

Mr H Morris
HMPC Limited
8 Charborough Road
Poole
BH18 8NE

For: Mr and Mrs Snell

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/23/00076

Site Address: 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. Construction of vehicular track from the public highway to the proposed wedding and events venue at Tournerbury Woods.

Further to your application received on 01 February 2023 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and document:

Plans

Location Plan with access to Public Highway and camping area (green outline) dated 20/01/2023

Topographic Survey with Parking Annotated - Job No. 05918_TPOP_500_REV_D published 01 February 2023

Topographic Survey - Link of Proposed Access to Existing Right of Way - Drawing No. 9048/01 published 01 February 2023

BJC Planning Location and Site Plan no.: H125/2021.04.23/SPRr published 01 February 2023

Gifford Tree Service Arboricultural Impact Assessment/Statement and Tree Protection Plans dated 4th October 2021

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Documents

Shadow Habitats Regulations Assessment (Holbury Consultancy Service, November 2021)
Ecological Impact Assessment (HES, December 2020)
Bat Survey report (HES, December 2020)
Noise Management Plan Amended August 2023 (published 14 September 2023)
Tournurbury Woods Estate Wedding Guest Visitor Management Strategy September 2023 (published 14 September 2023)
Holbury Consultancy Service Technical Note dated 5th July 2023
Holbury Consultancy Service Technical Note dated 14th June 2023
Holbury Consultancy Service Technical Note dated 2nd March 2023
Mayer Brown 'Connection To Existing Estate Track' document dated July 2023
Noise Assessment report prepared by Owen Clingan of Aurcale Acoustics dated 17 October 2013
Soundproof Marquees - Mitigation Strategy produced by Direct Acoustic Solutions Limited dated 12 June 2019
Flood Risk Assessment December 2021 published 01 February 2023
Drainage, Foul Sewage and Utilities assessment published 01 February 2023
Transport Statement dated November 2021
Nitrogen budget (Holbury Consultancy Service, June 2022)

Reason: To ensure provision of a satisfactory development.

- 2 The use of the site as a wedding and events venue shall not commence until the access route to the venue from Tournurbury Lane, as shown on the approved 'Location Plan with access to Public Highway and camping area (green outline)' dated 20/01/2023 has been completed and made available for such use.

Reason: In order to prevent unacceptable levels of noise and disturbance to occupiers of the adjacent Tournurbury Farm dwellings; and to avoid conflict between visitor movements and the safe and satisfactory functioning of the farmyard activities as a whole; and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, Policy AL1 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 3 The site shall not be used as a wedding and events venue at any time unless the access route to the venue from Tournurbury Lane, as shown on the approved 'Location Plan with access to Public Highway and camping area (green outline)' dated 20/01/2023 is available and used for access to the venue for all purposes.

Reason: In order to prevent unacceptable levels of noise and disturbance to occupiers of the adjacent Tournurbury Farm dwellings; and to avoid conflict between visitor movements and the safe and satisfactory functioning of the farmyard activities as a whole; and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, Policy AL1 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 Construction of the vehicular track to the site, as shown on the approved 'Location Plan with access to Public Highway and camping area (green outline)' dated 20/01/2023 shall be carried out in full accordance with the following approved documents:

Track from Tournerbury Lane to western boundary of Estate (lying within Tournerbury Farm):

- BJC Planning Location and Site Plan no.: H125/2021.04.23/SPRr published 01 February 2023
- Gifford Tree Service Arboricultural Impact Assessment/Statement and Tree Protection Plans dated 4th October 2021
- Paul Basham Associates Coach Vehicle Tracking PBA Drawing No. 097.0006.001 Revision B

Connection of track to existing northern boundary track within Estate

- Holbury Consultancy Service Technical Note dated 5th July 2023
- Holbury Consultancy Service Technical Note dated 14th June 2023
- Holbury Consultancy Service Technical Note dated 2nd March 2023
- Mayer Brown 'Connection To Existing Estate Track' document dated July 2023

Reason: In the interests of the amenities of the locality and the nearby and on-site environmentally sensitive areas, and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of LA(max)(fast)(1 hour) 69 dB - measured at the sensitive receptor) shall be undertaken in the construction of the vehicular track hereby approved during the bird overwintering period (i.e. October to March inclusive).

Reason: In the interests of the nearby environmentally sensitive areas and having due regard for Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Unless otherwise agreed in writing by the Local Planning Authority, the length of track running from Tournerbury Lane to its connection with the existing northern boundary track within the Estate hereby permitted shall not be brought into use prior to the completion of the implementation of all hardsurfacing in full accordance with the plans and particulars approved in the Local Planning Authority's Discharge of Condition Notice dated 01 May 2020 in respect of Condition 4 of Planning Permission APP/17/00207; viz:

- Mr & Mrs G Phillips letter dated 2 December 2019, as supplemented by Grahame Phillips letter dated 2 February 2020

- Web links document received 5 February 2020
- County Highways Laboratory aggregate specifications for 6F5 Sub Base and Type 1 Recycled received 5 February 2020
- Compliment slip and sample of planings received 5 February 2020

Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Unless otherwise agreed in writing by the Local Planning Authority, the length of track running from Tournurbury Lane to its connection with the existing northern boundary track within the Estate hereby permitted shall not be brought into use prior to the completion of the implementation of all drainage provision in full accordance with the plans and particulars approved in the Local Planning Authority's Discharge of Condition Notice dated 01 May 2020 in respect of Condition 3 of Planning Permission APP/17/00207; viz:

- Mr & Mrs G Phillips letter dated 2 December 2019, as amended by Grahame Phillips letter dated 2 February 2020
- Plan of new track at Tournurbury Farm received 5 February 2020
- Web links document received 5 February 2020

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. Any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 All trees and hedgerows proposed along the vehicular track hereby permitted shall be planted during the first planting season following the bringing into use of the track. The trees shall comprise 8-10cm regular standard size trees. Any trees or hedge plants planted which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or hedge plants of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The premises shall only be open to the public between 08:00hrs and midnight on
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wedding and event days. Any performances of live, recorded, amplified or acoustic music within the marquee acoustic enclosure shall finish by 23:00hrs.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 (i) The number of events, including weddings, per year shall be limited to 65, and guest numbers shall be limited as follows:

<i>Maximum Number of Patrons</i>	<i>Maximum Number of Events Per Year</i>
250	10
200	10
150	30
90	15

- (ii) The number of camping pitches in any year shall not exceed 88.

Reason: In order to secure appropriate control of the uses hereby approved, in the interests of the amenities of the locality and the nearby and on-site environmentally sensitive areas, and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 The events, including weddings, in each 3-month period shall be reported to the Local Planning Authority in accordance with the following schedule:

<i>Months</i>	<i>Reporting Deadline</i>
January, February, and March	1 May of that same year
April, May and June	1 August of that same year
July, August, and September	1 November of that same year
October, November and December	1 February of the following year

The reports shall include the date and number of patrons that attended each wedding or event; and the number of camping pitches.

Reason: In order to secure appropriate monitoring of the uses hereby approved, in the interests of the amenities of the locality and the nearby and on-site environmentally sensitive areas, and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 All recorded or live music to be provided within the marquee area for the entertainment of wedding or function guests shall only be employed within the designated acoustic enclosure / dance floor area sited there-in, and the noise level within this enclosure shall not exceed the maximum LAeq (time) 95dB as recommended.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 During the months of October to March (inclusive), any music noise from the application site shall not exceed LA(max)(fast)(1 hour) 69 dB on any part of the foreshore area within the Special Protection Area (SPA).

Reason: In the interests of the nearby environmentally sensitive areas and having due regard for Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 Unless otherwise agreed in writing by the Local Planning Authority, the use of the application site for wedding and event venue purposes shall at all times be carried out strictly in accordance with the provisions set out in the following documents:
- Noise Management Plan Amended August 2023 (published 14 September 2023)
 - Tournurbury Woods Estate Wedding Guest Visitor Management Strategy September 2023 (published 14 September 2023)

Reason: In order to manage the impact of the uses hereby approved, in the interests of the amenities of the locality and the nearby and on-site environmentally sensitive areas, and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 Development shall proceed strictly in accordance with the Shadow Habitats Regulations Assessment (Holbury Consultancy Service, November 2021), Ecological Impact Assessment (HES, December 2020) and Bat Survey report (HES, December 2020) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation and enhancement measures shall be implemented as per the ecologists' instructions. All ecological enhancement measures shall be retained in a location and condition suited to their intended function.

Reason: To protect and enhance biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NERC Act 2006, NPPF and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 17 On the fourth anniversary of the planning permission hereby granted, and for every four years thereafter, a report of an ecological survey of the Estate woodland shall be submitted to the Local Planning Authority. The physical extent of each survey shall accord with that contained in the submitted Natural England document 'A review of the condition of Tournurbury Woods, part of Chichester Harbour SSSI' dated November 2022, and each survey shall address the condition of the woodland in relation to the objectives set out in that document, and set out management measures in the event that any of those objectives fall below favourable condition.

Reason: In order to secure appropriate monitoring of the impact of the uses hereby approved, in the interests of the amenities of the locality and the nearby and on-site environmentally sensitive areas, and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other

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Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 38-50 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 were updated about issues after the initial site visit
- (5) This permission was granted subject to a Unilateral Undertaking made under Section 106 of the Town & Country Planning Act 1990 dated 8th September 2023 which secures the sum of £7,260.00 as a contribution towards measures to mitigate the water quality impacts of the development on the Solent European Sites (nutrient mitigation).
- (6) Please note the following consultation advice received from the Countryside Access Team, Hampshire County Council:
- 1. Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way, which must always remain available for safe public use at all times.*
 - 2. Should the developer identify the need to temporarily close or adjust a PROW, they should follow the guidance on the Hampshire County Council website. This includes further information on the duties as a land owner and/or developer, found at Landowners guide to public rights of way | Hampshire County Council (hants.gov.uk).*
 - 3. Granting of planning permission does not grant the applicant access rights to the site via the PROW network and separate consent is required.*
 - 4. All vehicles that would be legitimately accessing the site via a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times. In cases with legitimate vehicular access a Construction Traffic (or Environmental) Management Plan (CTMP) should be submitted to, and approved by, Hampshire Countryside Service as Highway Authority prior to any approval by the Planning Authority, and prior to commencement, to ensure the protection of*

biodiversity and public safety.

- (7) Please note and action the following advice received from the Council's Environmental Health/Licencing Team:

The applicant is reminded that in addition to the Planning Permission a Premises Licence will also be required for the supply of alcohol and regulated entertainment.

The plan attached to the premises licence for Tournerbury Woods Estate, reference HPR 0333 requires more details as it does not currently comply with the requirements of the Licensing Act 2003 (Transitional Provisions) Order 2005, and therefore a licensing minor variation application is recommended.

Alex Robinson

Alex Robinson
Executive Head of Place

15 September 2023

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Southern Gas advisory note

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here
<https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.