

CORRECTION TO THE TECHNICAL NOTE BY HOLBURY CONSULTANCY SERVICE ON BEHALF OF
TOURNERBURY ESTATE FOR APP/23/00076 [REDACTED]

‘Change of Use of land and woodland (retrospective) as a wedding and events venue...
Construction of vehicular track from the public highway to the proposed wedding and events
venue at Tournerbury Wood, Tournerbury Lane, Hayling Island’

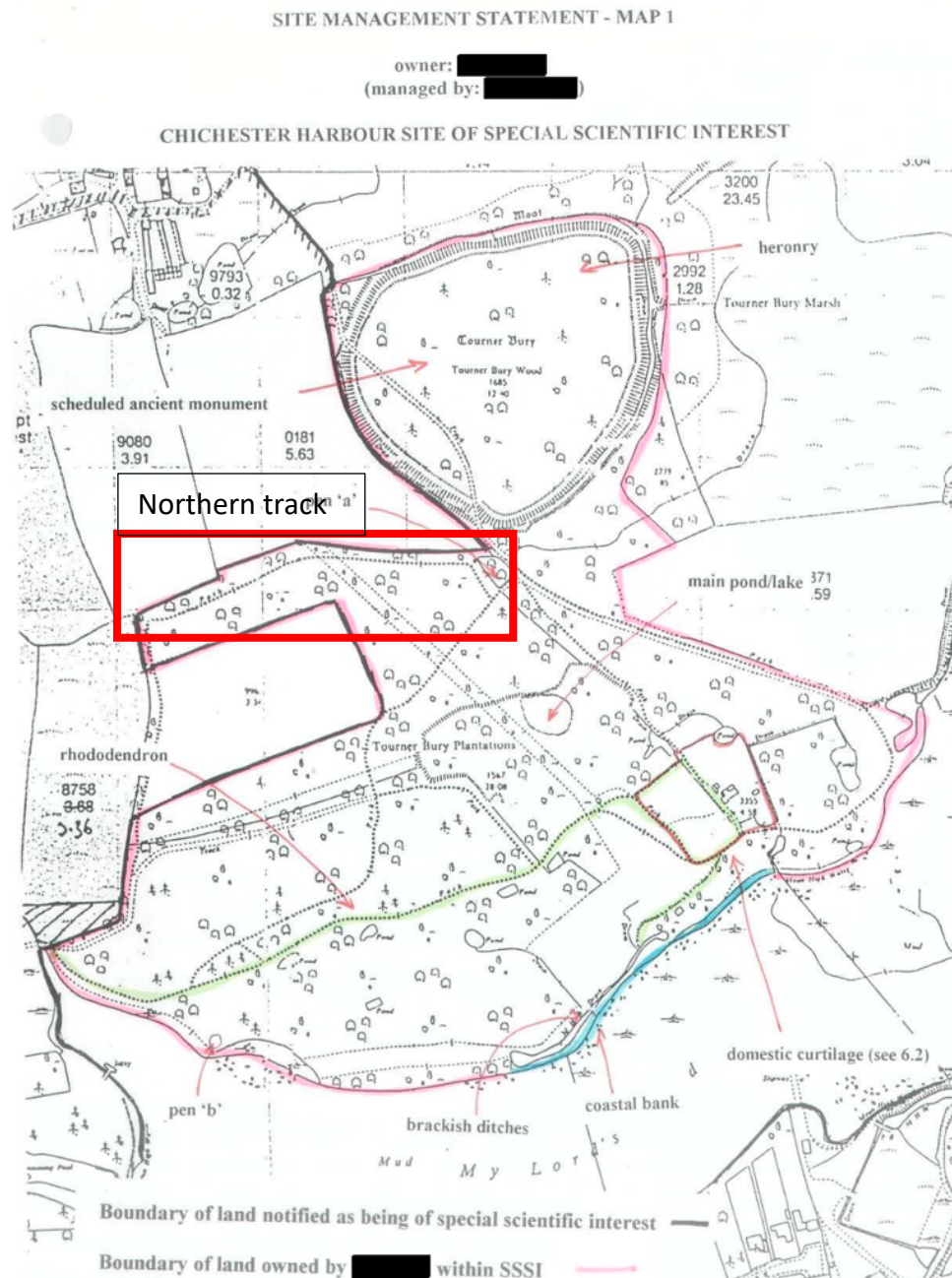
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3. Damage to woodland tracks documented by the Natural England Enforcement Team in July 2013

CONTEXT

Tournerbury Estate wish to surface and widen a track inside the northern edge of Tournerbury Woods that lies within the SSSI to the standard of a road that can accommodate coaches. However, this work is specifically prohibited within all versions of the 1997 Site Management Statement and would also breach the ORNECs for the Chichester Harbour SSSI as no consent exists for this work. This new track is required for a venue without planning permission, that is subject to an Enforcement Order by Havant Borough Council and for which the developer has no legal right of access to the adjoining road.

1. 1997 Site Management Statement released by Natural England under FOI p10



Wording of the 1997 Site Management Statement (SMS):

6.1 Woodland management:

a) Woodland tracks: 'These are all earth tracks but where waterlogging and rutting occurs, limited infilling... is acceptable. Gradual change or upgrading of tracks is not acceptable from a nature conservation point of view & the earthen/unimproved character of the tracks should be retained'

d) Dead wood and timber extraction: 'fallen and standing dead wood is to be retained... 'where removal... of timber is necessary... butts and root plates... should be left in situ'

6.5 Tracks (other than woodland earth tracks)

'The tracks marked in green on the accompanying map have been up-graded with limestone scalplings... Further up-grading of these tracks will not be carried out. Repair and maintenance of the track to the house to the existing specification is acceptable.' Upgrading took place in 2013. The Northern track was an earth track in 1997 and it cannot be upgraded under the ongoing SMS management agreement. If it has been upgraded since 1997 that would be a breach of that agreement. Therefore, no consent can be given for works on this track by Natural England.

2. Work required to make the 'Northern track' into an access road to the wedding venue with the same specifications as the existing road approved under APP-17-00207-'Construct vehicular track from the public highway to Tournerbury Woods

The following pictures were taken on and from Land owned by Tournerbury Farm with permission from the owners on 15th April 2023 after some days of rain.



This is the connecting road running south from Tournerbury Lane showing the 'as built' width as stated in the 'Site Plan and section' for APP-17-00207 of 4.5m, widening to 6m at passing places with 3.75m grassed verges either side'. This specification would have to continue into Tournerbury Woods as required by the planning approval of APP-17-00207.



End of the new track from Tournerbury Lane showing gap to Tournerbury Wood boundary, which is the edge of the Site of Special Scientific Interest



View of the Tournurbury Wood boundary showing the 60cm wide ditch requiring bridging



View of the first 200m of the track along the northern boundary of Tournurbury Wood showing current grass cover and insufficient width at point X for onward extension without tree cutting. This track is not in regular use by Tournurbury Estate and is fully grass covered.



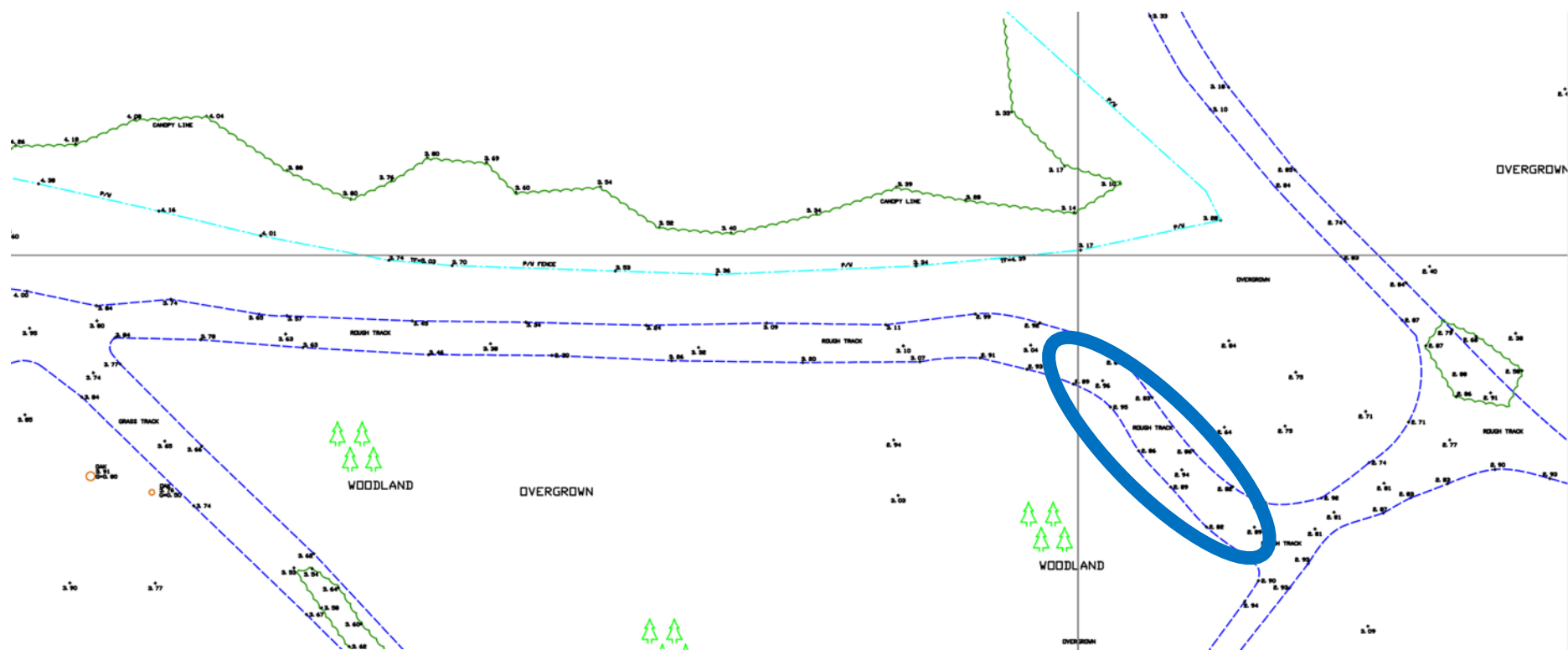
Section of the track along the northern boundary of Tournerbury Wood showing rutting indicating no solid base and proximity to trees that would have to be felled to widen the track



This panorama shows the eastern end of the Northern track as a white line where it turns south east to join another track. After a few days of rain this area is flooded and would need drainage work to enable a new track to be built. This would clearly require the import of new materials into the woods.



Line of the Northern track (in blue) within a map provided by Tournurbury Estate for 2018 planning application with name as uploaded on the planning portal (APP_18_00943-TOPOGRAPHIC_SURVEY__WITH_PARKING_ANNOTATED_-1142574.pdf). Each large square is 100m and thus the track is much less than 5m in width, and in one place (red line at point X in photo above) there is only 7m between trees either side of the track, which would require tree surgery or drainage that cut through roots. Note that not all trees are shown on this map.



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Title : TOURNEMBURY WOODS TOPOGRAPHIC SURVEY	
Job No. : 05918_TOPO_500_REV_D Original Scale 1:500 Sheet Size : A0_OVERSIZED	
Surveyed By LL/JW Drawn By : LL/JW	Date : MAY 2018 Date : MAY 2018
Client : THE TOURNEMBURY WOOD ESTATE TOURNEMBURY LANE, HAMPSHIRE, PO11 9DL	



NW section of track showing the flooded area as a blue ellipse

3. Damage to woodland tracks documented by the Natural England Enforcement Team in July 2013 (released to me under FOI).

This picture DSCF0588 was taken by the Natural England Enforcement team on the 26th July 2013 when making an unannounced visit to Tournerbury Woods and shows a large amount of material imported into the Woods for resurfacing work shown, for example in photo DSCF0609. The 1997 SMS only allows 'repairs to the existing specification' of the tracks shown in green on map 1. However, the Tournerbury Estate have surfaced with the entire track from Tournerbury farm, which was not permitted by the 1997 SMS.

