

Tournerbury Wedding & Events venue

Technical Note: updated nitrogen budget

1.0 Introduction

- 1.1. Tournerbury Woods Estate has submitted a retrospective planning application for a wedding and events venue at, Tournerbury Woods Estate, Tournerbury Lane, Hayling Island, Hampshire PO11 9DL. The description of development for which retrospective consent is sought is:

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.

- 1.2. A Shadow Appropriate Assessment was submitted in support of the planning application¹ and this has been subject to consultation with Natural England in their role as Statutory Consultee to Havant Borough Council. Natural England has raised no objection to the retrospective planning application and the information provided as part of the Shadow Appropriate Assessment in their consultation response (**Appendix 1**).
- 1.3. The Shadow Appropriate Assessment includes a nitrogen budget for the site, that has been reviewed by Havant Borough Council's nutrient team and who have requested further information. This paper sets out the additional information requested and corrects a small mistake apparent from the previous submission. The additional information and corrected mistake does not change the overall conclusion of the Shadow Appropriate Assessment, or the ability of the applicant to mitigate the impacts identified.

2.0 Revised nutrient budget

- 2.1. This section sets out the full nitrogen budget for the retrospective planning application for a wedding and events venue at Tournerbury. It is not possible to use Natural England's nitrogen calculator because Stage 1 of the calculator has been developed to address the nitrate loading generated by residential development, rather than a campsite. Instead, the same logic is employed using bespoke figures to reflect that the nitrogen loading from the proposal derives from occasional overnight camping rather than residential occupancy. Natural England's consultation response has confirmed that this approach is acceptable and correct in this particular instance.
- 1.4. As part of the wedding package offered by Tournerbury wedding & events venue overnight camping is permitted for guests not wishing to return home on the night of the event. Campers use luxury portable toilets for the night of their stay,

¹ Holbury Consultancy Services Ltd, November 2021. Shadow Appropriate Assessment. Tournerbury Wedding & Events Venue. For Tournerbury Woods Estate.

which are currently supplied by a company based in Pulborough, and which takes the waste away for treatment outside of the Solent region. However, on the basis that this cannot be guaranteed to endure in perpetuity, Box 1 sets out the Total Nitrogen contribution from camping activities assuming that the foul is taken away for treatment locally, at Budds Farm Waste Water Treatment Works.

Box 1 – Calculation to establish total nitrogen (TN) load from occasional camping that takes place as part of the operation of Tournerbury wedding & events venue				
Step	Measurement	Value	Unit	Explanation
Development proposal	Development type that would generate a nitrogen load on the Solent Region	1	Overnight camping	As part of the Tournerbury wedding & events venue, 7.8 pitches are used on average 10.5 nights
Step 1	Population	15.6	Persons	Assume 2 persons per tent
Step 2	Wastewater volume generated by occasional use	1716	litres/day when camping takes place	(15.6 persons x 110 litres) = 1716 ltrs/day
Step 3	Receiving WwTW environmental permit limit for TN.	9.7	mg/l TN	
Step 4	Deduct acceptable TN loading (@ 2 mg/l TN)	7.7	mg/l TN	9.7 (step 3) – 2 mg/l TN
	TN discharged after WwTW treatment	11,891.9	mg TN/day when camping takes place	90% of the consent limit = 7.7 mg/l TN. (1716 x 7.7 x 0.9).
	Convert mg/TN to kg/TN per day	0.0012	Kg TN/day	11,891.9 divide by 1,000,000
	Convert kg/TN per day to kg/TN per year	0.12	Kg TN/yr	0.0012 X 10.5 average number of days that overnight camping takes place per year
Average wastewater total nitrogen load from campers from occasional overnight camping stays generated by wedding parties as part of the Tournerbury wedding & event venue				0.12 kg TN/yr

- 2.2. The calculations show that the treatment of foul from the camping will generate **0.12kg** of nitrogen per year. Note that the 20% buffer has not been applied at this stage. Rather it is applied to the final calculation once the overall budget for the site is established (see below).
- 2.3. To address the overall net nitrogen budget for the scheme, it is important to also consider whether rates of nitrogen leaching from the ground have changed in response to the changed land use. The following calculations consider the nitrogen load from the land use prior to use as a wedding and events venue, and the load that is now occurring given the operation of the venue. These

calculations are equivalent to Stages 2 & 3 of the Natural England nitrogen calculator.

BOX 2: Calculate nitrogen load from land prior to use as a wedding and events venue				
Step	Measurement	Value	Unit	Explanation
Step 1	Total development area	4.98	hectares	Area of red line
Step 2	Total area of urban development	0.92	hectares	Area of previous tracks, formal gardens & hard standings etc
Step 3	Identify current nitrogen loss	14.3	Kg/ha/yr	Nitrate loss from existing urban areas
Step 4	Total area of open space/greenfield	0.51	Kg/ha/yr	Area of semi-natural habitat that is not woodland
Step 5	Identify current nitrogen loss	5.0	Kg/ha/yr	Nitrate loss from semi-natural habitat
Step 6	Total area of woodland	3.55	hectares	Area of land falling to woodland
Step 7	Identify current nitrogen loss	5.0	Kg/ha/yr	Nitrogen loss from woodland
Step 8	Multiply areas by nitrate loss	33.456	Kg/ha/yr	$(0.92 \times 14.3) + (0.51 \times 5.0) + (3.55 \times 5.0)$
Nitrogen load future land uses	33.456 kg TN/yr			

BOX 3: Total nitrogen load from current land use				
Step	Measurement	Value	Unit	Explanation
Step 1	Total development area	4.98	hectares	Area of red line
Step 2	Total area of urban development	1.13	hectares	Area of previous tracks, formal gardens & hard standings
Step 3	Identify current nitrogen loss	14.3	Kg/ha/yr	Nitrate loss from existing urban areas
Step 4	Total area of open space/greenfield	0.30	Kg/ha/yr	Area of semi-natural habitat that is not woodland
Step 5	Identify current nitrogen loss	5.0	Kg/ha/yr	Nitrate loss from semi-natural habitat
Step 6	Total area of woodland	3.55	hectares	Area of land falling to woodland
Step 7	Identify current nitrogen loss	5.0	Kg/ha/yr	Nitrogen loss from woodland
Step 8	Multiply areas by nitrate loss	0.0	Kg/ha/yr	$(1.13 \times 14.3) + (0.3 \times 5.0) + (3.55 \times 5.0)$
Nitrogen load future land use	35.409 kg TN/yr			

2.4. Box 4 draws the calculations together to provide a nitrogen budget for the site.

Box 4: net change in nitrogen load from the development

Step	Measurement	Value	Unit	Explanation
Step 1	Identify Nitrogen load from wastewater (stage 1)	0.12	Kg TN/yr	See Table 1
Step 2	Calculate the net change in Nitrogen from land use change: subtract existing land uses Nitrogen load (stage 2) from future land uses Nitrogen load (stage 3)	1.953	Kg TN/yr	Results of Box 2 minus box 3.
Step 3	Determine Nitrogen Budget – the Total Nitrogen wastewater load for the proposed development plus the change in Nitrogen load from land use change.	2.073	Kg TN/yr	0.12 (step 1) + 1.953 (step 2)
Step 4	Where TN budget is positive calculate 20% precautionary buffer	0.4146	Kg TN/yr	2.073 x 0.2
Step 5	Identify Nitrogen budget with 20% buffer	2.4876	Kg TN/yr	Add 0.4146 to the step 4 figure
Nitrogen Budget with 20% buffer	2.4876 Kg TN/yr			

- 2.5. Box 4 shows that the nitrogen budget has increased by 2.28 Kg TN per year from the figure set out in the Shadow Appropriate Assessment submitted in support of the application.
- 2.6. Overall, the calculations show that use of land at Tournerbury as a wedding and events venue will generate an additional nitrogen load of **2.4876 kg TN per year**. This represents a small increase in the nitrogen inputs into the Solent and will require mitigation to achieve a net neutral budget.

3.0 Analysis

- 3.1. The change in the nitrogen budget from that originally submitted is small and does not change the conclusions of the original Shadow Appropriate Assessment. The analysis set out in the Shadow Appropriate Assessment submitted at para 6.39-6.41 remains fully relevant.
- 3.2. The nitrogen budget remains extremely precautionary, and is likely to be a significant overestimate of the additional nitrogen loading to the system.
- 3.3. On this precautionary basis, it is concluded that the retrospective planning application for a wedding and events venue at Tournerbury will increase

nitrogen levels in Solent waters by up to 2.5kg TN per year. Mitigation is therefore required to secure the scheme as nitrogen neutral.

- 3.4. Paragraph 2.10 of the Shadow Appropriate Assessment submitted in support of the planning application sets out Havant Borough Council's (HBC) position with regard to those developments seeking mitigation so that they can demonstrate nitrogen neutrality and satisfy the tests of the Habitats Regulations. In such cases, HBC's Position Statement advises that developments will need to contribute towards an off-site nitrate mitigation scheme to secure nitrogen credits that is approved by Natural England. Warblington Farm has been purchased by HBC and offers development proposals the opportunity to purchase nitrogen credits. At a charge of £1235.00 per credit, the total purchase cost of mitigation to secure the Tournerbury wedding and events venue as nitrogen neutral will be **£3087.50** plus the relevant legal fee. This reflects the uplift identified in this paper and will be secured through a S106 agreement.
- 3.5. On the basis that this mitigation is secured through a S106 Agreement, the scheme will not implicate or compromise the conservation objectives of the Natura 2000 sites of the Solent and will not adversely affect their integrity. From this it follows that if the retrospective planning application does not adversely affect the integrity of the Natura 2000 sites as an individual project, then it cannot act in combination with others. Further in combination assessment is not therefore required.

4.0 Conclusion

- 4.1. As Competent Authority, HBC must undertake its own independent appropriate assessment. This paper updates information previously submitted under Regulation 63(2) of the Conservation of Habitats & Species Regulations 2017 (as amended) to ensure that the Council has the information it requires for purposes of the appropriate assessment that must be carried out.
- 4.2. The conclusion set out in Section 7.0 of the Shadow Appropriate Assessment submitted as part of the retrospective planning application for a wedding and events venue at Tournerbury is unaffected by the small change to the nutrient budget set out in this paper.
- 4.3. The retrospective planning application for a wedding and events venue at Tournerbury Woods Estate will not have an adverse effect on the integrity of the Chichester & Langstone Harbours SPA and Ramsar site, or the Solent Maritime SAC, either alone or in combination with other plans and projects.

Appendix 1
Natural England Consultation Response

Date: 31 January 2022
Our ref: 379808
Your ref: APP/21/01310



Steve Weaver
Havant Borough Council

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Steve

Planning consultation: Further Info - COU of land & woodland (retrospective) as a wedding & events venue, including retention of permanent ancillary buildings & structures, the erection of removable structures (including marquees & temporary facilities), etc.

Location: Tournerbury Woods, Tournerbury Lane, Hayling Island

Thank you for your consultation on the above dated 11 January 2022 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England notes this application is a resubmission of a previous application for which we provided a no objection subject to mitigation response

The consultation documents provided by your authority include the HRA & Appropriate Assessment from the previous application for context and an updated shadow HRA (Holbury Consultancy Services Nov 2021)

The following comments are provided to assist your authority in completing the HRA for the proposals and take into account the information provided in the shadow HRA and Visitor Management Strategy documents by Holbury Consultancy Service on behalf of the applicant.

Disturbance

Natural England previously raised concerns about potential increased disturbance from access, noise and light at Tournerbury Foreshore during wedding events during the overwintering period.

The shadow HRA states that 'disturbance events associated with events would be infrequent (a maximum of 3-4 times across the month), of short duration (max 1-2 hours) and extremely localised in nature, confined to the temporary jetty or the adjacent Harbour Lawn'. We accept that access to outdoor areas is less attractive during winter months and that the nature of the terrain at the foreshore is in itself not attractive to wedding guests in formal attire. We welcome the proposed barrier and signage which will further discourage access along with the event rules which requires dogs on short leads at all times and no fireworks allowed. We therefore on balance we agree that provided the competent authority is confident these rules will be implemented by site managers and the measures set out in the visitor management strategy, there is unlikely to be an adverse effect on integrity on the SPA.

It is Natural England's view that use of the jetty and lawn area during the month of October represent a novel source of noise which SPA species are unlikely to be habituated to, we therefore advise the competent authority recognise this in the HRA and take a precautionary approach. The competent authority should be satisfied that use of the jetty will be limited to 3-4 times at highwater during October and use restricted from 1st November to 31st March inclusive.

In addition the proposals have the potential to impact on SPA species through noise disturbance from amplified music in the marquee. The applicant states an attenuated sound system will be continue to be used in the marquee which prevents noise levels exceeding 69db at the foreshore with measurements showing typical sound levels of 34db. We therefore agree that disturbance from noise is unlikely to have an adverse effect on integrity provided the use of this system and monitoring can be secured via appropriately worded condition with any planning consent.

Should the frequency of events increase beyond 4 we recommend that further bespoke wintering bird surveys are conducted to assess disturbance impacts.

Chichester Harbour Site of Special Scientific Interest - The Bury

Natural England previously raised concerns potential disturbance to the Heronry within The Bury which is listed as a feature of the Chichester Harbour SSSI. However evidence suggests that Herons are more likely to be disturbed by vehicles stopping than by vehicles which drive by without stopping. The Visitor Management Strategy sets out that visitors are unlikely to stop on the access track but as a precaution signage will erected at entrances to the access track which advises visitors to not stop due to nesting birds. Based on this evidence and the additional measures we are satisfied there is unlikely to be increased disturbance to the Heronry during the nesting months of January to June. Provided the measures within the Visitor Management Strategy are secured with any permission we are satisfied the proposals will have mitigated any potential disturbance impacts from vehicle access and raise no further concerns.

Nutrient Neutrality

We note that the application does not now include use of Wood Cottage for overnight accommodation and the nitrogen budget for the remaining camping has therefore been recalculated resulting in a small positive nitrogen budget of 0.12 Kg/N/year. As mitigation it is proposed to purchase credits from Havant Borough Council's Warblington Farm strategic offsetting scheme. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the Habitats Site(s) for the duration of the proposed development.

This advice is provided on the basis that all mitigation measures will be secured as planning conditions or obligations by your authority to ensure their strict and timely implementation for the full duration of the development. Your authority should be assured that proposed financial contribution rates are proportionate to the identified effects of the proposed development, suitably precautionary, and in line with the Retail Price Index, where relevant. Provided that your authority is assured and satisfied that the budget calculations are suitably precautionary and accurately reflect the proposal, then Natural England raise no concerns with regard to the nutrient budget.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Should the proposal change, please consult us again.

Yours sincerely

Rachael Clemson
Sustainable Development Lead Adviser
Thames Solent Area Team