

Supplementary Information

HAVANT BOROUGH COUNCIL
PLANNING COMMITTEE
THURSDAY, 1ST DECEMBER, 2022

Please note that the attached supplementary information was unavailable when the agenda was printed.

Agenda No Item

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| 5(a) | APP/21/01310 - Tournerbury Woods, Tournerbury Lane, Hayling Island | 1 - 2 |
| | Proposal: Change of Use of land and woodland (retrospective) as a wedding and events venue, including retention of permanent ancillary buildings and structures, the erection of removable structures (including marquees and temporary facilities), and the use of the land as a campsite in association with events. | |

[Additional Information](#)

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Deputation Submitted by Dr Austin on behalf of the Chichester Harbour Conservancy

APP/21/01310 - Tournerbury Woods, Tournerbury Lane, Hayling Island

Proposal: Change of Use of land and woodland (retrospective) as a wedding and events venue, including retention of permanent ancillary buildings and structures, the erection of removable structures (including marquees and temporary facilities), and the use of the land as a campsite in association with events.

Established in 1971, Chichester Harbour Conservancy is a unique organisation in that it is the only Statutory Harbour Authority with responsibility for an Area of Outstanding Natural Beauty (AONB).

The Conservancy operate a Member-led Planning Committee that has considered various planning applications at Tournerbury Woods. The Conservancy determines its advice to the Local Planning Authority based on the extent to which any given application conserves and enhances the AONB and supports the delivery of the adopted Management Plan (2019-24), with Policy 2: Development Management, interpreted through 19 Planning Principles.

These documents were subject to a full public consultation. The Management Plan (2019-24) has been adopted by Havant Borough Council is therefore a material planning consideration.

The Conservancy fully supports the Officer recommendation to refuse this application.

However, Members are advised that the Conservancy's primary concern is the ongoing detrimental impact the business is having to the ecology of Tournerbury Woods.

The Conservancy's Ecologist, Peter Hughes, has raised a cautionary note about the interpretation of the recently submitted Site of Special Scientific Interest (SSSI) Condition Review by Natural England (uploaded to the Planning Portal on 24 November 2022).

Firstly, the Review did not consider the entire SSSI. It excluded the area that has been most affected by the business operation. It would therefore be entirely misleading to assume that the conclusions drawn apply to the whole of Tournerbury Woods. Secondly, the Review did not consider the disturbance caused by the venue on breeding birds. If the environmental conditions.

prevent species from using the site, they will likely refrain from doing so. This impact needs to be

properly understood and was a significant omission from the Review.

The Conservancy urges the Members not to be misled by the updated SSSI Condition Review or

to over-interpret the findings. The Conservancy therefore wishes to maintain its objection.

Members are advised to cite the suspected detrimental ecological impact of the development as a reason for refusal and to request that Natural England, as the government agency responsible for the natural environment, commits sufficient resources to undertake a thorough and complete analysis of the site to better inform the decision-making process.

It is entirely regrettable that the monitoring has been wholly insufficient to-date, which has neither helped the Officers at the LPA with their understanding of the pressures, nor the Members to grasp the significance of the likely detrimental impacts that have taken place over the past decade.

This development application should therefore be refused in the strongest possible way.