

RESPONSE TO LANDSCAPE CONSULTATION

Hayling Padel - Mill Rythe Lane, Hayling Island

Planning application: APP/26/00391

Landscape reference: Consultee response, Harry Mitchell CMLI, Chartered Landscape Architect

Date: 22 August 2026

Thank you for your comments on this application. We appreciate the importance of protecting the special character of the Chichester Harbour National Landscape (AONB) and we apologise that the submitted drawings may not have been sufficiently clear. We hope the following clarification is helpful.

1. Height and character

The development is in the Top Yard within an established working boatyard and commercial setting as shown in Appendix A Drawing A101 Location Plan, adjacent to but not within an undeveloped part of the designated landscape. Drawing A103 (Distant Elevations) in Appendix B shows the proposal from four directions in the context of the existing industrial buildings, boatyard activity, masts, fencing and mature boundary vegetation. Drawing A104 (Site Elevations) in Appendix C shows the relationship at closer range.

The development design was significantly revised in response to comments from Havant Borough Council and Chichester Harbour Conservancy during pre-application discussions. The original arched canopy was replaced with the current simple portal-frame partially enclosed building so that it relates closely to the established industrial character of existing buildings on the site. We are encouraged that the Conservancy's consultee response of 20 July 2026 describes the revised design as "more reflective of the existing buildings on site" and considers the landscape impact acceptable.

The structure will be finished in juniper green to match the existing buildings and provide the dark, muted and recessive appearance recommended by the Conservancy.

2. Screening

Drawings A103 and A104 show substantial existing mature tree screening to the north, south and west. On the south-west side, the boundary of the proposed development adjoins the retained external storage area within the top-yard hard standing. The immediate visual relationship is therefore with the retained storage area, which remains between the proposal and the far boundary. There is no available soft ground within this interface for in-ground planting.

The north-east side faces into the operational harbour edge and is actively used for boat storage and access to the pontoons, as shown on Drawings A101 and A104, so planting would conflict with the practical operation of the boatyard. The development does not remove any of the existing wider boundary vegetation and uses a juniper-green finish to reduce visual prominence. We hope that, together with the established commercial and boatyard context, these measures can be accepted as appropriate and proportionate landscape mitigation.

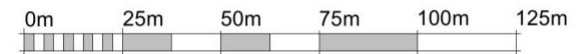
Taken together, Drawings A103 and A104, the established boatyard context and the Conservancy's assessment provide relevant information to assess the landscape and visual effects of the development. We therefore respectfully ask that a separate LVIA is not required. If there is a particular residual viewpoint or effect that is not addressed by the submitted drawings, we would be grateful if it could be identified so that we can respond appropriately.

For ease of reference, Drawings A101, A103 and A104 are appended in full size. We hope this clarification enables the landscape concerns to be resolved.



1 Location Plan

1 : 1250



VISUAL SCALE 1:1250 @ A3

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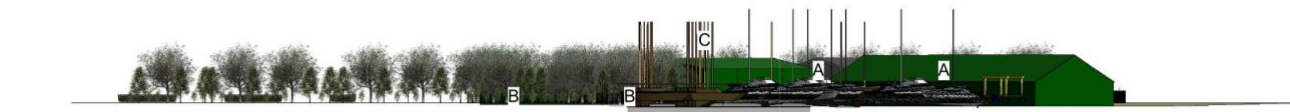
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**Mill Rythe Lane Padel
Proposed V4**

Hayling Padel Ltd

Location Plans

Project number	Project Number	A101
Date	23.6.13	
Drawn by	Author	
Paper size	Checker	
Scale		1 : 1250



1 East
1 : 1000

A = Existing Industrial Buildings

B = Existing Fence (3.8m)

C = Proposed Padel Courts



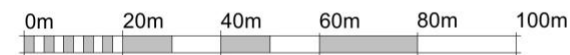
2 North
1 : 1000



3 South
1 : 1000



4 West
1 : 1000



VISUAL SCALE 1:1000 @ A3

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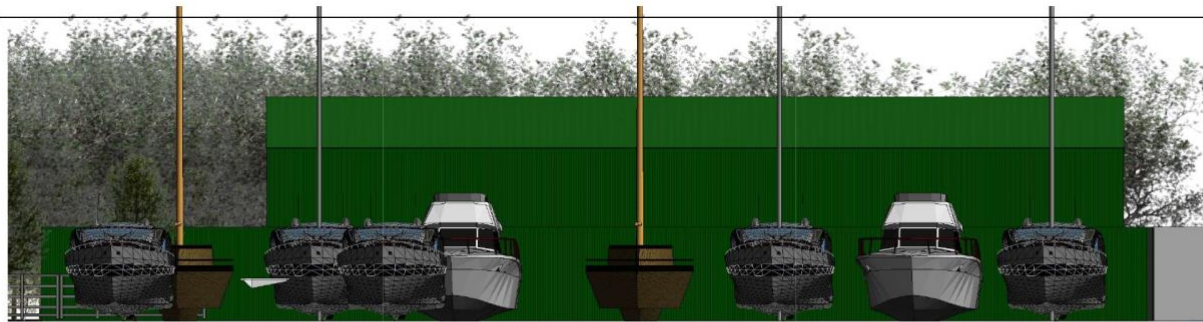
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Mill Rythe Lane Padel Proposed V4

Hayling Padel Ltd

Distant Elevations

Project number	Project Number	A103
Date	23.6.13	
Drawn by	Author	Scale
Paper size	Checker	
		1 : 1000



1 NE Site Elevation
1 : 200

2 NW Site Elevation
1 : 200

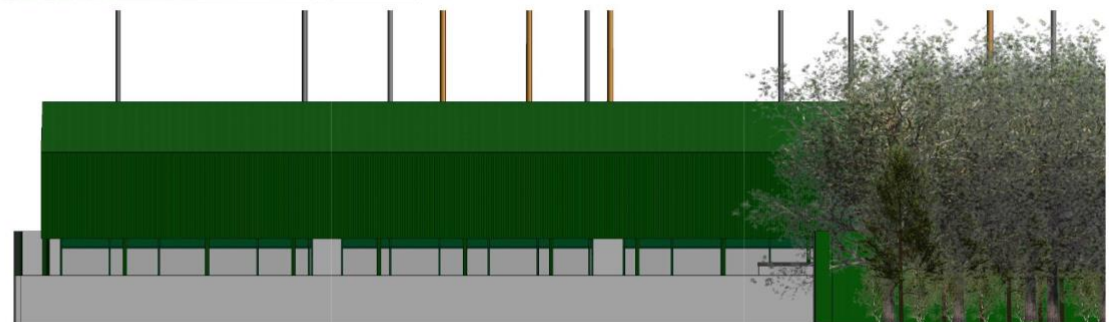


3 SE Site Elevation
1 : 200

4 SW Site Elevation
1 : 200



VISUAL SCALE 1:200 @ A3



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**Mill Rythe Lane Padel
Proposed V4**
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Site Elevations

Project number	Project Number	A104
Date	23.6.13	
Drawn by	Author	Scale
Paper size	Checker	
		1 : 200

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