

Our Ref:- H/125/MK

Your Ref:- APP/23/00076

Havant Borough Council
Development Control
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

17th August 2023

Dear Mr Weaver

Tournerbury Woods, Tournerbury Lane, Hayling Island

Thank you for your letter dated 8th August 2023 advising that you have now received further details on the planning application and for alerting me to the opportunity to make any comments, on behalf of [REDACTED] the revisions.

I have now had the opportunity to review the recent documents published on the Council's website and have a few comments which are outlined below. These comments relate to this application only.

There are no comments to make on the latest Technical Note dated 5th July 2023 and prepared by Holbury Consultancy Service, in response to a request from Natural England for more information in relation to the need for a further ecological assessment of the section of woodland bank to be removed to facilitate the access road connection and the requirement for a Constructional Environmental Management Plan (CEMP).

Visitor Management Strategy Final June 2023

The submission of the Visitor Management Strategy is welcomed; however, the latest version of the document should be amended to make absolutely clear that the alternative track on which this application relies is the one under construction with the benefit of planning permission APP/21/00536. This permission supersedes the original one for the track under reference APP/17/00207. Paragraphs 2.3 and 2.4 should be amended to reflect the relevant permission for the alternative access track.

The measures outlined in paragraphs 2.5 and 2.6 are broadly supported, but it is considered that a traffic marshal at the exit to the Estate would be required for events with fewer than 150 guests, to ensure driver compliance with the erected signage requesting exiting guests, suppliers, taxi's and coaches, to drive quietly and considerately. Such events could still result in sizeable number of vehicles and so a traffic marshal will still be required.

Noise Management Plan

The need for a traffic marshal to be on hand at events with fewer than 150 guests and to ensure driver compliance at the exit to the Estate is also a relevant consideration for the Noise Management Plan, where staffing is discussed in section 3.

HMPC Ltd's letter dated 19th June 2023

Currently, discussions are on-going with matters of the contract rather than the HOTs'. HMPC's letter has not been agreed by both parties, and that the committee should not be misled by commentary on the nature of the swap agreement.

We are aware that a letter from HMPC Limited dated 19th June 2023 has been published online. You will be aware that the letter concerns negotiations between our client and the applicants. Solicitors [REDACTED] Limited, Thrings LLP, have already written to the LPA concerning another similar letter from the same writer, which is dated 31st May and enclosed herein.

Our clients wish to reiterate the contents of that letter in stressing that HMPC is not a party to private negotiations between solicitors as to the nature of a right of way to be granted across [REDACTED] [REDACTED]d. Whilst those discussions are ongoing, HMPC's commentary must not be taken as accurate or reliable as insight into the same. Subject to agreement between the parties, details of the Heads of Terms and right of way agreement could be shared with the committee – and it is that details which should be considered as the final word.

Notwithstanding the above general comments, I wish to reiterate that my clients remain fully supportive of this current planning application by [REDACTED].

Yours sincerely

[REDACTED]

Michael Knappett

Enc.