

Michelle Houghton

From: Linda Park <Linda@conservancy.co.uk>
Sent: 29 March 2017 15:59
To: Planning and Development Shared Mailbox; Rachael McMurray
Cc: Steve Lawrence; Richard Austin; Havant Auto-Reply
Subject: APP/17/00207 – TURNERBURY WOODS, TURNERBURY LANE, HAYLING ISLAND

Dear Rachael,

APP/17/00207 – TURNERBURY WOODS, TURNERBURY LANE, HAYLING ISLAND - CONSTRUCT VEHICULAR TRACK FROM THE PUBLIC HIGHWAY TO PROVIDE ACCESS TO ESTABLISHED WEDDING VENUE AND HOLIDAY COTTAGE IN REPLACEMENT OF AGRICULTURE TRACK SUBJECT TO PRIOR NOTIFICATION APPROVAL APP/12/01333

Fully delegated Officer Decision from Chichester Harbour Conservancy

This application seeks to create a more direct vehicular access route to an 'established wedding venue and holiday cottage' in Tournerbury Woods, although the exact location of these are not clear as they are not shown on the plans. We would question whether planning permission has been or should be granted for the 'wedding venue and holiday cottage' referred to in the application, as we have no record of this.

We understand that the current route to the 'wedding venue' involves driving around the edge of the farmland, including along the shoreline, through an internationally designated nature conservation area (SSSI and Ramsar). On this basis, the proposed track would be likely to reduce disturbance to this internationally important site (and the farm itself) and would appear to provide a more direct and therefore efficient access to Tournerbury Woods.

In terms of landscape impact, the proposed track lies on the boundary of the AONB, and would be sited along a field edge, adjacent to an existing hedgerow. It would not be situated in an exposed position in wider landscape terms, since there would be limited views of the track from Tournerbury Lane itself and from the public footpath to the southwest. On this basis, provided the existing hedgerow boundary is retained, appropriate new planting is provided, and the surface materials are appropriate to this rural location within the AONB, the proposed track should not create an intrusive or urbanising feature within the landscape.

The application mentions a preference for Green Olive trees to create a 'tree-lined avenue' and the submitted computer images suggest a rather formal appearance to the proposed driveway. We would ask that rather than Olive trees which are not native to Chichester Harbour AONB, the applicant plants a native hedgerow mix incorporating species such as Hawthorn, Blackthorn, Field Maple, Hazel, Dogwood and Holly (for evergreen leaf coverage), with standard trees such as English Oak. This would be more appropriate to this rural setting on the edge of the AONB and would be more beneficial to wildlife than the proposed Green Olive trees.

We would also ask that the proposed 'stone chippings' surface be in a more muted / darker colour than indicated in the computer image, which would also be more appropriate to the rural location.

Overall, it is considered that subject to the retention of the existing field boundary hedgerow alongside the proposed track, the planting of a native species hedgerow with standard trees to line the proposed track rather than lines of Green Olive trees; and the provision of a muted or darker coloured stone chippings finish for a more restrained appearance appropriate to the rural location, then the proposed access track would not be harmful to the AONB and should reduce disturbance to the SSSI/Ramsar site which is currently used for access into the woods.

The Local Planning Authority is therefore advised that the Conservancy raises no objection to this application, but asks that the following matters be negotiated if possible:-

- Retention of western field boundary hedgerow alongside proposed track;

- Proposed planting to line either side of track to be composed of native species hedgerows with standard trees to include the species suggested above, rather than Green Olive trees as suggested; and
- 'Stone chippings' finish to the proposed track to be in a muted or darker colour than indicated in the computer images.

If you have any queries relating to the above, please do not hesitate to contact me.

Regards,
Linda.

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