

Consultation Comments from Planning Policy

Application No:	26/00089/FUL
Address:	26 Wittering Road, Eastoke, Hayling Island
Development:	Erection of a detached, three-bedroom, self-build dwelling with associated access, parking, hard and soft landscaping, and associated works, with an ancillary one-bedroom carers annexe following subdivision of the plot and demolition of the existing buildings
Case Officer:	TP
Comments by:	JB
Date of Comments:	31 July 2026

Comments were previously provided in March 2026 and in early July 2026. These comments update and supersede those comments.

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 the borough.

The Council approved its Regulation 19 Publication 'Building a Better Future' Plan on 15 July 2026. This has limited weight in decision making at this stage.

These documents are available at www.havant.gov.uk/localplan.

Principle of Development

The site lies within the urban area as defined by policies AL2 and CS17, so the principle of development is accepted in this location.

5-year housing land supply

It is also acknowledged that the Council cannot currently demonstrate a five-year housing land supply, which further supports a presumption in favour of sustainable development (para 11d of the NPPF).

However, it does not follow that planning permission should automatically be granted for development which would boost housing supply. Rather, permission should only be refused where the adverse impacts of permitting the scheme would significantly and demonstrably outweigh the benefits.

Weight must be given to the fact that the proposal would contribute to the Council's housing supply, but given that it is just a single dwelling, its contribution is minimal. Other matters would still need to be weighed in the balance, in particular flood risk, which is listed in footnote 7 of the NPPF as a particular constraint in the context of the presumption, and is discussed further below.

Flood Risk

This site lies on the east facing coast at Eastoke on Hayling Island. While much of the Eastoke Peninsula at risk of tidal flooding according to the Environment Agency's Flood Map for Planning, the proposal site itself lies in Flood Zone 1 in the present day. However, once climate change is taken into account, the site itself is likely to move into the extent of Flood Zone 3, according to the Council's Strategic Flood Risk Assessment.

The applicant has provided a site-specific Flood Risk Assessment. Following requested revisions to the FRA, it noted that the Environment Agency and Coastal Partners raise no objections to

proposal, subject to conditions and additional considerations by the LPA regarding the emergency planning and rescue arrangements.

On the request of the policy team, the applicant has also provided a Sequential and Exception Test. The FRA includes a section on the sequential test and the exception test.

The applicant's sequential test demonstrates a comprehensive review of a large number of sites within the agreed area of search of Hayling Island and concludes that there are no reasonable alternative sites for this proposal. The policy team initially considered that it was unclear why certain sites had been discounted, but the applicant has clarified the way this information is presented in the Sequential Test. On the basis of this further explanation, it is accepted that the test has identified no alternative reasonably available sites to accommodate the proposal. Although the applicant's test did not take into consideration all extant planning permissions delivering dwellings, the Council has undertaken its own review of these and has not concluded that any are reasonably available. Overall, the policy team concludes that the sequential test has been passed.

The exception test must also be passed, and the applicant has submitted commentary on why they consider that the proposal passes this test:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The arguments put by the applicant in relation to part a) are not disputed, although it is noted that significant weight is placed on the provision of a dwelling in light of the housing land supply position. The policy team acknowledges the 5 year supply position, but suggests that a single dwelling would make a very limited contribution to that supply. The provisions of part a) of the exception test also relate to there being "wider sustainability benefits to the community". The proposed development is a single dwelling with no regeneration or wider benefits to the community of Eastoke or Hayling Island more widely. As such, it is considered that such the wider sustainability benefits would be low in scale and limited solely to providing a minor increase in housing supply. This should be given consideration in undertaking the planning balance and determining this application.

Part b) of the exception test – the safety of the development – will be established through the FRA (discussed above).

Finally, in concluding the flood risk considerations, it should be noted that national guidance (para 27 of the PPG) states that housing considerations, including housing land supply, may be relevant in the planning balance, alongside the outcome of the sequential test.

Landscape and Ecology

Looking beyond the principle of the proposal and the matter of flood risk, its visual impact and effects on the sensitive Harbour environment will be a particular consideration with the following policies needing to be satisfied if the proposal proceeds to application:

- **Development in the Coastal Zone** – development is only considered acceptable in the coastal zone if landscape, access, recreational and ecological impacts are avoided or addressed in line with DM9

- **Chichester Harbour AONB** - National Policy and Local Plan Policy CS12 require the protection of the qualities of the AONB. The site is located on the edge of the AONB, within its setting, and therefore the visual impact of the proposal should be carefully considered. The Chichester AONB SPD may assist in this regard.
- **Design** – Policy CS16 expects high quality design in all development, and this will be particularly pertinent here given the above policies
- **Chichester and Langstone Harbours SPA, Ramsar and SSSI designations and Solent Maritime SAC** - The site lies immediately adjacent to these protected areas.

The Council's ecologist and landscape officer, as well as Natural England and the Chichester Harbour Conservancy may wish to comment on the proposal.