

Dear Henrietta,

APP/23/00076 | 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. Construction of vehicular track from the public highway to the proposed wedding and events venue at Tournerbury Woods. | Tournerbury Woods, Tournerbury Lane, Hayling Island

Thank you for consulting me on this retrospective application. I have provided detailed comments on the previous iterations of this submission. The new application is accompanied by several updated reports in relation to ecological matters. I have reviewed the Shadow Habitats Regulations Assessment (Holbury Consultancy Services, October 2025), the Ecological Impact Assessment (ECOSA, October 2025) and the Lighting Technical Report and Indicative Light Spill Diagram (both DFL, September 2025).

The application is essentially identical to the previous iterations, with no additions to the development footprint or range of impact pathways. I am content that the proposals present no additional ecological constraints and that the updated ecological submissions are satisfactory. Habitats at the site have not materially changed since the previous round of surveys and I have visited the site myself in 2025. Updated surveys in 2025 included bat emergence surveys of Woods Cottage and bat activity monitoring of the wider landholding. Woods Cottage continues to support small roosts of Common and Soprano Pipistrelle bats, and the wider land is unsurprisingly used by a variety of other bat species typical of a site containing this mix of habitats. The site is clearly of high value to bat species but is not remarkable in this respect. The submitted lighting details demonstrate that impacts to bats from artificial lighting are unlikely to occur with the anticipated minimal spillage levels and overall impacts to bat species are considered negligible.

Natural England undertook a condition assessment of the woodland components of the SSSI in 2022 and concluded that the woodland SSSI unit is in Favourable condition, meaning that there are no significant issues with its structure, composition and management. The woodland sits within a landscape containing a varied mix of grassland, woodland, wetland and saltmarsh habitats. I am unable to provide meaningful comment on past management of trees. From my observations of the site in 2025 the woodland appears to be in good condition, with a varied range of tree age classes present and a good range of understorey shrubs and ground flora. There are management issues common to all woodlands in the form of locally frequent invasive woody plant species. The current proposals do not entail loss of woodland habitat, within the SSI or without.

The Shadow HRA considers the potential impacts on the Solent Maritime Special Area of Conservation (SAC), and the Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site. Impact pathways considered are land take, lighting, recreational disturbance, noise, sightline disruption, construction disturbance, hydrological matters, and air quality. I am content that the scope of the HRA is appropriate. Of these pathways only noise, recreational disturbance, sightline disruption, and water quality (nutrients) are taken forward to the later stages of HRA. The HRA goes on to assess these potential impact pathways in detail and to conclude that impacts to the integrity of the European sites will not occur as a result of the proposals. I am content that the assessment of impacts is appropriate and that its conclusions are well-evidenced. As such, I concur that – with appropriate avoidance and

mitigation measures in place and secured – impacts to European site integrity will not occur. Avoidance and mitigation measures for the identified impact pathways are detailed in the submitted Visitor Management Strategy (Holbury Consultancy Services, September 2023), Noise Management Strategy and appendices (Tournerbury Estate, August 2023), and Lighting Technical Report and Indicative Light Spill Diagram (both DFL, September 2025). The details contained within these documents are essential in enabling the conclusion of no impact to European site integrity to be maintained. It is the legal responsibility of the applicant and their appointed agents to ensure that all measures are implemented as agreed.

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, October 2025), Visitor Management Strategy (Holbury Consultancy Services, September 2023), Noise Management Strategy and appendices (Tournerbury Estate, August 2023), Lighting Technical Report and Indicative Light Spill Diagram (both DFL, September 2025) and the Ecological Impact Assessment (ECOSA, October 2025) unless otherwise agreed in writing by the Local Planning Authority. All ecological avoidance, mitigation, compensation and enhancement measures shall be implemented as per ecologists instructions. Reason: to protect and enhance biodiversity in accordance with the Conservation Regulations 2017, Environment Act 2021, 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

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