

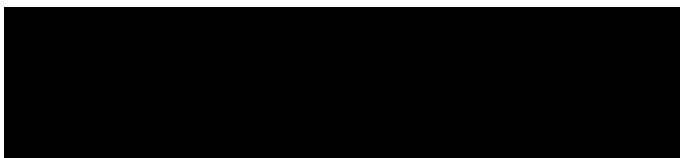
TOURNERBURY WOODS, HAYLING ISLAND – PLANNING APPLICATION – APP/23/00076
– PUBLIC RECONSULTATION

Dear Sirs,

- The site lies within the Chichester Harbour SSSI, AONB, and is subject to RAMSAR, SPA and SAC protections. It also contains Tournerbury Fort, a scheduled ancient monument.
- All trees are protected under TPO 448.
- The December 2024 NPPF establishes a strong presumption against development in an SSSI, except for national (generally military) purposes. This proposal does not meet that test.
- Natural England has confirmed no consents have been granted. There are no permitted development rights in an SSSI.
- Planning permission granted on 9 September 2024 was quashed by the High Court. Havant Borough Council accepted that it had erred in law, including failure to properly consider AONB policy. There has been no material change since.
- The development was carried out without planning permission. The correct baseline is the site in its original undeveloped woodland state, not its current unauthorised condition.
- The application is defective, as it does not include the full extent of unauthorised works, including earthworks, access roads, parking and tree loss.
- The proposal relies on an alternative access route controlled by a third party who has objected and confirmed access will not be granted. Conditions relying on this are unenforceable.
- Flood risk, traffic congestion on the A2303, and safety issues arising from event traffic through a working farm remain unresolved.
- The proposal causes unacceptable harm to a site of the highest environmental and heritage value and is contrary to national and local planning policy.

I urge the Planning Committee to refuse APP/23/00076.

Yours faithfully,

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