

Houghton, Michelle

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 01 February 2022 15:55
To: Weaver, Steve
Cc: Havant Planning and Development Mailbox New
Subject: APP/21/01310 Tournerbury Woods, Tournerbury Lane, Hayling Island 22.0027

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Steve,

APP/21/01310 | 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. | Tournerbury Woods, Tournerbury Lane, Hayling Island 22.0027

Thank you for consulting me on this revised application.

The application is accompanied by an amended Shadow Habitats Regulations Assessment (Holbury Consultancy Service, November 2021). Following refusal of planning permission, the proposal has been amended to address issues relating to site access and impacts on neighbouring dwellings and businesses. The proposal now removes the amendments to Woods Cottage (it will remain as holiday accommodation) and reduces the number of events planned in each year (now 65 per annum, with a request to extend to additional events subject to prior approval) as well as the number of attendees (ranging from 90 to 250 attendees). It is hoped that this reduction in numbers and frequency will minimise impacts to local residents as well as ecological receptors.

The proposed access through Tournerbury Farm is unchanged: a potential alternative through pastures to the west is seemingly unachievable at the current time and in any case would bring with it potential impacts on SPA supporting habitat within Solent Waders & Brent Goose Strategy site H40F: the current proposal does not entail direct impacts to this site and other areas of functionally linked land (although the submitted HRA does not explicitly mention SWBGS sites, these are included in Havant Borough Council's own HRA/Appropriate Assessment for the previous scheme). The reduction in the number of events, and the number of attendees at each event, will clearly reduce the potential risk of disturbance to ecological features compared to the previous proposal, notably bird species associated with the adjacent Chichester & Langstone Harbours SPA/Ramsar.

Overall, I am content that sufficient detail has been provided on the general ecology of the site and that ecological impacts are understood and are not likely to be significant. The proposed changes to the scheme would not, in my view, result in new potential impacts to the ecology of the site or surrounding area and would reduce the impact of previously identified impacts. The submitted Visitor Management Strategy (December 2021) is acceptable, and accords with measures agreed previously in discussion with both Natural England and HBC.

If you are minded to grant permission, can I suggest that all ecological mitigation, compensation and enhancement measures are secured by condition.

Development shall proceed in accordance with the Shadow Habitats Regulations Assessment (Holbury Consultancy Service, November 2021), Ecological Impact Assessment (HES, December 2020) and Bat Survey report (HES, December 2020) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation and enhancement measures shall be implemented as

per ecologist's instructions. All ecological enhancement measures shall be retained in a location and condition suited to their intended function Reason: to protect and enhance biodiversity in accordance with the Conservation Regulations 2019, Wildlife & Countryside Act 1981, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

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Coronavirus (Covid-19)

Hampshire County Council's response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.



Hampshire Services offers a range of professional consultancy services to partner organisations.

Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.

Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.