

Havant Borough Council
Planning team
Civic Offices
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2025/127304/01
Your ref: APP/23/00076
Date: 30 December 2025

Dear Planning team (FAO: Henrietta Owusu-Ansah),

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 the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have **no objection** to the proposal as submitted, however, please note our recommendations below:

- The application includes a campsite, classified as 'more vulnerable' development and currently located in Flood Zone 1. However, the southern boundary of the campsite follows the edge of Flood Zones 2 and 3, which means it will be susceptible to flooding as sea levels rise. The Partnership for South Hampshire Strategic Flood Risk Assessment suggests that the extent of Flood Zones 2 and 3 remains fairly static until 2055, after which time it encroaches northward into the camping area. We would therefore recommend that the Local Planning Authority considers a time limited planning permission to ensure that the camping element of the application is re-visited at a future date.
- We agree with the findings of the submitted Habitat Regulations Assessment (HRA, dated August 2023) that there is likely to be an impact from the high recreational pressure of this change of use, however mitigation measures have been identified to reduce this impact. Therefore, we have no objection providing that the conditions set

out in the submitted 'Visitor Management Strategy' (dated September 2023) are strictly adhered to. This will ensure the impact to protected species, in particular bats and wildfowl, is reduced as far as is possible. We note that the conditions within the strategy will be secured by planning condition(s).

Advice to the Local Planning Authority

Flood warning and emergency response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/ users covered by our flood warning network.

Planning practice guidance (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development. This includes those using the marquee, which is currently in Flood Zone 2.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 173 of the NPPF and the guiding principles of the PPG.

We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Victoria Hindmarsh

Direct dial:

Direct e-mail: Victoria.Hindmarsh@environment-agency.gov.uk