

## DELEGATED OFFICER REPORT

|                                  |                                                                                                                                               |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSAL</b>                  | <b>Installation of a new water storage tank and pump house at Hayling Golf Club to replace the existing water tank for course irrigation.</b> |
| <b>LOCATION:</b>                 | Hayling Island Golf Club, Links Lane, Hayling Island, PO11 0BX                                                                                |
| <b>REFERENCE NO:</b>             | APP/26/00532                                                                                                                                  |
| <b>APPLICANT:</b>                | Mr Philip Stride                                                                                                                              |
| <b>APPLICATION TYPE:</b>         | Full planning permission                                                                                                                      |
| <b>CONSULTATION EXPIRY DATE:</b> | 17/09/2026                                                                                                                                    |
| <b>APPLICATION EXPIRY DATE:</b>  | 23/09/2026                                                                                                                                    |
| <b>WARD:</b>                     | Hayling West                                                                                                                                  |
| <b>SUMMARY RECOMMENDATION:</b>   | <b>Approve with conditions</b>                                                                                                                |

### 1. Site Description

The site lies within Hayling Golf course which is located in the South-West of Hayling Island. The golf course comprises areas of grassed fairways and greens within larger areas of more natural landscape including areas of gorse, native plants and coastal vegetation together with areas of wetland and marsh.

The golf course is within an area designated as a Site of Special Scientific Interest (SSSI) and within a Solent Waders and Brent Goose Strategy Primary Support Area.

### 2. Planning History

APP/17/00275 Construction of a facilities building on the course to provide separate male and female toilets along with a refreshment/shelter area (Approved 09.06.2017). Request to Discharge Conditions 4, 5, 6 and 7 (02.05.2018). Permitted 09/06/2017

APP/25/00484 Installation of a permanent toilet facility on golf course. Permitted 16.10.2025

### 3. Proposal

Installation of a new water storage tank and pump house at Hayling Golf Club to replace the existing water tank for course irrigation.

#### **4. Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework 2026 , the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

##### National Planning Policy Framework 2026

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

S3 - Presumption in favour of sustainable development

##### Havant Borough Local Plan (Core Strategy) March 2011

CS5 Tourism

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Areas

DM1 Recreation and Open Space

DM10 Pollution

DM8 Conservation, Protection and Enhancement of Existing Natural Features

DM9 Development in the Coastal Zone

##### Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

Listed Building Grade: N/A

Conservation Area: N/A

#### **5. Statutory and Non Statutory Consultations**

##### **Communities Team – General**

No comment received

##### **Langstone Harbour Board**

I refer to the detailed drawings and documents viewed on the Havant Borough Council website concerning the above planning application. The Board's Planning Sub Committee has considered this application and offers NO OBJECTION to the proposal, provided that the mitigation measures outlined in the "Preliminary Ecological Appraisal" are adhered to. Please do not hesitate to get in touch, should you wish to discuss any further.

**County Minerals Team** – no comment received

**Chichester Harbour Conservancy** – no comment received

## **Natural England**

### **SUMMARY OF NATURAL ENGLAND'S ADVICE NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED**

Natural England considers that without appropriate mitigation the application would:

- have an adverse effect on the integrity of SPA Functional Land.
- damage or destroy the interest features for which Sinah Common Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A Construction Environmental Management Plan should be produced and approved by the district ecologist/biodiversity officer.
- It is advised that, if necessary, any measures proposed to mitigate construction impacts on European designated sites and supporting habitat are outlined for incorporation into your authority's Appropriate Assessment.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

## **Ecologist**

The application is accompanied by a Preliminary Ecological Appraisal (Arun Ecology, July 2026) and a Biodiversity Net Gain Statutory Merit (Arun Ecology, 20 July 2026).

The application site comprises an area of partly-vegetated soil bunds with areas of unvegetated hard surfacing. I am content that the site is generally of limited ecological value (in terms of vegetation communities) but the report identifies that there is potential for some protected and notable species to occur, including nesting birds and common reptiles (within adjacent vegetation) and Badgers and Hedgehogs on occasion. Standard avoidance and mitigation measures are provided, and these are acceptable. I would be content for these measures to be secured through a suitably worded condition.

The application site is within Sinah Common Site of Special Scientific Interest (SSSI). I am content that the application site does not contain habitats associated with the SSSI – it is a fact that the SSSI was notified after the establishment of the golf course and therefore contains areas that have always been subject to recreational activity and regular disturbance associated with the operation of the golf course. I note that Natural England have not raised an objection to these proposals.

Overall, I am content with the ecological information submitted. If you are minded to grant permission can I suggest that all ecological measures are secured by condition. Suggested working is as follows:

*Development shall proceed in strict accordance with the ecological avoidance, mitigation, compensation, and enhancement measures as detailed in the Preliminary Ecological Appraisal (Arun Ecology, July 2026) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.*

I would also recommend that a Construction Environment Management Plan (CEMP) is secured by condition. The purpose of this is to ensure that construction activities avoid and minimise harm to surrounding ecological features, including the potential impacts of noise disturbance on nearby SPA supporting habitat: Natural England have recommended that specific measures for avoiding/minimising noise disturbance are secured.

*Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include specific measures to avoid or mitigate potential impact pathways affecting the nearby Chichester & Langstone Harbours Special Protection Area (SPA) and Sinah Common Site of Special Scientific Interest (SSSI) and should include roles, responsibilities, and methods. Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.*

In respect to Biodiversity Net Gain, the Statutory Metric has been completed and shows that the development will achieve a net increase of 14.69% in habitat units (0.02 habitat unit uplift) by providing an area of modified grassland.

If you are minded to grant permission, can I suggest that BNG measures are secured by condition. The deemed condition states that a Biodiversity Gain Plan be submitted to and approved by the local planning authority prior to the commencement of development.

Suggested wording is as follows:

- *Unless otherwise approved in writing by the Local Planning Authority, a Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statutory Metric (Arun Ecology, 20 July 2026) and must include:*
  - (a) *information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;*
  - (a) *the pre-development biodiversity value of the on-site habitat;*
  - (b) *the post-development biodiversity value of the on-site habitat;*
  - (c) *any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;*
  - (d) *any biodiversity credits purchased for the development; and*

(e) *any such other matters as the Secretary of State may by regulations specify.*

- *The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:*
  - (a) *a non-technical summary;*
  - (f) *the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
  - (g) *the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
  - (h) *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
  - (i) *the monitoring methodology and frequency in respect of the created or enhanced habitat.*

- *Notice in writing shall be given to the Council when the:*

*(a) HMMP has been implemented; and*

*(b) habitat creation and enhancement works as set out in the HMMP have been completed.*

- *The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.*
- *Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.*

*Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.*

*Case officer comment : This has since been amended with the Ecologist confirming agreement that the HMMP will not be required for this site. Havant's Ecologist has also agreed the CEMP report and has suggested the following condition :*

*'Development shall proceed in accordance with the ecological avoidance and mitigation measures as detailed in the Construction Environment Management Plan and Method Statement (Hayling Golf Club, September 2026) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011. '*

### **Arboriculturalist/Tree Officer**

Based on the layout of the site and distance from the wooded area I am in agreement with the Arb Report submitted by Kim Gifford that the project can go-ahead without causing arboricultural detriment on site.

No Objection.

**Jonathan Hulls** – no comment received

**Wilf Forrow** – no comment received

**Paul Gray**- no comment received

### **Environmental Health**

The above application has been reviewed by Environmental Health (pollution).

A review of online maps indicates that the nearest noise-sensitive receptor is approximately 80m northwest of the development site. Whilst no information has been provided regarding noise from the proposed pump, given the scale of the development and separation distance to sensitive receptors, Environmental Health (pollution) has no objection based on noise grounds.

The following condition is recommended restricting construction hours.

#### **Construction Hours**

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

### **Coastal Team**

The site is currently located within the Environment Agency's Flood Zone 1 and is therefore considered to be at low risk (less than 1 in 1000 year / <0.1% annual probability) of experiencing an extreme tidal flood event. With climate change, the frequency and severity of flood events is expected to increase. The site is shown to move increasingly within Flood Zones 2 and 3 between 2070 and 2125 and be at high risk (1 in 200 year / 0.5% annual probability) of experiencing an extreme tidal flood event by 2125.

The applicant has submitted a Flood Risk Assessment (FRA), prepared by The Civil Engineering Practice and dated July 2026, outlining how flood risk at the site will be mitigated.

As stated within the FRA, the proposed development is classified as 'Water Compatible Development' under the NPPF in Flood Zones 1, 2 and 3.

Coastal Partners would encourage operators of the site to sign up to the Environment Agency's Flood Warning Service and to prepare a Flood Warning and Evacuation Plan for the site.

## Natural England

### SUMMARY OF NATURAL ENGLAND'S ADVICE NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England considers that without appropriate mitigation the application would:

Have an adverse effect on the integrity of SPA Functional Land.  
Damage or destroy the interest features for which Sinah Common Site of Special Scientific Interest has been notified. In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

The Construction Environmental Management Plan should be approved by the district ecologist/biodiversity officer. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures. A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted. Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

## 6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

| Publicity Type | Publicity Details | Start Date | End Date   | Reasons                              |
|----------------|-------------------|------------|------------|--------------------------------------|
| Site Notice    | 1st notice        | 12/08/2026 | 04/09/2026 | Is advertised in the public interest |

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 3

1 comment in support - *I am writing in support of the planning application for the proposed water tank at Hayling Golf Club.*

*The installation of a water storage tank would provide a reliable and sustainable source of water for course maintenance, helping to ensure that the golf course remains in good condition throughout periods of dry weather. This is particularly important as changing weather patterns place increasing pressure on water resources.  
The proposal would support the long-term viability of the golf club, which is a valued local facility providing recreational, social and economic benefits to the community.*

*I therefore fully support the application and respectfully request that it be approved.*

Material planning considerations are addressed in Section 7.

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon SSSI/ecology
- (iv) Drainage/Flood risk
- (v) Trees
- (vi) Human Rights Act
- (vii) Equalities and Diversities

(i) Principle of development

7.2 This application site is located outside of the urban area and therefore justification needs to be given as to the requirement of the development. In this instance the existing water tank needs replacement and an increase capacity for water storage is necessary to meet the requirements of the golf course and to increase efficiency of the watering system.

(ii) Impact on the character of the area

7.3 This proposed replacement water storage tank and pump house would be located to the east of the existing maintenance building, which is accessed via Ferry Road. This would have a water volume capacity of 800m<sup>3</sup>, an increase of 650 m<sup>3</sup> from the existing water tank which holds 150m<sup>3</sup> of water currently. The existing tank is currently located to the south east of the maintenance building. The tank would have a height of approximately 3.6 metres with an access ladder rising above. It would have a circumference of approximately 18 metres. The pump house would have dimensions of approximately 4 x 7 metres with a 3 metre height to the pitched roof. The pump house would be located to the south west of the water tank.

7.4 The proposed water tank evidently would have a significant footprint however a relatively low height, making it less of a visible feature within the landscape. The site is set back off the highway, separated by the access track and gate and therefore the tank and pump house would not be visible features from Ferry Road. The tank and pump house would be powder coated in a dark green colour, allowing for the proposal to appear more in keeping with the surroundings, notable when viewed from the golf course to the south.

7.5 Given the requirements for the proposal and increased efficiency of the water circulation around the golf course and the low heights and colour in keeping with surrounding vegetation, the proposals are considered to be acceptable in the proposed setting in the existing maintenance yard.

7.6 The applicant has agreed to a condition stipulating the removal of the existing water tank following completion of the proposed replacement water tank. Six months removal period has been applied to allow for completion falling outside of the bird nesting period. The proposal is therefore considered to be acceptable given the location and context of the surrounding area and is deemed to be in accordance with policy CS16 of the Havant Borough Local Plan.

(iii) Impact upon SSSI/ecology

7.7 The proposal site is located within an SSSI and just outside the boundary with a Primary Support Area for Brent Geese. The applicant has supplied an Ecological Report and CEMP (Construction Environment Management Plan). These have been reviewed by Havant's Ecologist who has confirmed the original CEMP condition can now be removed. A screening assessment has been completed by the case officer and Natural England has been consulted on this. Whilst it is noted that there are not necessarily no significant impacts it is considered that the submitted CEMP report addresses mitigation measures and a condition would be added in this regard.

(iv) Drainage/Flood risk

7.8 The site is located within Flood Zone 1 but is also located within a future flood zone. The applicant has submitted an FRA which states mitigation measures for any future flood events, and this has been reviewed by Havant's Coastal Team. They have no objection, but recommend that the applicant signs up to the Environment Agency's Flood Warning Service and to prepare a Flood Warning and Evacuation Plan for the site. This has been added as an informative.

(v) Trees

7.9 There are several trees in the vicinity of the site. Havant's Arboricultural Officer has therefore been consulted in this regard and has reviewed the submitted Arboricultural report. No objection has been made to the proposal in agreement that no harm would come to trees adjacent the proposal site.

(vi) Human Rights Act

7.10 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

(vii) Equalities and Diversities

7.11 This application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

## **8 Conclusions**

8.1 This proposal is not considered to result in harm to the wider character of the area. Ecological and flood risk matters have been assessed, and no harm has been identified as a result of this proposal.

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## 9. RECOMMENDATION:

That the **Head of Planning and Growth** be authorised to **Approve with conditions** for application APP/26/00532

### Conditions:

1 The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

CEMP report dated 08.09.2026

Location plan uploaded on the 08.10.2026

Hay-A-TP Pump House and Water Storage Tank General Arrangement uploaded 08.10.26

Pump house drawing amended uploaded 08.10.2026

Arboricultural Impact Assessment Kim Gifford uploaded 21.7.26

Block plan 21.07.2026

Flood risk Assessment dated July 2026

Preliminary Ecological Appraisal Arun ecology July 2026

BNG Baseline habitat plan 20/07/2026

**Reason:** To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays.

**Reason:** To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 Prior to commencement, unless otherwise approved in writing by the Local Authority, a Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statutory Meric (Arun Ecology, 20 July 2026) and must include:

- (1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;

- (1) the pre-development biodiversity value of the on-site habitat;
- (2) the post-development biodiversity value of the on-site habitat;
- (3) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;
- (4) any biodiversity credits purchased for the development; and
- (5) any such other matters as the Secretary of State may by regulations specify.

**Reason:** To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

6 Within six months of the completion of the water tank as approved under this consent, the existing water tank located to the south east of the maintenance area shall be permanently removed from the land.

**Reason:** In the interests of the character and amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7 Development shall proceed in accordance with the ecological avoidance and mitigation measures as detailed in the Construction Environment Management Plan and Method Statement (Hayling Golf Club, September 2026) unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To provide ecological enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

### **Informatives:**

1 In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You sought and were provided with pre-application advice,  
Your application was acceptable as submitted and no further assistance was required.

2 Coastal Partners would encourage operators of the site to sign up to the Environment Agency's Flood Warning Service and to prepare a Flood Warning and Evacuation Plan for the site.

3 Wherever possible, percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) should be avoided during the bird overwintering period (i.e. October to March inclusive). The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).