

Planning Application Response of Planning Policy

Application No:	APP/23/00076
Address:	Tournerbury Woods, Tournerbury Lane, Hayling Island
Development:	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
Case Officer:	Henrietta Owusu-Ansah
Comments by:	Jade Ellis
Date of Comments:	9 th June 2026

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form the development plan for the borough.

The following policies within the Adopted Local Plan (ALP) are of particular relevance:

- CS17 | Concentration and distribution of development within the urban areas
- AL2 | Urban Area Boundaries and Undeveloped Gaps between Settlements
- CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS12 | Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- DM8 | Conservation, Protection and Enhancement of Existing Natural Features
- DM9 | Development in the Coastal Zone
- DM10 | Pollution
- DM23 | Sites for Brent Geese and Waders

There are no specific local policies governing this type of operation, but a number of policies are relevant to development in this location.

Development outside the urban area:

The site lies outside the urban area as defined by policies CS17 and AL2. These policies seek to guide development towards the urban area. However, it is hard to envisage how this particular use could be accommodated within the urban area; indeed, it is specifically making use of the agricultural land / the forest in this location. Policies CS17 or AL2 are intended to restrict this type of development, and an objection could not be sustained on this basis.

Noise and Disturbance:

The use as a wedding venue, and in particular the fact that it is largely outdoors, has the potential to generate noise and be a source of disturbance to surrounding uses. The applicant will need to demonstrate that the likely noise impact, and proposed mitigation measures are acceptable, in line with policy DM10.

Solent SSSI, SAC, and Brent Geese and Waders:

It should be noted that the site lies adjacent to Chichester Harbour SSSI and SAC, and therefore it must be carefully assessed whether the provisions of policies CS11 and DM23, as well as national and international regulations regarding such sites is satisfied. In addition, immediately adjacent to the application site lies land which is noted to be a Core Area for Brent Geese and Solent Waders. As such, a project level Habitats Regulations Assessment (HRA) and, if necessary, an Appropriate Assessment (AA) is required.

Development proposals adjacent to sites used by Solent waders and Brent Geese (SWBG) will only be permitted where design and layout of the development prevents access and disturbance to the adjacent SWBG site. This can either be achieved by avoiding development close to the adjacent SWBG site, or by providing a package of avoidance and/or mitigation measures which are agreed with the Local Planning Authority. In this respect, it is noted that the Council's Ecologist has advised that the ecological mitigation, compensation and enhancement measures are secured by condition.

Chichester Harbour AONB:

The site lies within the Chichester Harbour AONB. The impact on the special qualities of the AONB will need to be carefully considered to satisfy the provisions of policy CS12. The content of the [Chichester Harbour AONB SPD](#) should also be noted. This is guided by four principles:

- To ensure that all development conserves and enhances the natural beauty of Chichester Harbour.
- To stimulate the highest standards of design, conservation and development.
- To consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts have been positively mitigated to conserve and enhance the AONB.
- To ensure that development will effectively mitigate any adverse impacts on the AONB and to secure positive, sustainable, social, economic and environmental benefits to fulfil the purposes of the SPD.

Development in the Coastal Zone:

Policy DM9 sets out additional provisions regarding development in the Coastal Zone in order to safeguard the character and appearance of the coast. The policy indicates that development in this location should maintain and enhance the appearance and distinctiveness of existing settlements and landmarks; and contribute positively to the landscape having regard to the best practise of design of new buildings in coastal locations.

Flood Risk:

The site lies within FZ2 & 3 and is therefore at risk of tidal flooding. While a wedding venue is considered to be less vulnerable to that risk and is therefore acceptable in principle in FZ2 & 3, the proposal also includes visitor accommodation. National guidance on Flood Risk specifically requires such proposals to have a flood warning and evacuation plan (see paragraph 043 at <https://www.gov.uk/guidance/flood-risk-and-coastal-change>). The applicant has submitted a Flood Risk Assessment, which sets out the management procedures in place to deal with flood risk on the wider site, and confirms that other than the cottage no visitor accommodation is proposed in areas at risk of flooding.

Conclusion

Under adopted policy, there is no in principle policy objection to this proposal provided that the applicant satisfies concerns regarding the operational impacts of the proposal on neighbours and the wider environment, in particular the sensitive landscape and nature conservation interests in and around the harbour.