

Tournerbury Woods Estate Wedding Guest Visitor Management Strategy

Introduction

- 1.1 The Shadow Appropriate Assessment¹ and Ecological Impact Assessment² submitted in support of the retrospective planning application for a wedding venue at Tournerbury Woods Estate have identified the need for a Visitor Management Strategy (VMS). The purpose of the VMS is to ensure that weddings are planned and run in a way that avoids adverse impact on the ecological interest features of the site and surrounds.
- 1.2 This VMS has been prepared in consultation with Natural England and presents an operational framework designed to avoid inappropriate access and/or use of ecologically important areas within the Tournerbury Woods Estate that are sensitive to disturbance by either the wedding guests themselves, or the activities in which they partake. The VMS identifies a series of controls that define the:
 - type of activity appropriate within an area identified as ecologically sensitive
 - timing of an activity relative to a season that is ecologically sensitive; or,
 - extent of an activity within an ecologically sensitive area or context.
- 1.3 Adherence to the VMS will be secured through condition of the retrospective planning consent.
- 1.4 Natural England has reviewed the VMS and subject to minor revisions now included, has confirmed that the content is appropriate to the avoidance and mitigation of impacts identified in both the Shadow Appropriate Assessment and the Ecological Impact Assessment.

Visitor Management Strategy

- 2.1 Two areas within the Tournerbury Woods Estate have been identified as having potential ecological sensitivity and for which controls are required. These are:
 - **The Bury**, within which a Heronry is present (point A on the attached plan). The Bury is a mixture of semi-natural broad-leaved woodland within Saxon earthworks. The Heronry is located adjacent to, and over the access track that runs along the western flank of the Bury, in a roughly north to south direction.
 - The intertidal muds of **the foreshore** for their support of overwintering waterfowl. Wedding guests use the Harbour Lawn (point B) during weddings, which sits immediately adjacent to the foreshore and from which access to the intertidal is possible.

¹ Holbury Consultancy Services Ltd, 2020. Tournerbury Woods Estate. Shadow Appropriate Assessment. For Tournerbury Woods Estate.

² Hampshire Ecological Services Ltd, 2020. Tournerbury Woods Estate. Ecological Impact Assessment. For Tournerbury Woods Estate

2.2 In addition:

- Tournerbury Plantation lies to the west of the site, and comprises secondary woodland established on former open ground in the late 19th Century. A plateau of land lies to the immediate north and north west of the lake in the Plantation, and this area is used for camping (area C). Although Tournerbury Plantation is not ecologically sensitive itself, it lies in proximity to the Bury, flagging the need to carefully control camping use of this site.
- Pipistrelle bat populations are present across the site, feeding at the woodland edge along tracks and field margins and with a small roost (common pipistrelle) located in Woods Cottage. Bat foraging behaviours can be affected by night time lighting and it is therefore important to minimise the scope for impact in this regard.

2.3 Controls, to be secured through condition, are as follows:

- ***The Bury***
During the heron nesting season (1st January to 1st June) wedding guest access to the heronry area in the Bury will be limited to access along the access track as guests arrive and leave the site. Additionally, signs will be placed at either end of the heronry area of the track requesting that vehicles continue travelling along the track and do not stop due to nesting birds. If the alternative access track (granted by HBC APP/17/00207) becomes the primary access route to the Tournerbury Woods Estate, then wedding guest public access along the existing access track during heron nesting season will most likely cease as a matter of course.

- ***The foreshore***
Access: wedding guest access to the Harbour Lawn will not be permissible on any day that a wedding party takes place during the period 1st November to 31st March consecutively. This will be secured by means of a rope barrier and signage erected across the access track to the Harbour Lawn. The sign will read “*No public / guest access beyond this point. Overwintering birds protected area*”. The barrier and sign will be erected at area ‘D’ on the accompanying VMS aerial photograph.

Jetty: occasional use of the temporary jetty will be restricted to use only between 1st April to 31st October to prevent disturbance to feeding waterfowl over the core wintering period.

Dogs: all wedding guests bringing dogs on site will be required to keep their dogs on leads to prevent uncontrolled dogs finding their way to the foreshore.

Fireworks: wedding guests or suppliers will not be permitted to bring fireworks to site at any time of year. This has historically been a contractual requirement and will continue to be so.

Noise: noise levels at the foreshore from amplified music during the over wintering waterfowl season (30th November to 30th March) will not exceed 69dBA.

- ***The Plantation***
Camping: tents will only be pitched within the designated camping area (area C on

the attached plan). The one exception to this is that one tent may be situated on the amenity grassland adjacent to Woods Cottage for the married couple if they so wish. Campers will be shown where to pitch their tents to ensure that the location is managed and pitches are properly rotated over the summer. A record will be kept of tent locations to ensure that they are effectively rotated from one use of the site to the next.

Camping will take place on no more than 11 nights per year and will be restricted to no more than 8 pitches on any one night. Camping will only take place in association with a booked wedding or event.

All campers will be provided with a Code of Conduct when shown to their pitch on arrival. The purpose of the Code of Conduct is to set out the basis on which camping is permissible. See **Appendix 1**.

Camp fires: campfires are not, and will not be permissible. This has historically been a contractual requirement of the wedding party and will continue to be so.

Site management:

- No trees will be removed from this area and deadwood will be left standing unless it poses a health and safety risk whereby it will be removed and placed adjacent to the camping area on the woodland floor, to promote eco-system services through natural decay processes.
- No vegetation management is permissible by either users of the camping area or the operator. This means that no tree pruning, removal of trees or understorey, or removal of deadwood will take place to facilitate camping or whilst camping is occurring on site.
- Once pitches are vacated, the operator will litter pick, bag and remove all rubbish from the area over which camping has taken place.

These site management measures have been defined in relation to the Plantation, but are to apply as appropriate across the entirety of the application venue area site, as delineated by the red line boundary and red hatching on submitted Location Plan (with access to Public Highway)_-1553805.pdf document. This is attached as an appendix to this document for ease of reference and also shows the camping area C. In addition and for clarity and monitoring purposes a topographical map has been included in the appendix to more clearly locate the camping area.

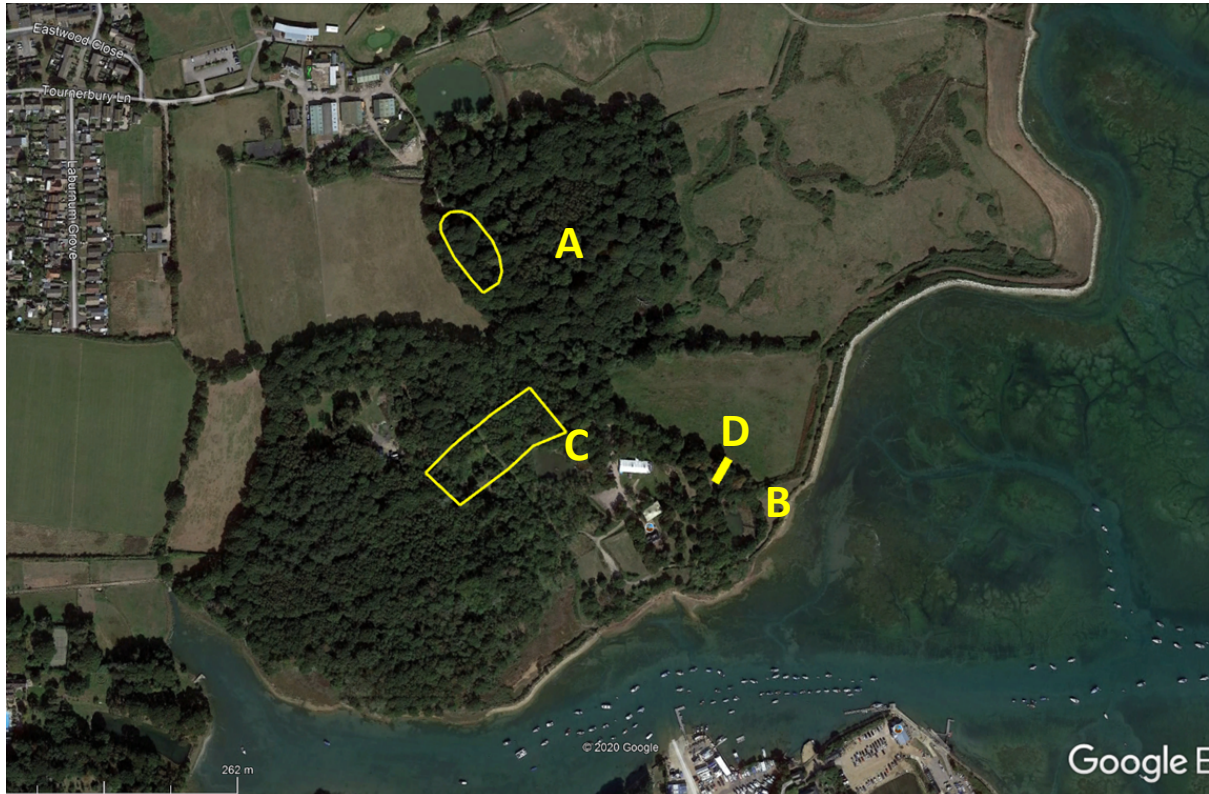
- ***Woods Cottage & Venue area: lighting***

Outside lighting: outside lighting will be angled to the ground and should avoid spillage of greater than 1 lux onto the trees and woodland, wherever possible. Any additional future lighting must be warm spectrum non-UV LED lighting, and angled to the ground.

Direction: lighting will be directed to illuminate only the immediate area required and with as sharp a downward angle as possible. The lit area should where possible avoid being directed at, or towards, retained vegetation or where bats are known to roost in Woods Cottage. A shield or hood can be used to control or restrict the area to be lit. Any new wide-angle lighting will be avoided.

Security lighting: lighting of greater than 2000 lumens will not be employed.

Figure 1 Aerial photo showing features relevant to the control of wedding guests during wedding parties



Access management along the Right of Way (private part of Tournembury Lane from end of the adopted Highway to the boundary of the Tournembury Woods Estate)

2.4 The Right of Way that is owned by the Applicants in order to access the Tournembury Woods Estate confers on the Applicants (as owners of the Right of Way) substantial 'Ancillary Rights' to make the way safe for users in their capacity as 'Dominant owners' of the Right of Way. As such, the Applicants may enter the servient land (Tournembury Farm) to undertake such work as is necessary to make the Way safe and suitable for users. This may include works such as resurfacing the Right of Way with a smooth tarmac finish. It is settled law that there are a number of Ancillary rights to the Right of Way, which would enable the applicants lawfully to make up (as they have done previously) and significantly to improve the surface of the Right of Way or, indeed, to do other works to accommodate vehicular / pedestrian user safety.

2.5 Proposed enhancements / controls to the Right of Way (to be agreed with the planning authority):

- Maintenance and repair of potholes along the Right of Way to aid safe access.
- Clear signage at Woods entrance to Right of Way.
- Managing overgrowing vegetation along the Right of Way to ensure the current long

sightlines are maintained.

2.6 Proposed management controls on event days:

- On event days a venue manager will be present on site from hire start time to the time all guests and suppliers have left site.
- Clear signage erected at exit of the Tournerbury Woods Estate (before accessing the Right of Way) requesting exiting guests / suppliers to drive quietly and considerably.
- During the 'peak' leaving hour at the end of an event, a traffic marshal to be stationed at the exit to the Tournerbury Woods Estate to ensure driver compliance with the signage instructions.
- All Bands and DJ's to exclusively use the installed Zone Array sound ceiling for front of house amplification when performing in the marquee. Bands and DJ's may not use their own front of house Public Address speakers.
- Throughout an event, the site manager will regularly monitor the grounds of the venue area to ensure that guests are not freely wandering away from the core venue area.

Conclusion

- 3.1 This VMS sets out a series of controls that will be required of all future weddings, and which will be secured by condition. Assessments within both the Shadow Appropriate Assessment and the Ecological Impact Assessment have shown that adherence to these controls will either avoid adverse impact on sensitive habitats and species, or mitigate the level of impact to an acceptable level.

Appendix 1
Tournerbury Woods Estate
Overnight camping
Code of conduct

Tournerbury Woods Estate
Overnight camping
Code of conduct

Tournerbury Woods Estate is a special place and it is important that we look after and respect the quiet and natural environment that it offers. Whilst camping overnight we ask that you follow our code of conduct.

Please ensure that you:

- are considerate and courteous to others at all times
- stay within the designated camping area and do not wander into the woodland beyond
- take all litter and rubbish home with you
- keep noise levels to a minimum to avoid disturbing those around you and our woodland wildlife
- use hand held torches for purpose of lighting and switch off when not needed
- use the portaloos and washing facilities in the car park, provided for your use
- do not dig, or otherwise damage the woodland soils
- do not remove or damage any of the natural resources around you

Fires or BBQ's of any description are strictly prohibited at all times. The risk of fire is high.

Please note that no music (acoustic or amplified) is allowed in the camping area at any time.

If you find or see a problem, please let us know so that we can sort it out for you.
Call 07894401891

Remember: tread lightly, leave only footprints and take home nothing but your memories.

Appendix 2
Topographical and
location plans to show
position of campsite

Tournerbury Woods Estate

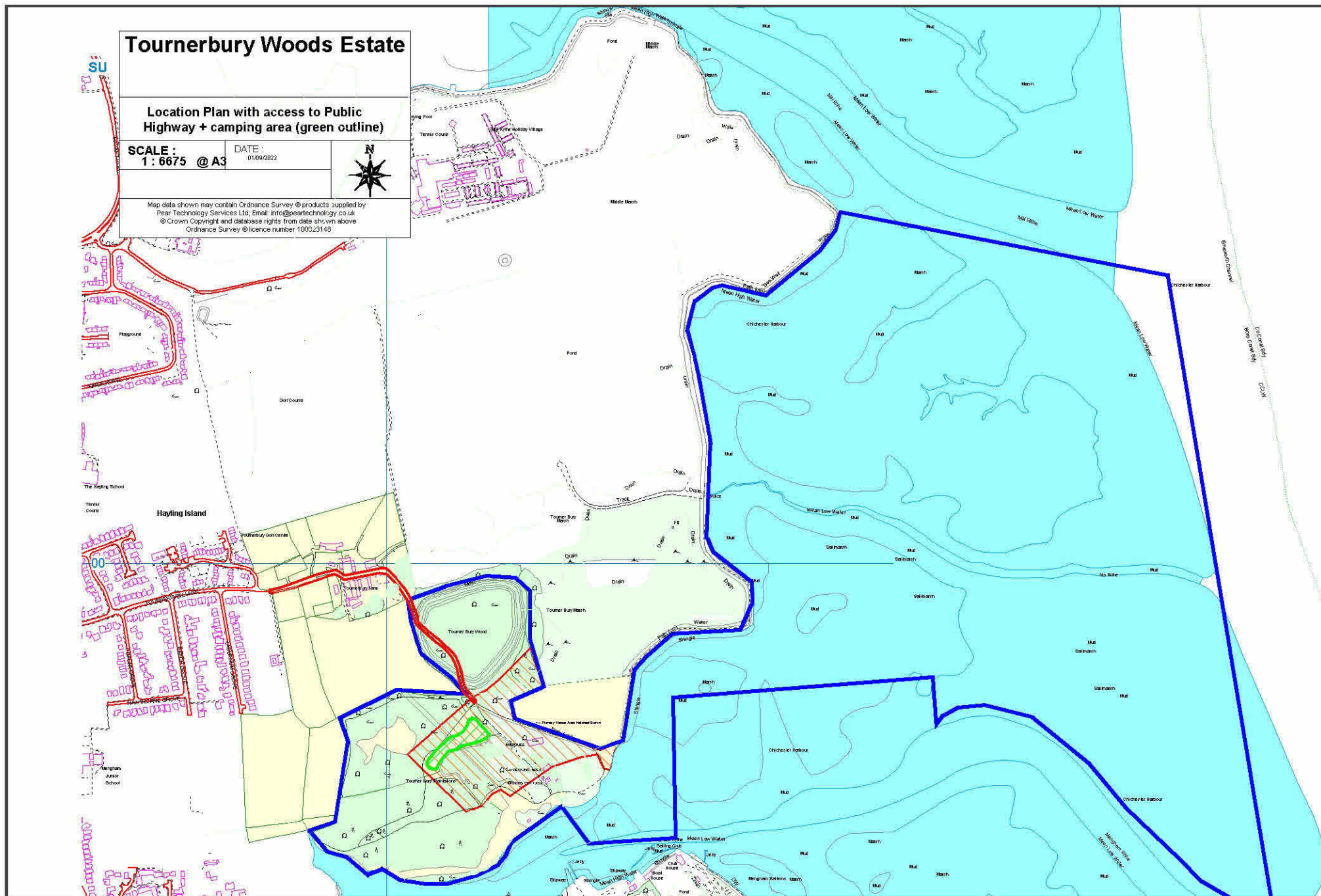
Location Plan with access to Public Highway + camping area (green outline)

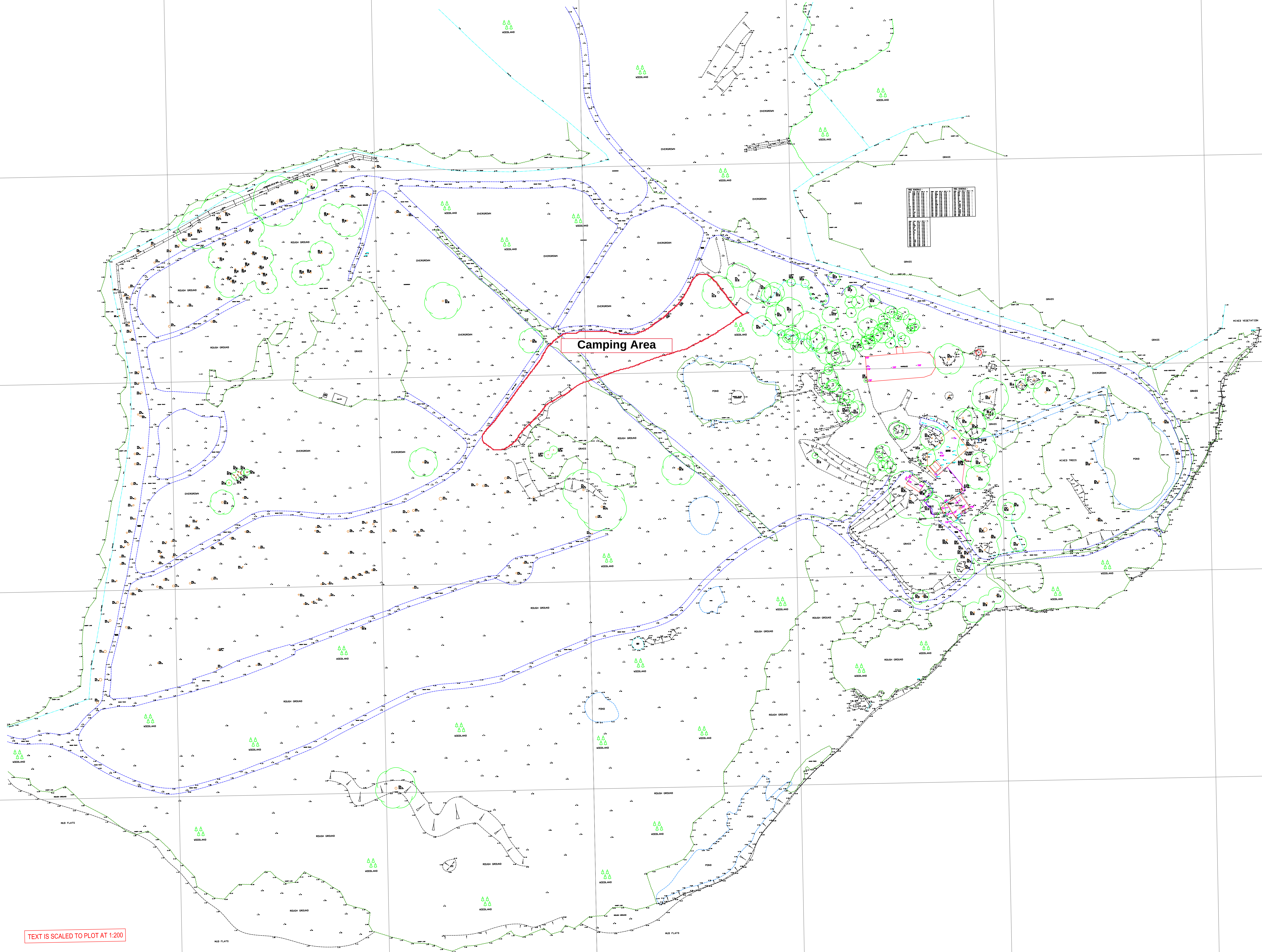
SCALE :
1 : 6675 @ A3

DATE :
01/09/2022



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TEXT IS SCALED TO PLOT AT 1:200

Shaw+Colegate
LAND & BUILDING SURVEYORS
UNIT 18, The Old Farm Mill, Queen Street, Emsworthy, Havant, PO11 7BT
Tel: (01424) 37472 Email: info@shawcolegate.com
Fax: (01424) 35944 Web: www.shawcolegate.com

Job No.: 0918_TORP_500_REV.0
Original Scale: 1:500
Sheet Size: A3 OVERSIZED
Surveyed By: LLJW Date: MAY 2019
Drawn By: LLJW Date: MAY 2019
Client: CHRISTOPHER SMILL
THE TOWNSEND WOODSTATE
TOWNSEND LANE, HAMPSHIRE, PO11 1OL

ISO 9001
REGISTERED FIRM



FENCE TYPES:
BW - BARBED WIRE
CB - COARSE BOUND
CP - CHAIN LINK FENCING
ST - SURVEY STATION
AN - ANGLING BUILDING
SD - SLOPE DIRECTION
LS - LAKE
TR - TREE SPECIES
GT - GUTTER
DR - DRAINAGE
SP - SPREADER

KEY:
BE - BOUNDARY BEACON
BN - BOUNDARY NAIL
BL - BOUNDARY LINE
BS - BOUNDARY SIGN
BT - BOUNDARY TIE
BU - BOUNDARY UG
BV - BOUNDARY V
BW - BOUNDARY W
BX - BOUNDARY X
BY - BOUNDARY Y
BZ - BOUNDARY Z
CA - CABLE TELEVISION
CL - CABLE LINE
CO - COASTLINE
CR - CROSSLAND
CS - CROSSLAND SIGN
CT - CROSSLAND TIE
CU - CROSSLAND U
CV - CROSSLAND V
CW - CROSSLAND W
CX - CROSSLAND X
CY - CROSSLAND Y
CZ - CROSSLAND Z
DA - DRAINAGE
DB - DRAINAGE BEACON
DC - DRAINAGE C
DD - DRAINAGE D
DE - DRAINAGE E
DF - DRAINAGE F
DG - DRAINAGE G
DH - DRAINAGE H
DI - DRAINAGE I
DJ - DRAINAGE J
DK - DRAINAGE K
DL - DRAINAGE L
DM - DRAINAGE M
DN - DRAINAGE N
DO - DRAINAGE O
DP - DRAINAGE P
DQ - DRAINAGE Q
DR - DRAINAGE R
DS - DRAINAGE S
DT - DRAINAGE T
DU - DRAINAGE U
DV - DRAINAGE V
DW - DRAINAGE W
DX - DRAINAGE X
DY - DRAINAGE Y
DZ - DRAINAGE Z

NOTES:
ALL LEVELS RELATIVE TO 0.5 DATUM FROM G.P.S.
SURVEY OF THE SITE TO 0.5 DATUM FROM G.P.S.
WHERE A POSSIBLE EFFORT HAS BEEN MADE TO IDENTIFY SERVICES, WE ARE
UNABLE TO DETAIL COVERS BARRIERS OR OBSTACLES AT THE TIME OF SURVEY.
ALL LEVELS SHOWN SHOULD BE CHECKED IN FIELD PRIOR TO THE
COMMENCEMENT OF WORKS.
THESE SHOWN FOR INFO TO BEST OF SURVEYORS' BELIEF. SOON CONSTRUCTION
IF SPECIES CRITICAL.
PROFITS ARE DETAIL IS INDICATIVE ONLY.
OFFICIALS AND OFFICIALS ARE OBTAINED USING INDUSTRY STANDARD GUIDELINES
AND CAN VARY ACCORDING TO THE QUALITY OF THE DATA NETWORK AVAILABLE.
ALL OFFICIALS ARE INDICATIVE RELATIVE TO THE TIME AND DATE OF SURVEY.