

Heritage Team Response

APP/21/01310

Site – Tournerbury Woods, Tournerbury Lane, Hayling Island

Application description

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.

Site

A woodland venue situated off Tournerbury Lane in Hayling Island. There is a Scheduled Ancient Monument (SAM) located to the north of the site, south of Tournerbury Farm. The site is currently used as a wedding venue and includes a cottage and some temporary structures.

Legislative and Policy Context

The revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Local Planning Policies

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that:

“Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest”.

Policy CP16 (High Quality Design) (1a) of the Core Strategy states that “Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site”.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emerging Policy E13 from the Draft Local Plan 2036 provides similar advice to existing Policy CS11, but also adds that where harm cannot be avoided, mitigation may be proportionate to the impact and the significance of the heritage assets and fully incorporated into the development proposals.

Assessment:

The application is to seek retrospective permission of the use of the application site as a wedding venue. A hertiage statement has been submitted with the application. This advises the following:

“A hill fort is a type of earthworks used as a fortified refuge or defended settlement, located to exploit a rise in elevation for defensive advantage. Tournerbury is unusual in this sense as it is on a flat coastal area rather than elevated on a hill side. They are typically European and of the Bronze and Iron Ages. Some were used in the post-Roman period. The fortification usually follows the contours of a hill, consisting of one or more lines of earthworks, with stockades or defensive walls, and external ditches. Hill forts developed in the Late Bronze and Early Iron Age, roughly the start of the first millennium BC, and were used in many Celtic areas of central and Western Europe until the Roman conquest.

The venue area does not extend to the SAM. The primary access route from the public highway to the venue area does utilise the existing road / track which cuts through the western edge of the SAM. This track has been in situ for as long as records have been kept and has been utilised throughout past decades (known for certain for at least 140 years) for all traffic purposes whether on foot or vehicle for access to Tournerbury Woods, Woods Cottage and historic agricultural and industrial workings in Tournerbury Woods.

The road / track passes through the lowest northerly and southerly western side of the earthworks and the predominant remaining features of the earthworks are on the eastern side of the SAM. As the predominant moat and rampart sections of the SAM are not visible whilst travelling along the road access road, guests to the venue would not know that they are driving through a SAM so the risk of additional footfall within the SAM from guests stopping to look at the earthworks is non-existent.

No structures are being requested to be developed within the SAM as part of this application and there is no negative impact on the SAM as a result of the wedding venue application”.

As the relationship with the SAM will not alter as a result of this application, which is for retrospective approval, it is considered that the proposal would not result in further harm to the designated hertiage asset. As such, there are no hertiage objections raised.

R McMurray - Senior Conservation Planner

8/3/2022