

OBJECTION TO PLANNING APPLICATION APP/18/00943

TOURNERBURY WOODS, TOURNERBURY LANE HAYLING ISLAND

CONTEXT

This paper represents the views of a significant number of residents of the Salterns/Selsmore Area of Hayling Island. It has been produced, through local consultations, to show a representative position on various crucial aspects of this application.

We do not object to a Wedding Venue operating on this site. We recognise the livelihood it provides, the benefits to the economy of the Island and the enjoyment of its customers. However, we strongly object to the way the business has evolved and is currently operated because of the impact that it has on our quality of life. And we do expect that this planning process will require the operation to meet regulations and requirements, to respect the needs of local residents and avoid negative impacts on the environment, wildlife and local community. We have identified THREE areas of major concern and have sought to show how we feel those concerns should be met.

SPECIFIC OBJECTIONS

1. Planning

This application effectively by-passes the normal planning process in that the business has been in operation for a number of years. Semi-permanent and permanent structures have been erected with no formal permission using materials inappropriate for such a sensitive location. No environmental impact studies have taken place; no statutory permission has been obtained from Natural England; no provision has been made for proper access to the site.

We are very aware of, and support, the stringent requirements of the planning process particularly in the Harbour. Several of us have made planning applications and had to comply with particular conditions including materials used, aspect, visual impact, extent and type of glass frontage, environmental and wildlife impact. Furthermore, these conditions are typically imposed before the planning application is put out for public comment, and, where residents have not followed proper process they have been required to remove non-compliant structures.

We now expect to see the same conditions to be applied to the buildings at Tournerbury. We were greatly surprised and disappointed that the current buildings, in particular the large, white marquee, had not been through planning and that no steps have been taken in the past to remedy what we regard as a non-compliant structure.

We do not regard the Marquee as a temporary structure. It has stood as a permanent structure in some form or other since the early 2000s. It is described in the applicant's documents as being "semi-permanent" and has never, as far as we are aware, been taken down. The applicant is proposing, in his noise amelioration submission, to erect permanent hard sides and a sound insulating ceiling making the building even more permanent. Such a building should, in our opinion, be regarded as a normal permanent structure and be subjected to the same stringent planning conditions referred to above, and, if found lacking in significant aspects of those conditions, should be removed and replaced with a building that does meet all aspects of the planners' criteria.

We include a photo of the Marquee taken from across the creek in January 2019.



2. Noise

Much of our focus in the early stages of our involvement with this issue has been around the subject of noise from the venue affecting residents in our area. What is now clear is:

- a) Based on the many objections by local residents, historic sound mitigation efforts simply have not worked. Furthermore, residents are deeply sceptical that further mitigations will improve the situation whilst they remain based on a containing sound inside a canvas structure
- b) Noise inside the structure is not the only problem. An impactful source of noise has been that generated by party-goers/campers continuing their celebrations after the official sound systems have been shut down. This includes loud music, shouting, singing and swearing that often continue well into the early hours of the morning
- c) A Wedding/Event Venue located close to residents should adhere to the NOEL principle (No Observed Effect Level) and should have No effect on the Health or Quality of Life of the residents of the Salterns/Selsmore area. This principle is normally and effectively applied to other venues located near residents and should include:
 - I. Clear definitions of acceptable/ unacceptable noise levels. Definitions in other similar situations are that 'the venue should be effectively inaudible to local residents'
 - II. A main venue structure that is effectively sound proof
 - III. Use of sound mitigation systems inside the main structure for ALL live music, DJs and PA addresses
 - IV. No live bands, music or amplified speaking outside the main structure
 - V. Effective arrangements for monitoring noise, in particular the impact close to local residents, and dealing with enforcement issues
 - VI. Stringent limits on hours of operation
- d) Even with the best safeguards in place there is bound to be disturbance from some events due to the exuberance of guests. We, therefore, strongly object to the total number of events exceeding current levels and ideally we would want to see materially fewer events

3. Environmental and Harbour Impact

The operation is within an SSSI and an AONB and the impact on the environment is typically managed through the normal planning or impact assessment process by various regulatory and advisory bodies. It is a real concern to us that these normal processes have not been adhered to historically and is only being assessed now as part of a retrospective planning application. We also understand that an area of

woodland was recently cleared to create parking for venue guests and there is no evidence of normal process and environmental impact studies being applied. We suspect preventable environmental damage has already occurred.

We strongly support the objections now raised by these various bodies covering wildlife, forestry, Heronry and bats. We naturally defer to the views of these experts. However, in our view the proposed increase in the number of events, effectively moving up to 500 people in and out of the venue and creating light and noise pollution 2-3 times per week during the season, must be addressed as a priority.

We also have real concerns about the wider community impact of such an increase in the number and size of events, including general congestion around the middle of the island and particular issues regarding access to the site.

4. Summary

The proposal as submitted creates a significant loss of amenity to local residents in terms of the noise and light pollution and the visual impact of the built environment. This proposal should comply with all planning regulations regarding the built environment. It should adhere effectively to the principles of NOEL. It should address the negative impacts on the environment, access and the wider community. It should be stringently monitored to ensure that in the future the owner complies effectively with the requirements imposed and adheres to due process. It should be restricted to operating no more events than the last year of operation and ideally materially fewer events.