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County Council

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Your reference APP/23/00076

Date

28 April 2023

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For the attention of the Case Officer

Pre-application reference: APP/23/00076

Site location: Tournerbury Woods, Tournerbury Lane, Hayling Island, PO11 9DL

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.

Consultation response: No objection

Thank you for consulting Hampshire Countryside Service as Highway Authority in respect of Public Rights of Way and Commons Registration Authority. We also manage Country Parks and Countryside Sites throughout Hampshire. Please accept this as our response to the above pre-application, taking into account the material considerations relating to Public Rights of Way, Commons and impacts to Hampshire County Council Country Parks and Countryside Sites.

Site Context:

Director of Universal Services
Patrick Blogg

- The site is located to the southeast of Hayling Island, situated within a private woodland, approximately 490 metres southeast from Tournurbury Farm and Tournurbury Golf Centre.
- It is noted that a Public Right of Way (PROW), Footpath Havant 88 (FP 88), runs to the northwest of the development site, in a south to north direction from Eastwood Close.
- The site sits within Chichester Harbour, a Site of Special Scientific Interest (SSSI).
- The site sits within Chichester and Langstone Harbour, a Special Protection Area (SPA).
- The site sits within Chichester and Langstone Harbour is a designated Ramsar Site, which are considered wetlands of international importance designated under the Ramsar Convention.
- It is noted that the site is not situated in a material proximity to any other Public Right of Way, or Hampshire County Council Countryside site.

A copy of the Definitive Map of Rights of Way and Definitive Statement and Countryside Sites can be found at

<https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and

<https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Commentary:

The development proposed by this pre-application seeks to, retrospectively, change the of use of land and woodland as a wedding and events venue, whilst ensuring the retention of permanent ancillary buildings and structures, as well as the erection of removable structures, including marquees and temporary facilities. Furthermore, the development requests use of the land as a campsite in association with events, accessed via the construction of a vehicular track from the public highway (Tournurbury Lane) to the proposed wedding and events venue at Tournurbury Woods.

We note that footpath Havant 88 is not shown in the plans within this retrospective application. Where Public Rights of Way are close to application sites or are used for access to the development site, applications must show these on the submitted plans and detail how they will be accommodated within the proposals. Government guidance requires that full planning applications should not be validated unless such a plan has been submitted.

The English Coast path, an emerging national trail, is proposed to run around Hayling island, connecting FP 88 to other footpaths on the Public Rights of Way network to the south, whilst using a section of Tournurbury Lane to the west of the site entrance. Therefore, it is reasonably assumed that this promoted route, if

approved, will see an increase in pedestrian use, something to be mindful of when with the increase of vehicular movement along Tournerbury Lane when accessing or leaving the site. However, there appears to be suitable walkway infrastructure along both sides of Tournerbury Lane.

Conclusion:

We raise no objection. We attach general informatives for the applicant in regards to the PROW network. We request that these are added to any permission, should it be granted:

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 \(hants.gov.uk\)](https://www.hants.gov.uk/landowners-guide-to-public-rights-of-way).
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.

Should the Local Planning Authority or the Applicant wish to discuss further any point above, they are welcome to contact Hampshire Countryside Service via countryside.planning@hants.gov.uk

Yours sincerely,

Grant Mintram
Countryside Planning Officer
Hampshire Countryside Service