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Head of Planning
Havant Borough Council
Public Service Plaza
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Dear Sir

Tournerbury Woods

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

This letter accompanies an on-line planning application submission for development by Tournerbury Estate Holdings Limited, comprising the construction of an access to serve the existing wedding venue and holiday cottage at Tournerbury Woods, Tournerbury Lane, Hayling Island, PO11 9DL. The planning application fee (£195) will be paid direct to the council under the planning portal reference: PP-05862780

This letter provides a brief planning statement to accompany the application.

The council will be aware of an approval for prior notification granted on 18th January 2013 for the construction of an agricultural access track (LPA reference APP/12/01333). Although work on the track's construction was planned to commence soon after, it was not implemented.

The prior notification was submitted by the same applicant as for this proposal in order to improve access to activities within the Tournerbury Estate, whilst ensuring that the farming activities, husbandry, safety and security at Tournerbury Farm remain unencumbered. The reasoning was set out fully in a letter to the council dated 21/12/2012 (copy included with application for information).

Since that time the existing business at Tournerbury has evolved and to move forward a more formal, separate access is required rather than share the existing farm access. In agreement with the farmer it has been decided that the approved agricultural track should be used for this purpose, with ownership of the access transferred following the grant of planning permission.

The intention is to construct the new access on the line of the approved scheme, but to utilise more robust materials and to provide tree planting. It is not intended that the access will be surfaced with tarmac but will comprise a stone chipping surface over sub-bases of crushed concrete and hardcore.

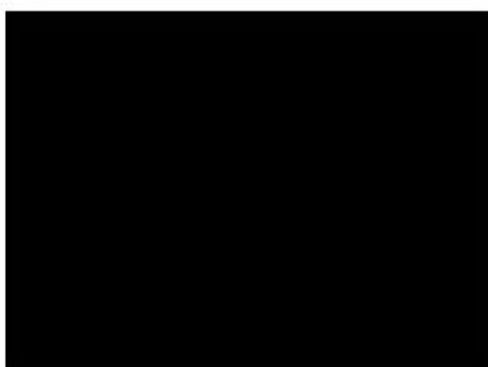
The width of the access will generally be 4.5m, widening to 6m at passing places with 3.75m grassed verges either side. The route will link the public highway with existing woodland roads within the Estate.

The route will retain an informality that is suitable for this countryside setting but will be landscaped to provide a tree-lined avenue. The number, size and species of tree to be planted has yet to be confirmed, although the applicant's preference is for *Phillyrea* Latifolia (Green Olive) to provide year- around leaf coverage. This matter is open for further discussion with the planning authority.

There has not been any significant change of circumstance since the prior approval was granted in 2013 and traffic levels should not be dissimilar from that predicted at the time. We are not aware of any additional material consideration applicable to this proposal and therefore consultee responses should once again be similar to those for APP/12/01333.

I trust that the proposal is self-explanatory, but if there is any further clarification you require or any additional information, please do not hesitate to contact me.

Yours sincerely



Haydn Morris
For and on behalf of HMPC Ltd