

[REDACTED]

[REDACTED]

Your Ref:- APP/23/00076

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

22nd December 2025

Dear Ms Owusu-Ansah

Tournerbury Woods, Tournerbury Lane, Hayling Island

I have been asked [REDACTED] to submit an objection to the current application at the above site.

[REDACTED]
[REDACTED] circumstances have now changed such that an objection must be raised.

To facilitate Mr Snell's use of the alternative track belonging to Mr & Mrs Phillips, a 'like for like' swap of his current right of way through the farmyard was required. [REDACTED]
[REDACTED]

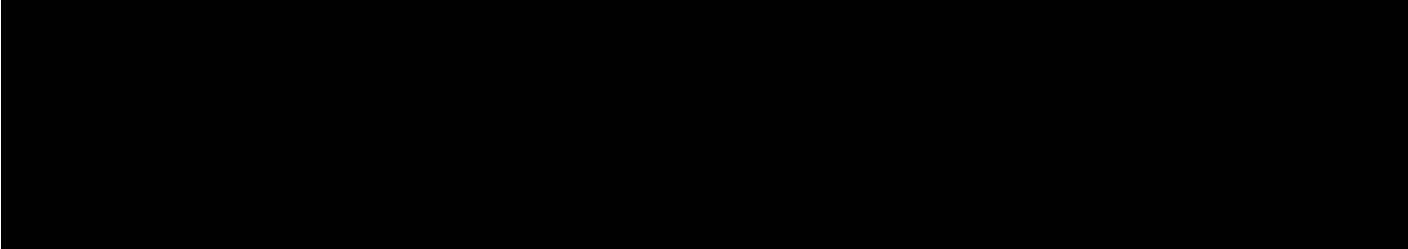
Given the lack of progress on a 'like for like' swap of the current right of way to the alternative track, [REDACTED]

[REDACTED] the current application description should be revised as it currently includes reference to '*construction of vehicular track from the public highway to the proposed wedding and events venue at Tournerbury Woods*'. It may be necessary to reconsult the public again following this fundamental change and to make clear to all that the alternative access track no longer forms part of the current planning application.

Should the application be amended to exclude any reference to the provision of the alternative access track, and therefore bypass the farmyard, this in itself would result in a number of amenity and safety issues.

[REDACTED] the 6th paragraph within the Executive Summary of the Planning Committee Report into application APP/21/01310 was noteworthy:

[REDACTED]



‘With regards to the use of the track through the farmyard, the question of whether legal rights exist for the applicant to use this route for visitors to the facility is not a material planning consideration. However, the impact of the use of the track on the functioning and amenity of the adjoining farm holding and associated dwellings is considered to remain material to this case, and here detailed representations have continued to be received setting out the impact of the activities which have occurred to date. Having regard to the nature of the activities being applied for – which include celebratory and social gatherings – and the number of participants involved, allowing for between 90 and 250 guests at individual events, it is not considered appropriate for the wedding and events venue to rely on this route, bringing as it does the risks of noise and disturbance in residential amenity terms, and the risk of conflict between visitor movements and the safe and satisfactory functioning of the farmyard’.

Noise and Disturbance

Visitor movements and activities along the track currently give rise to an unacceptable level of noise and disturbance to the occupiers of the Farm, and will continue to do so, as well as prejudicing the safe and satisfactory operation of the Farm for workers and endangering visitors to the events venue.

Specific issues of concern include:

- noise and disturbance late at night by visitors and traffic going to/from the Estate;
 - the lack of security, occasional antisocial behaviour, taxis waiting in the Farmyard, vehicle headlights late at night towards the Farmhouse;
 - the narrowness of the track and lack of opportunities for vehicles to pass;
 - the close proximity of water bodies and lack of forward visibility;
 - and the conflict of vehicles passing through the Farmyard with livestock, farm vehicles and workers. Such large vehicles using the track, i.e. coaches, vans, trucks and lorries, even if limited to event days, cause significant harm in terms of noise, safety and disturbance to the workings of the farm.
- 
- 

[REDACTED]

The number of events at the Estate has increased since 2017 (Covid-19 pandemic aside) and the problems have only escalated.

As the route through the farmyard was not acceptable to the Council when application APP/18/00943 was determined by the Planning Committee in June 2021, what has now changed? The route through the farmyard and along the track remain the same and noise and disturbance would still result to a significant degree.

Proposed Events and Number of Guests

[REDACTED] the quashed planning permission included planning conditions 10 and 11, which restricted the opening hours to the public and the number of events, respectively. Whilst a cap on the number of events does provide clarity for all, the enforcement of this cap would be required.

Staff working at events would leave the Estate well after midnight, if clearing up is undertaken immediately after each event. The contract cleaning company have also been reported driving to the Estate [REDACTED] on some days at 4am, which is an anti-social time of day for movements [REDACTED]

It will also be impossible to prevent people walking to and from the Estate [REDACTED] during events, as people may want to go for a walk or visit the Co-operative convenience store to buy cigarettes, purchase more alcohol for events, etc, notwithstanding any potential stewarding that may be provided within the Estate.

It is considered that the private track is not suitable for any movements of this commercial nature and the previously agreed cap on the number of events would give rise to untold privacy and amenity issues.

[REDACTED]

Council's previous comments

Officers recommend refusal of application APP/21/01310 and the committee report addressed in detail the impact upon Tournerbury Farm in paragraphs 7.61-7.74 of that report, which would remain the same today.

Paragraph 7.74 confirmed that Officers did not support the use of the right of way through the farmyard to access the events at the Woods Estate.

'Having regard to these policy considerations in the context of the activities being applied for, which include celebratory and social gatherings into the late evening; the number of participants proposed, which remains high at between 90-250; and the inherent limitations of the access track which do not allow for two-way flow over all of its length through the Farm holding, officers consider that it is not appropriate for the wedding and events venue to rely on this route. To do so would bring an ongoing risk of loss of amenity through noise and disturbance to residential occupiers; and the risk of conflict between visitor movements and the safe and satisfactory functioning of the farmyard activities as a whole. The representations received in respect of these concerns on behalf of the Farm are considered to be relevant, credible and probative in that regard'.

Conclusion

The current planning application should be refused, and the Council should be required to enforce/prosecute against any unauthorised uses and/or activities taking place at the site. The application remains contrary to Policies CS16 and DM10 of the Havant Borough Council Core Strategy and Policy AL1 of the Havant Local Plan (Allocations).

Please do not hesitate to contact me should you have any queries.

Enc.

