.uk/nitrogen



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In August 2025, the council moved to a new case management system, across Planning Development, Licensing and Environmental Health. This change involved moving 25 years' worth of data from multiple systems into one new system and learning how to use the new system. Our officers have been working hard to continue working throughout the change, but there was a period of downtime, and we are still working through some of the backlog. As a result, our response times are longer than usual, and we apologise for any inconvenience this may cause. Thank you for your understanding and patience.

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