
Site Address: Tournerbury Woods, Tournerbury Lane, Hayling Island
Proposal: Construct vehicular track from the public highway to Tournebury Woods Estates for the purpose of avoiding agricultural operations in Tournebury Farm.
Application No: APP/17/00207 Expiry Date: 28/04/2017
Applicant: Mr Snell
The Tournerbury Holdings Ltd
Agent: Mr Morris Case Officer: Rachael McMurray
HMPC Limited
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

Tournebury Woods is located south to Tournebury Lane and golf centre. It comprises a woodland estate with a holiday cottage and is located on the eastern coast of Hayling Island and also borders a small inlet. It is located within the Chichester Harbour AONB. The whole of Tournebury Woods is subject to a Woodland Order. Access to the woodland estate is through a track which runs through the centre of Tournebury Farm. There are several more tracks within the estate itself. There is also a scheduled ancient monument within the grounds of the estate.

2 Planning History

APP/12/00003 - Application for prior notification of agricultural or forestry development - proposed building. , UNK,
APP/12/00584 - Application to determine whether prior approval is required for the siting and appearance of proposed fish tank., PARR,04/07/2012

3 Proposal

Construct vehicular track from the public highway to Tournebury Woods Estate for the purpose of avoiding agricultural operations in Tournebury Farm.

The Tournebury Woods Estate includes holiday cottage and does hold weddings in a marquee within the grounds. However, the number of events held in one year falls within permitted development tolerances and therefore does not require planning permission in itself. The holiday cottage also does not require permission. At present, the only access into the estate is through Tournebury Farm which is causing an issue with the ongoing operations within the farm itself by way of additional traffic passing through. It is therefore proposed that an additional track be constructed alongside the east of the estate which would provide an alternative access into the Estate for all activities related to the ongoing operation of the Estate and therefore avoiding the farm.

The track would be accessed from Tournebury Lane, adjacent to an access which leads to the Becks Boarding Cattery. It would extend southwards along the western edge of a field and into the north west corner of the estate, joining up with an existing

track. The width of the access would be 4.5m, widening to 6m at passing places with 3.75m grassed verges either side. The surfacing would comprise a stone chipping surface over sub-bases of crushed concrete and hardcore. The route is proposed to be landscaped to provide a tree lined avenue.

It is noted that a new track could be built under permitted development however, this would be for agricultural purposes only. The proposed track would be used to maintain the estate, access the holiday cottage and wedding marquee and would therefore require planning permission.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

I have undertaken a site visit and feel that the project is achievable without negative impact on the trees

No tree removal is required to facilitate this project.

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the AMS & TPP report is strictly adhered to the trees will survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms.

Chichester Harbour Conservancy

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.

County Ecologist

The application is not accompanied by any ecological information and therefore I have carried out my own non-exhaustive desk-based assessment using online sources, application documents and recent GIS mapping. The proposals appear to entail works affecting the vegetation (grass verges and hedgerows) fringing the existing access track although this is unclear. If affected, such habitats may support legally-protected species such as nesting birds.

The site is also in close proximity to sites featured within the Solent Waders & Brent Goose Strategy (SWBGS). These sites support bird species associated with nearby

internationally designated sites. Given the close proximity to these sites there may be potential for construction activities to result in disturbance to these bird species: given the relatively limited scale of works this is not likely to be significant but it should be a consideration and measures to reduce noise disturbance within the key overwintering period of October to March may be appropriate.

I would recommend that initially the applicant clarifies the extent to which existing vegetation is to be impacted. If there is a need to remove some of this vegetation then I would recommend that the applicant commissions a Phase 1 ecological survey/Preliminary Ecological Assessment which should be provided by a qualified ecologist (see Natural England guidance on finding a suitably qualified ecologist). The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

Officer comment: The agent confirmed that no vegetation removal is required.

Further response from Ecologist:

Many thanks for your email and confirmation from the applicant that no vegetation removal will be required. In that case I would not expect an ecological assessment to be included. I would still recommend that confirmation is provided of any measures to avoid noise disturbance during the overwintering bird season between October and March.

Highways Engineer, Development Engineer

No objections

Natural England Government Team

No objection subject to appropriate mitigation being secured. The following condition should be attached:

No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) to be undertaken during the bird overwintering period.

Traffic Management, HBC

No objection

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices:

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
The proposed access would result in disturbance to the quiet enjoyment of the location and adjacent cattery, which may affect the business livelihood. The track may also be used by a large farmer's vehicle. There would also be the construction noise. Another issue is drainage. During heavy rain there is some water run off from the fields which saturates the access to the cattery. A paved access will increase the chance of flooding. Can an alternative route not be found?	These comments are considered in the Planning Considerations section below.
Although I do not have any objections to the new road in principal, I am very concerned about the run-off of surface water. I am concerned that the existing already over stretched ditch system may be blocked off by the new road or seriously restricting the flow. The junction of Tournurbury Lane and Eastwood Close is a well known flood area during heavy rain, making the road impassable. This flood problem has still not been resolved either by HBC, HCC or Southern water	These comments are considered in the Planning Considerations section below.
I have attended a charity event at Tournurbury. If better access could be achieved with a new entrance to avoid the farm it would seem very sensible. Anything that helps this venue thrive should be welcomed as i believe it to be a great asset to Haylings community.	Noted.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development

- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated outside the defined urban area. However, the development proposed relates to the ongoing operation of the woodland estate and is therefore considered to be acceptable in principle subject to other environmental considerations.

(ii) Impact upon the character and appearance of the area

The track would be located on a section of an existing agricultural field with a new access from Tournebury Lane. It would not entail the removal of any existing vegetation or trees and proposes further tree planting along the new track. Both the Council's Tree Officer and the County Ecologist have been consulted and have not raised any objection to the proposal. Chichester Harbour Conservancy (CHC) have advised that a new track would reduce disturbance to the nearby SSSI and Ramsar by moving the existing access and provide a more direct route to the estate. However, they have raised that the proposal for green olive trees to line the track is inappropriate to the character of the area and proposes a more native hedgerow mix. A condition could be included to secure and agree final details of the proposed tree/trees prior to any planting taking place. CHC have also advised that the surfacing of the track be of a dark muted colour which is more suited to a rural location. Again this could be secured by condition.

The new track would also remove the need to access the estate through the working farm which would be beneficial for the ongoing operation of the farm. Overall is considered that subject to the planting of appropriate trees and the provision of dark muted stone chippings finish, the proposal would not have a harmful impact on the character of the area or the AONB and therefore accords with Policies CS11 and CS12 of the Local Plan (Core Strategy). _ _

(iii) Impact upon residential amenity

Concerns have been raised with regards to potential flooding issues in that the new access road would exacerbate potential flooding of the field. The Council's Drainage Engineer has advised that an opportunity should be taken to upgrade the pipes at the crossing at the north end of the track to improve conveyance capability (minimum 300mm diameter is recommended). Also, the track could utilise appropriate materials which could act as a surface water store and this may improve the flooding situation. Based on these comments, it is considered reasonable to request a condition relating to drainage details and also details of the track surfacing.

Concerns have also been raised that the use of the track would cause rise to noise disturbance to the adjacent property which runs a cattery business. It is recognised that there would be a degree of activity from the use of the track and this may be noticeable to this mixed residential / business use property. However consideration must be given that a track could have been built under permitted development for use by agricultural related vehicles and therefore, noise disturbance could have been caused then outside of planning control. It would therefore be unreasonable to refuse permission for this similar development.

8 **Conclusion**

The proposed track is considered to be acceptable subject to the relevant conditions and is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00207 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Plan showing new access to Tournebury Woods - P1
Location Plan - DN: A101
Site Plan and Section - DN: A102

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all drainage pipes proposed have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

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.

- 4 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of the track has been submitted to and approved in writing by the Local Planning Authority. The track hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 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.
- 6 The development shall be carried out in strict accordance with the Tree Report and Tree Protection Plan received on 3/5/17 unless otherwise agreed in writing the Local Planning Authority.
Reason: To ensure the protection of trees on and adjacent to the site and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 No development shall commence until details of the species of trees to be planted along the access track hereby permitted and a timescale for their planting, shall be submitted to and approved in writing by the Local Planning Authority. Any trees or shrubs 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 shrubs 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, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken 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.