

Planning Application Response of Planning Policy

Application No:	APP/26/00391
Address:	Hayling Yacht Company, Mill Rythe Lane, Hayling Island, PO11 0QQ
Development:	Installation of 3No covered and partially enclosed padel courts with associated lighting, noise and ecology mitigation measures
Case Officer:	LW
Comments by:	IE
Date of Comments:	30 July 2026

Development Plan

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

Emerging Development Plan and updated Evidence Base

The [Publication \(Reg19\) Local Plan](#) is currently subject to public consultation until 5pm on 9 September 2026. This is supported by a number of [evidence base studies](#) which have updated the position on development requirements, land supply and constraints including the [Employment Land Review Update](#) and the [Playing Pitch Strategy](#). It may only be afforded limited weight at this stage.

Principle of development

The site lies outside of the urban area as defined by policies CS17/AL2 of the Local Plan. As such, there is a general presumption against development in this location, except in exceptional circumstances. It is noted from the Business Case submitted by the applicant that there is an unmet public need for community and sport use which would be addressed through this proposal. As such, there may be an exception in this case compliant with criterion (2) of Policy AL2, subject to the applicant demonstrating that this public need cannot be accommodated elsewhere in the Borough.

Provision of sport and recreational facilities is generally supported under policy CS1 (Health and Wellbeing) in particular:

- Criterion 6 encouraging the provision of *‘indoor sports and leisure facilities that would meet strategic needs of the whole borough and where appropriate local provision’*; and
- Criterion 10 which supports development that *‘contributes to the availability of community facilities through refurbishment or new provision’*

It is noted that Sport England raised no objection. However, it is suggested that comments should also be sought from the Communities Team.

Health and Wellbeing/ Loss of Employment

Although the creation of sports and recreational facilities contributing to health and wellbeing is generally supported (policy CS1), the site is located within a marine and industrial complex. As such, this development would result in a partial loss of employment land and conflict with Policy CS2 (Employment).

In order to demonstrate the loss of employment is acceptable, applicants are generally expected to demonstrate that the site is no longer suitable for employment by means of an active and exhaustive marketing exercise in line with Policy DM3. In this case, it is worth noting that the applicant has submitted a Business Case which

provides some marketing evidence of the activities undertaken to secure a new B-class tenant.

Where it is clearly demonstrated that the site is no longer suitable for B use class employment, other types of economic development should be considered in the first instance. These uses will be expected to provide employment opportunities of similar quality and quantity as those which previously existed, evidenced by an active and exhaustive marketing process. It is however noted from the submitted Business Case and Design and Access Statement that the proposals responds to need for sport provision (padel court) which would be publicly accessible and benefitting the local community, and that the development would generate new opportunities for employment (approximately 2.5–3.5 direct FTE roles at launch, growing to 4–5 FTE). This would also be considered in planning balance.

On this basis, a policy objection could not be sustained in the context of Policies CS2 and DM3.

Flood Risk on the Site

The application site mainly lies within Flood Zone 1 while the entrance and access road to the site are within Flood Zone 3. A site-specific Flood Risk Assessment (FRA) is required to support the application. It is noted that the applicant has submitted a Flood Risk Assessment with a flood management and evacuation plan as part of the mitigation measures.

It is noted that the Environmental Agency has raised no objection.

Design and Landscape

The site is located within the coastal zone and the Chichester Harbour National Landscape and involves works that would be visible from the neighbouring areas and the National Landscape setting. Therefore, from a policy perspective the following policies will apply:

- DM9 (Development in the Coastal Zone): In line with this policy, development is only considered acceptable in the coastal zone if landscape, access, recreational and ecological impacts are avoided or addressed.
- CS12 (Chichester Harbour AONB): Under this policy, the development is required to protect the qualities of the National Landscape AONB. The visual impact of the proposal should therefore be carefully considered, and the scheme should have regard to the Chichester AONB SPD. It is noted that Chichester Harbour Conservancy have objected subject to ecological and noise impacts on the Harbour being addressed.
- CS16 (High Quality Design): Policy CS16 expects high quality design in all development.

Pollution

Policy DM10 (Pollution) of the Core Strategy requires development that may cause pollution through noise, light or other to demonstrate that health and safety of existing and future users of the site, or nearby occupiers and residents are not put at risk. The applicant has submitted a Noise Impact Assessment and Day and Night Views. Comments from Environmental Health should be sought in regard to noise and light impacts.

Ecology

The site lies within the Chichester Harbour National Landscape and is adjacent to ecologically sensitive areas including land in the Solent Waders and Brent Goose

Strategy and close 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). It is noted that the applicant has submitted an Ecological Assessment Report. Therefore, subject to comments from the Council's Ecologist. It is noted that the Council's Ecologist raised no objection at this stage.

Conclusion

In conclusion, it is noted that the development site is outside of the urban area defined under Policies AL2 and CS17. However, there may be an exception considering the public need for community and sport provision. As such, the applicant is required to demonstrate that the proposed sport and community provision cannot be accommodated elsewhere in the Borough. This is to satisfy the exception test under Policy AL2, criterion (2).