



MICHELLE BOLGER
Expert Landscape Consultancy

Appendices to Landscape and Visual Appraisal

Concerning
**Application for use of part of the
Tournembury Woods Estate as a
wedding & events venue.**

Prepared for
Tournembury Woods Estate

LPA
Havant Borough Council
Application ref
APP/23/00076

October 2025



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FIGURE 1
LOCATION MAP



PROJECT
Tournbury Woods Wedding Venue
APP/23/00076

CLIENT
Tournbury Woods Estate

DATE
01/04/2025

Legend

- Site boundary
- 1km offset lines
- Chichester Harbour National Landscape



500 0 500 m



FIGURE 2
SITE CONTEXT AERIAL PHOTO



PROJECT
Tournbury Woods Wedding Venue
APP/23/00076

CLIENT
Tournbury Woods Estate

DATE
01/04/2025

Legend

 Site boundary



100 0 100 m

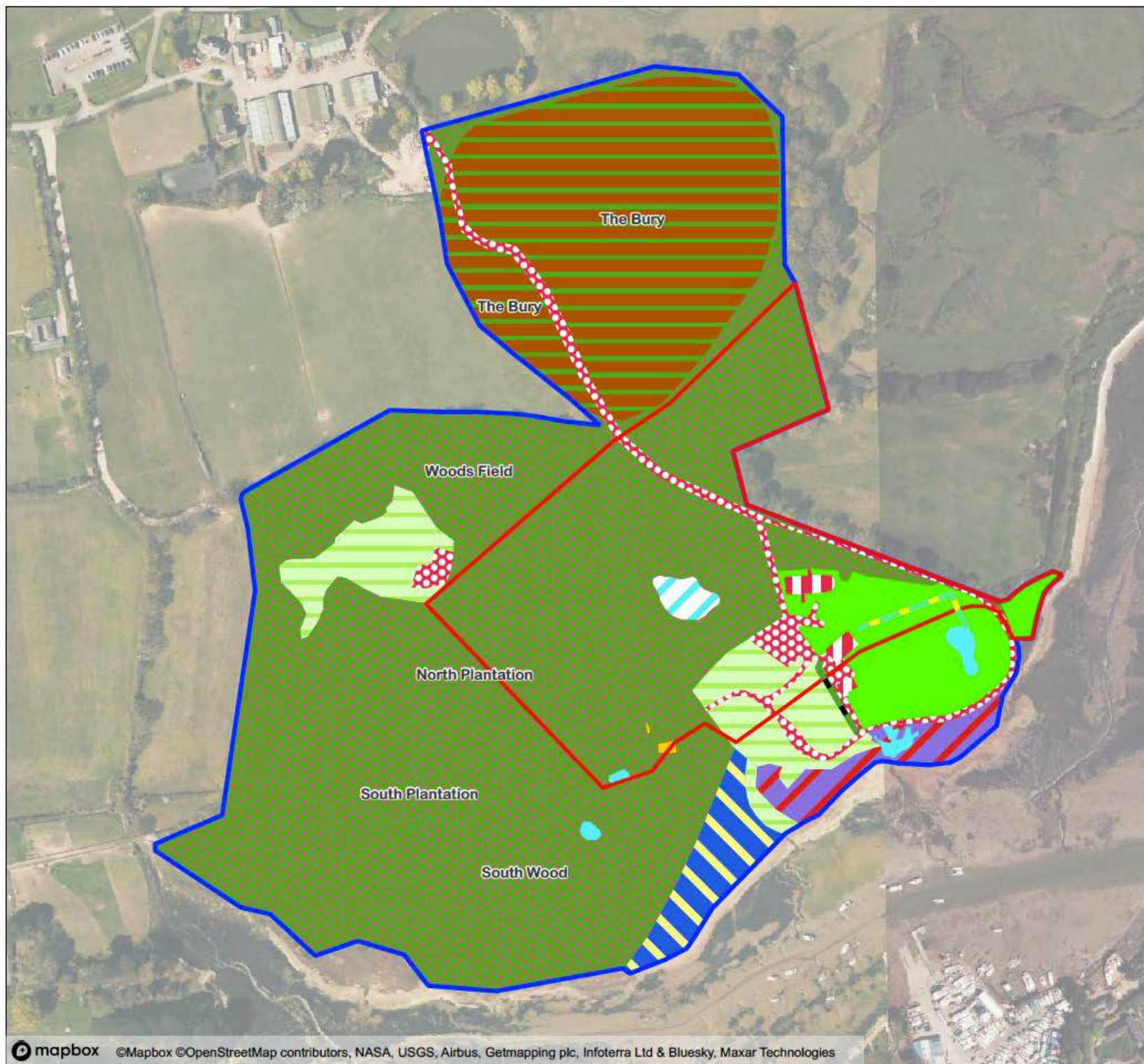


FIGURE 3
TOURNERBURY WOODS
BASELINE HABITATS



PROJECT
Tournerbury Woods Wedding Venue
App/23/00076

CLIENT
Tournerbury Woods Estate

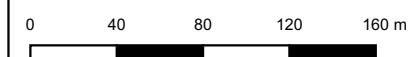
DATE
14/10/2025

This Figure derived from Ecosa Map 2 Baseline Habitats

KEY

- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Saltmarshes and saline reedbeds
- Temporary lakes ponds and pools (H3170)
- Line of trees
- Ditches

Scale at A4 1:3,500



Prepared by: KM

Date: 090525

Last amended by: BL

Date: 141025

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FIGURE 4
LANDFORM ELEVATION MAP



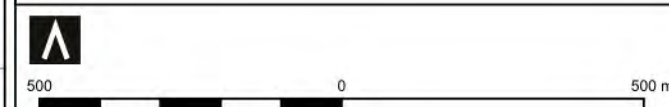
PROJECT
Tournbury Woods Wedding Venue
APP/23/00076

CLIENT
Tourneybury Woods Estate

DATE
01/04/2025

Legend

- Site
- 1km offset lines
- 15m AoD
- 1m AoD
- Sea and other water bodies



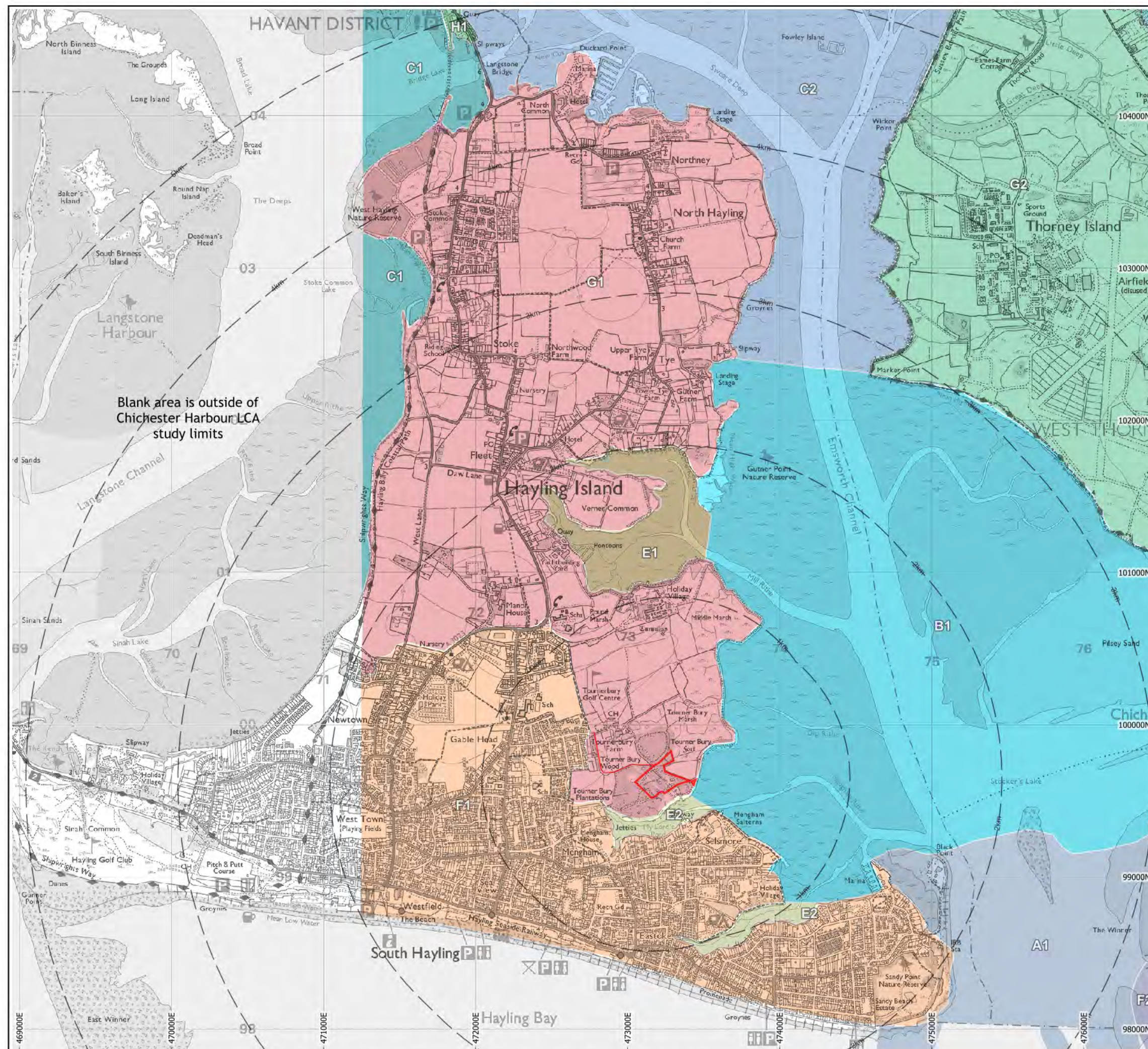


FIGURE 5
CHICHESTER HARBOUR LCA MAP



PROJECT
Tourneybury Woods Wedding Venue
APP/23/00076

CLIENT
Tourneybury Woods Estate

DATE
01/04/2025

Legend

- A1** Chichester Harbour Mouth
- B1** Chichester Harbour Central Basin
- C1** Langstone Harbour Head (Broad Inlet)
- C2** Emsworth Channel Head (Broad Inlet)
- C3** Thorney Channel Head (Broad Inlet)
- E1** Mill Rythe (Minor Inlet)
- E2** Mengham Rythe & Cockle Creek (Minor Inlet)
- F1** South Hayling Island (Coastal Strip)
- F2** Wittering Coast (Coastal Strip)
- G1** North Hayling Island
- G2** Thorney Island
- H1** Havant to Chichester Coastal Plan

Derived from Chichester Harbour Conservancy:
Chichester Harbour AONB Landscape Character
Assessment (CBA 2019)



1 0 1 km

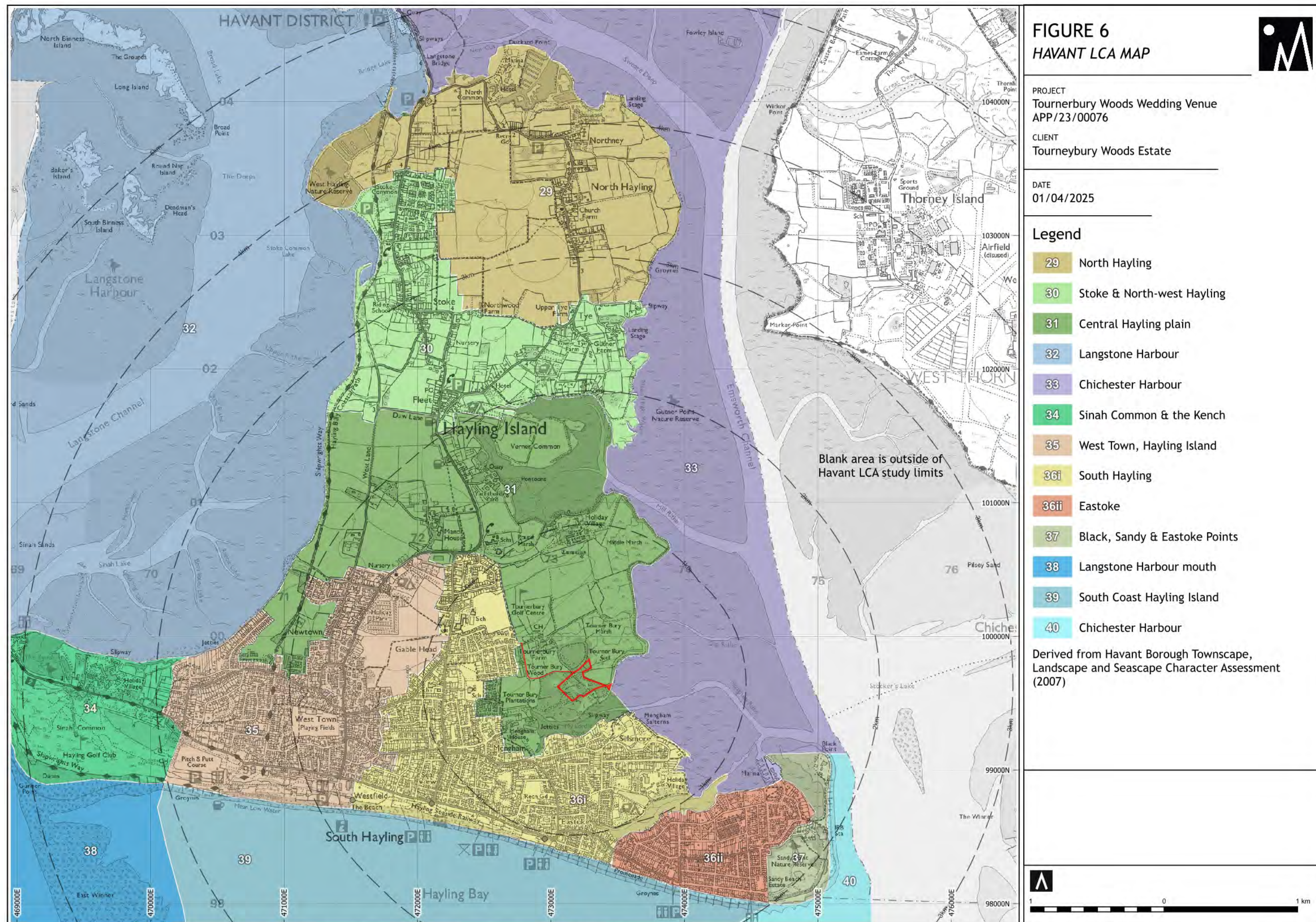




FIGURE 7
VIEWPOINT PHOTOGRAPH LOCATIONS



PROJECT
Tournbury Woods Wedding Venue
APP/23/00076

CLIENT
Tournbury Woods Estate

DATE
01/04/2025

Legend

-  Site
-  1km offset lines
-  Viewpoint photo location





Approaching Mengham Creek at high tide on a Spring tide, looking towards development south of the Creek : VIEWPOINT B





Within Mengham Creek at high tide on a Spring tide, looking towards Tournerbury Woods : VIEWPOINT C





Within Mengham Creek at high tide on a Spring tide, looking towards Tournerbury Woods : VIEWPOINT D





Within Mengham Creek at high tide on a Spring tide, directly in front of Woods Cottage : VIEWPOINT E





Within Mengham Creek at high tide on a Spring tide, west of Woods Cottage : VIEWPOINT F



Glimpsed view of
Marquee behind
trees

Pine close to
Woods Cottage



Within Mengham Creek at high tide on a Spring tide, west of Woods Cottage, aligned with area of saltmarsh fringe : VIEWPOINT G





Within Mengham Creek at high tide on a Spring tide, further west beyond Woods Cottage and area of saltmarsh fringe : VIEWPOINT H



Roof of Marquee glimpsed
beyond saltmarsh fringe

Pine close to
Woods Cottage



Within Mengham Creek at high tide on a Spring tide, further west of saltmarsh fringe : VIEWPOINT I





Close view of residential development on southern shore of Mengham Creek : VIEWPOINT J





From the edge of Mengeham Rhythe Sailing club at high tide on a Spring tide, looking towards Tournerbury Woods on the northern shore : VIEWPOINT K





FIGURE 19
SITE PHOTOGRAPH LOCATIONS



PROJECT
Tournerbury Woods Wedding Venue
APP/23/00076

CLIENT
Tournerbury Woods Estate

DATE
01/04/2025

Legend

 Site

 Reference photo location



20 0 20 40 60 m



L: Gazebo set amongst mature trees



N: Saltmarsh Fringe from within the site - houses on southern shore of Mengham Creek are visible



M: Failing trees on edge of Saltmarsh Fringe





O: Marquee set within mature trees



P: Deck and Woods Cottage set within mature trees



APPENDIX 2

Methodology



Methodological Approach for Landscape and Visual Assessment

Introduction

1. The methodology used by Michelle Bolger Expert Landscape Consultancy (MBELC) when preparing evidence on landscape and visual issues is based on *Guidelines for Landscape and Visual Impact Assessment*, Third Edition 2013 (GLVIA3) prepared by the Landscape Institute/Institute of Environmental Management and Assessment. It also takes account of the 2024 Technical Guidance Note (TGN), *Notes and Clarifications on Aspects of GLVIA3* (LITGN 01/24). The methodology also identifies where the approach adopted has been informed by the consideration of specific landscape or visual issues by the courts or by inspectors at public inquiry.
2. Landscape/ townscape effects are effects on the fabric and character of the landscape/ townscape. Visual effects are effects on people and are concerned with the impact of the proposals on the amenity of those people who will experience visual changes as a result of the proposals.
3. GLVIA3 sets out the processes that should be followed in the preparation of a Landscape and Visual Impact Assessment (LVIA), required for development that is the subject of an Environmental Impact Assessment (EIA), and for a Landscape and Visual Appraisal (LVA) required for development that is not the subject of an EIA. Regarding the differences between a LVIA and a LVA, GLVIA3 states that '*the overall principles and the core steps in the process are the same*'¹ and sets out the differences in defined procedures as follow:
'As a 'standalone' appraisal the process is informal and there is more flexibility, but the essence of the approach - specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated - still applies'.²

¹ Guidelines for Landscape and Visual Impact Assessment, 2013 Page 26 Paragraph 3.2

² Guidelines for Landscape and Visual Impact Assessment, 2013 Page 26 Paragraph 3.2

Baseline Assessment

4. GLVIA3 sets out the factors that should be considered in establishing a study area and determining the baseline conditions. (GLVIA3 Page 32 Paragraphs 3.15-3.17) *‘For the landscape baseline the aim is to provide an understanding of the landscape in the area that may be affected - its constituent elements, its character and the way this varies spatially, its geographic extent, its history (which may require its own specialist study), its condition, the way the landscape is experienced, and the value attached to it.’*³
5. The **value** of a landscape is: *‘the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a variety of reasons...A review of existing landscape designations is usually the starting point in understanding landscape value but the value attached to undesignated landscapes also needs to be carefully considered’.*⁴
6. The National Planning Policy Framework (NPPF) (revised December 2025) in paragraph 187 states that:
‘Planning policies and decisions should contribute to and enhance the natural and local environment by: (inter alia)
a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
7. Valued landscapes include nationally and internationally designated landscapes. The statutory status of nationally designated landscapes is set out in the National Parks and Access to the Countryside Act 1949 and the CROW Act 2000. This status is reflected in NPPF Paragraph 189 and local planning policies.
8. NPPF paragraph 187 Valued Landscapes are not restricted to designated landscapes. LITGN 02/21 *Assessing landscape value outside national* expands on the advice in GLVIA3. Table 1 in LITGN 02/21 includes a range of factors that can be considered when identifying landscape value. It is useful in determining which aspects of a site /landscape are important to protect or enhance. Table 1 builds on the assessment of value as set out in GLVIA3 Box 5.1. LITGN 02/21 confirms that:
‘When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features/

³ Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013, Page 32, Paragraph 3.15

⁴ Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013, Page 80, Paragraph 5.19

*elements/characteristics/qualities, but also their relationship with, and the role they play within, the site's context. Value is best appreciated at the scale at which a landscape is perceived - rarely is this on a field-by-field basis.'*⁵

9. Judgements about the value of a landscape are recorded on a verbal scale of high, medium and low with an overall conclusion that if the landscape in which a site is located has 'high' value this is likely to equate to a NPPF paragraph 180 'Valued Landscape'.

Landscape Effects

10. Landscape effects can be effects on the fabric of the landscape or on landscape character. Effects on landscape character often extend beyond the site itself and are usually a consequence of visual changes which affect the pattern and character of the landscape.
11. The assessment of the **sensitivity** of the landscape is directly related to the type of development proposed. Landscape Sensitivity is derived from: '*combining judgements of their [the landscape receptors'] susceptibility to the type of change or development proposed and the value attached to the landscape*'⁶. As identified above, the value of the landscape is assessed as part of the baseline, whereas the assessment of the susceptibility to change of a landscape must be tailored to individual projects and '*should not be recorded as part of the landscape baseline but should be considered as part of the assessment of effects*'.⁷
12. The **susceptibility to change** of a landscape is: '*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or areas, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*'.⁸ Judgements about the **susceptibility** of the landscape are recorded on a verbal scale of high, medium and low and the basis for the judgements is made clear and linked back to evidence from the baseline study as required by GLVIA Para 5.43.

⁵ Assessing landscape value outside national designations TGN 02/21 Paragraph 2.4.5 Bullet Point 5

⁶ Guidelines for Landscape and Visual Impact Assessment, 2013 Page 88 Paragraph 5.39

⁷ Guidelines for Landscape and Visual Impact Assessment, 2013 Page 89 Paragraph 5.42

⁸ Guidelines for Landscape and Visual Impact Assessment, 2013 Page 88 Paragraph 5.40

13. Judgements about **sensitivity** of the landscape are a result of combining judgments regarding value and susceptibility. This is recorded on a verbal scale of high, medium and low and the basis for the judgements is made clear.
14. Judgements about the **magnitude of change** for landscape effects are recorded on a verbal scale of high, medium, low and negligible, based on the principles set out in GLVIA3 paragraphs 5.48-5.52 which includes a consideration of scale, geographical extent and the duration and reversibility of the landscape effects.

Judgements about the level of landscape effects, are recorded on a verbal scale of major, moderate, minor and negligible, based on the principles set out in GLVIA3 paragraphs 5.53-5.57. The underlying principles are summarised in GLVIA Figure 5.10 (Page 92) which has been adapted below.

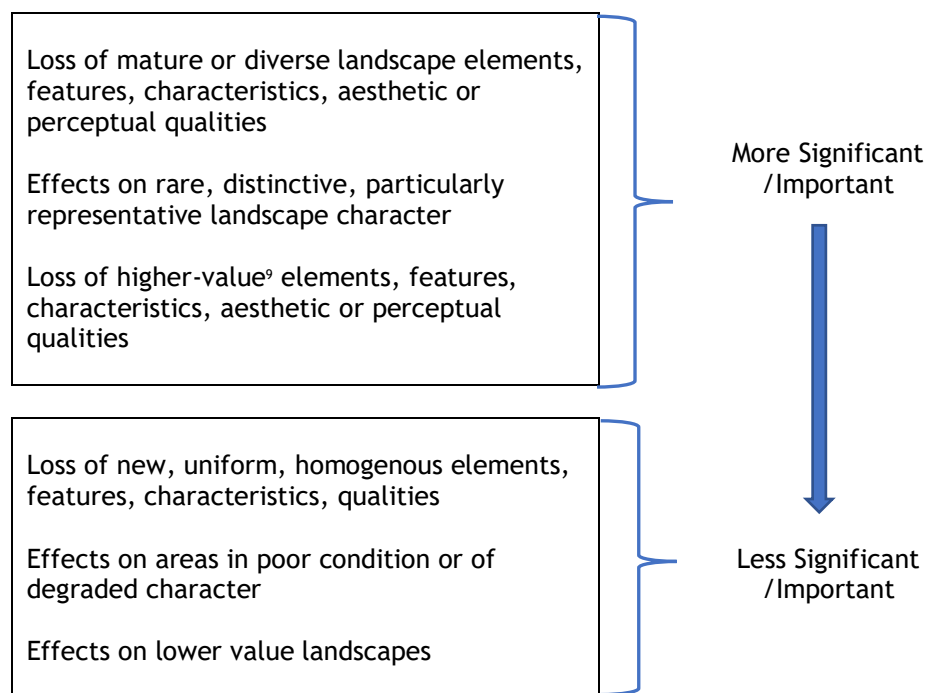


*Figure 1 - Scale of Significance/Importance
(Derived from GLVIA3 Figure 5.10 Page 92 Scale of Significance)*

⁹ The Figure on Page 92 says 'loss of lower-value elements', but this is an error in the text identified in GLVIA3 Statement of Clarification 2/13 8-07-13. It should read 'Loss of higher-value elements'.

15. The reasons for reaching the final judgments on landscape effects are always made clear in the text. However, the following diagram in Figure 2 can assist in understanding the way in which the judgments regarding landscape sensitivity and magnitude of change are combined to reach a final judgment on the level of the landscape effects.

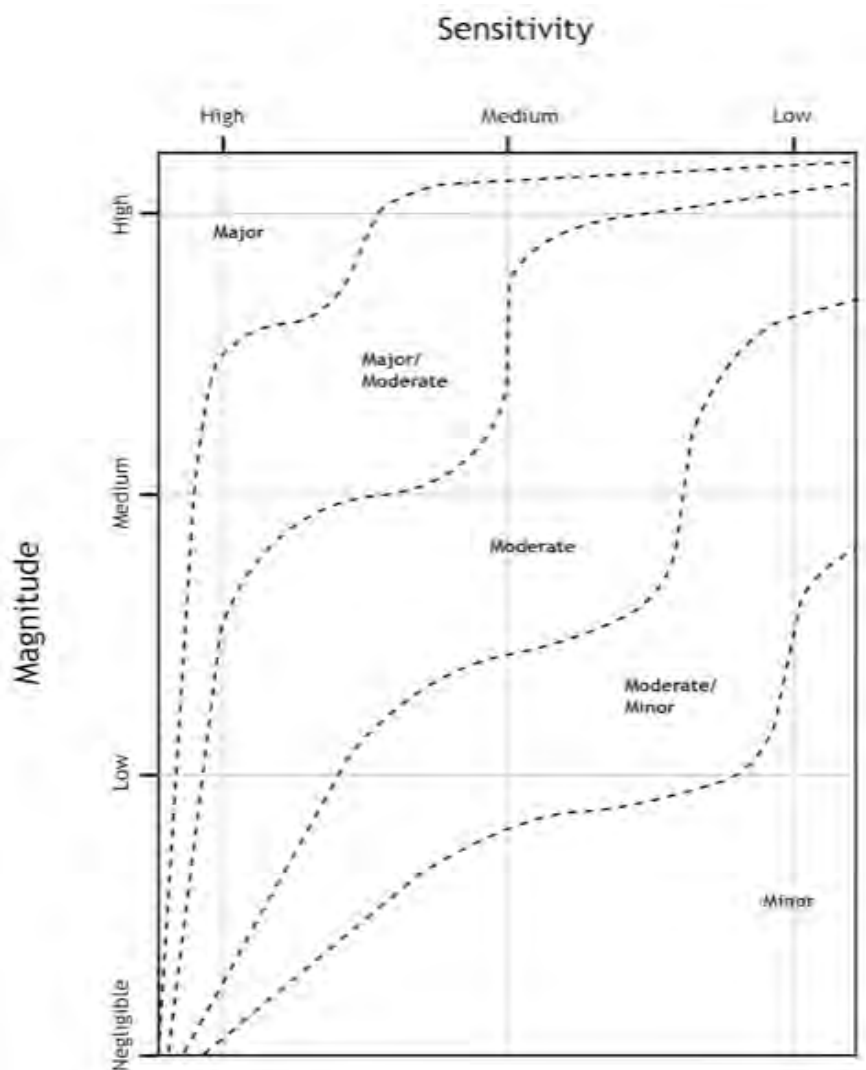


Figure 2 (MBELC) - Level of Effects

16. Identifying whether effects are significant is only required for LVIA3. LITGN 24/01 states that *'it is not necessary to establish thresholds for levels of significance, provided that it is made clear whether effects are, or are not, significant. However, typically, effects falling below the middle of the range of overall effect are assessed as not significant.'*¹⁰

¹⁰ Notes and Clarifications on Aspects of LVIA3 Section 3(5)

Visual Effects

17. Judgments about visual effects are derived from a consideration of the sensitivity of visual receptors to the proposed development, and the magnitude of change to their existing visual amenity. Changes in landscape character may also be a result of visual changes but these are considered under landscape effects.
18. GLVIA3 provides guidance on the relative sensitivity of different visual receptors (GLVIA3 paragraphs 6.31-6.37). In summary, the most sensitive receptors are:
 - Residents at home;
 - People engaged in outdoor activities whose attention is focused on the landscape and view; and
 - Visitors to locations where views are an important part of the experience.
19. The least sensitive receptors are:
 - People engaged in outdoor sports or activities which do not depend on an appreciation of views; and
 - People at their place of work (although this can vary).
20. The sensitivity of road users varies. People on busy or main routes are considered to have medium or low sensitivity, whilst users of rural roads or scenic routes will have medium or even high sensitivity.
21. Judgments are recorded on a verbal scale of high, medium and low. Visual receptors who would be affected by the development are identified in groups and their sensitivity assessed combining issues relating to their susceptibility and the value attached to the views affected.
22. Judgments about the **magnitude of change** for visual effects are recorded on a verbal scale of high, medium, low and negligible based on the principles set out in GLVIA3 paragraphs 6.38-6.41 which includes a consideration of scale, geographical extent and the duration and reversibility of the visual effects.
23. *‘Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location’¹¹*. Judgments about the level of visual effects are recorded on a verbal scale of major, moderate, minor and negligible, based on the

¹¹ Guidelines for Landscape and Visual Impact Assessment, 2013 Page 115 Paragraph 6.42

principles set out in GLVIA3 paragraphs 6.42-6.45. The underlying principles are summarised in Paragraph 6.44:

‘There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances varied the location and context and with the type of proposal. In making a judgement about significance of visual effects the following points should be noted:

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant.*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant.*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.’¹²*

24. The reasons for reaching the final judgments on visual effects are always made clear in the text. However, Figure 2 above can assist in understanding the way in which the judgments regarding visual receptor sensitivity and magnitude of change are combined to reach a final judgment on the level of the visual effects.

Final Notes

25. MBELC adopts a narrative approach to LVA. As set out in LITGN 24/01 ‘A clear professional judgement needs to be communicated, evidenced and robustly justified in the LVIA in order for decision-makers to weigh up any harm against the benefits of the development in the planning balance.’
26. Intermediate judgements such as medium/high or minor/moderate are also used in the assessments where the judgment falls between two levels. Where such a judgement is reached there is no intended difference to be derived from which judgment comes first - so medium/high is the same as high/medium and moderate/major the same as major/moderate.

Last Updated February 2025.

¹² Guidelines for Landscape and Visual Impact Assessment, 2013 Page 116 Paragraph 6.44

APPENDIX 3

Holbury Consultancy Services Technical Note prepared for Natural England

Technical Note

Project:	Tournerbury Woods Estate retrospective planning application	Date:	5 th July 2023
Subject:	Additional information provided at the request of Natural England	Author:	Nicola French MA MSc MRTPI MCIEEM CEnv

1.0 Introduction

- 1.1. This paper is submitted to Havant Borough Council with respect to the retrospective planning application for a change of use of land and woodland as a wedding and events venue at Tournerbury Woods Estate, Hayling Island (Ref: APP/23/00076).
- 1.2. In June 2023, Tournerbury Woods Estate submitted a Technical Note prepared by Holbury Consultancy Services Ltd¹ to Havant Borough Council (HBC), which addressed the connection of the existing track that runs along the northern boundary of the planning application (the northern track) to the new alternative access track that crosses neighbouring land owned by Mr & Mrs Phillips. The connection will require minor works to remove a relict, non-operational ditch and a small area of earth bank within Chichester Harbour SSSI. The Technical Note concluded that the connection will not result in damage to the interest features of Chichester Harbour SSSI.
- 1.3. HBC has formally consulted Natural England on the Technical Note, which has provided a consultation response² requesting further information. Specifically, Natural England has requested the following information:
 1. Further ecological assessment of the section woodland bank to be removed, to address its likely age, provenance, whether it was part of a historic boundary bank or whether it is of recent origin alongside an assessment of impacts of removal.
 2. A Construction Environmental Management Plan (CEMP).
- 1.4. This note provides the information required under Point 1. Point 2 is addressed via a separate submission to HBC³.

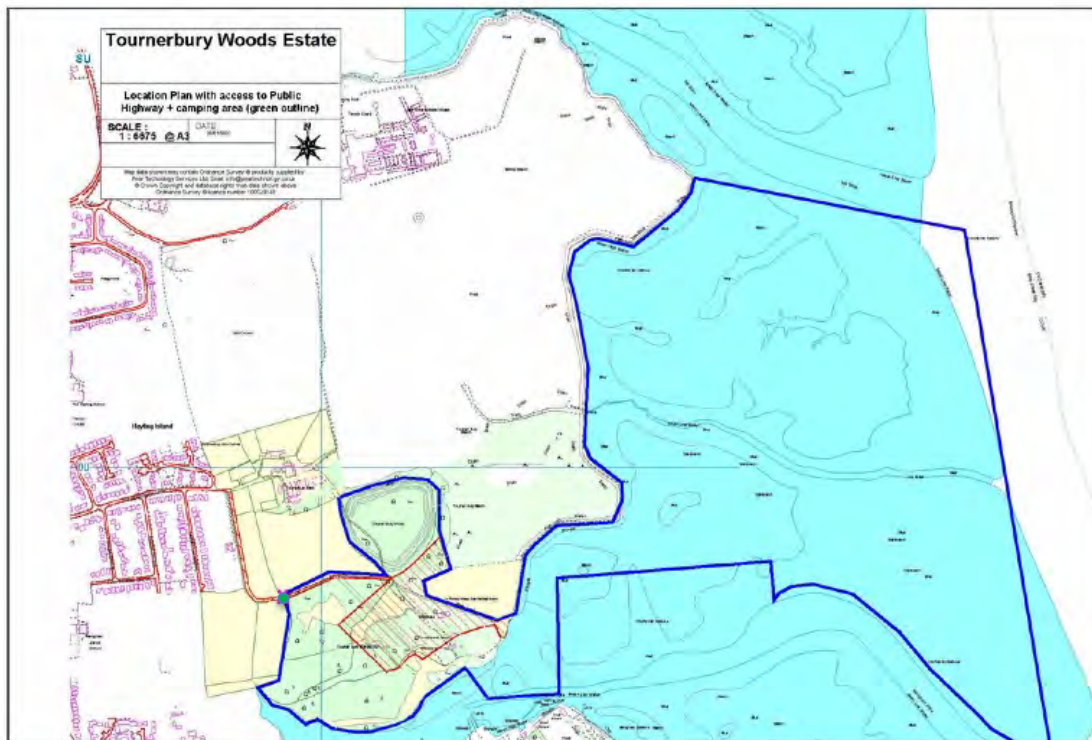
¹ Holbury Consultancy Services Ltd, June 2023. Response to objection submitted to Havant Borough Council with respect to Tournerbury Woods Estate retrospective planning application. For Tournerbury Woods Estate.

² Natural England, 21st June 2023. Planning consultation: APP/23/00076

³ Mayer Brown, July 2023. Tournerbury Woods Estate wedding and events venue. Construction Environmental Management Plan. Connection to existing track. For Tournerbury Woods Estate.

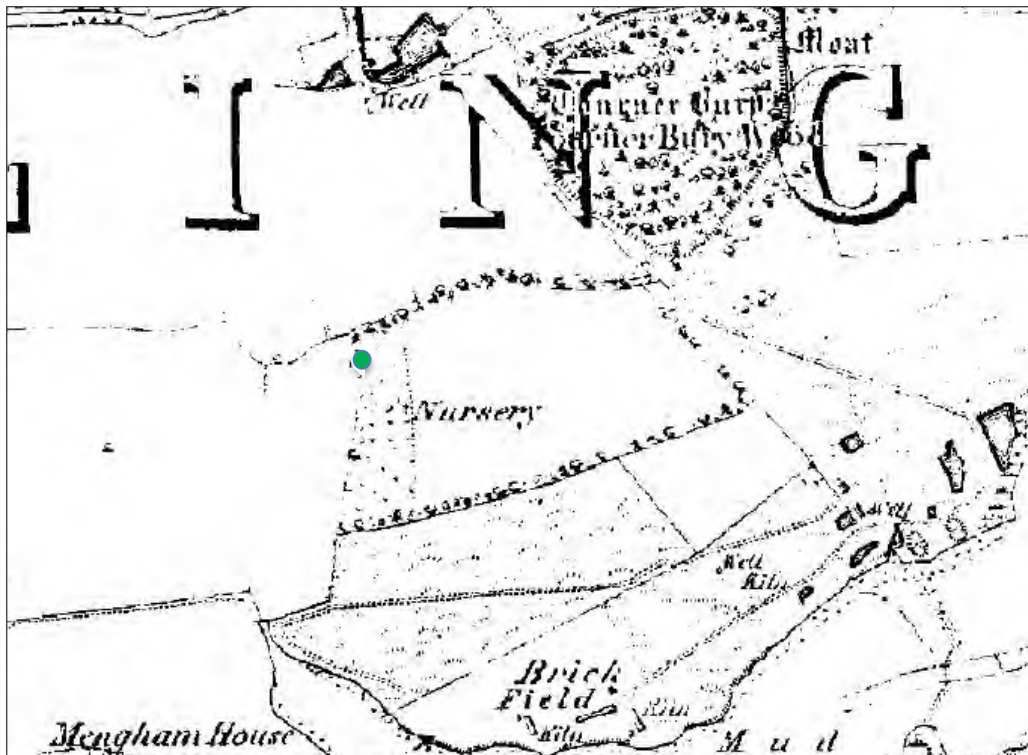
Connection of the existing northern track to the new track

- 1.5. The connection of the northern track to the new track to be constructed across land owned by Mr & Mrs Phillips will require the infill of a small depression on the boundary between the two land ownerships. The location of the connection is marked by the green dot on the western edge of the red line of the retrospective planning application shown on the location plan below.



Origins of the bank and ditch

- 1.6. Analysis of the historic mapping provides a basis for establishing the origin of the now non-operational ditch and bank. The first of the historic maps available dates from 1879 and is shown on the following page, with the green dot identifying the location of the connection point.



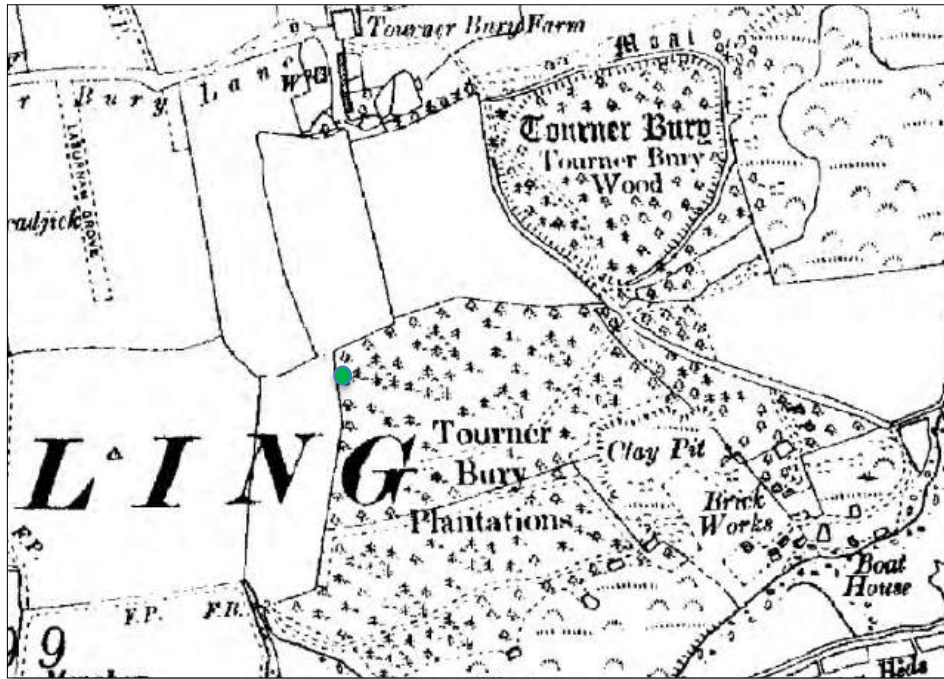
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Fig 1: Source: OS County Series: Hampshire & Isle of Wight 1:10,560 1879

1.7. Two points are evident from this map:

1. the ancient earth works associated with the Bury are clearly visible and demarcated using a heavy black hatching.
2. The point at which the connection is made does not show any evidence of an ancient woodland boundary. Instead, it sits along a field boundary, presumably established at the time of the Enclosure Acts and is pretty much a straight-line division, distinguishing it from an ancient boundary feature. The boundary defines the western edge of a parcel of land identified as a 'Nursery'. Given that the following maps show both nursery and the land to the east as a plantation, it seems reasonable to think that this land was likely a tree nursery, although there is no direct evidence to support this.

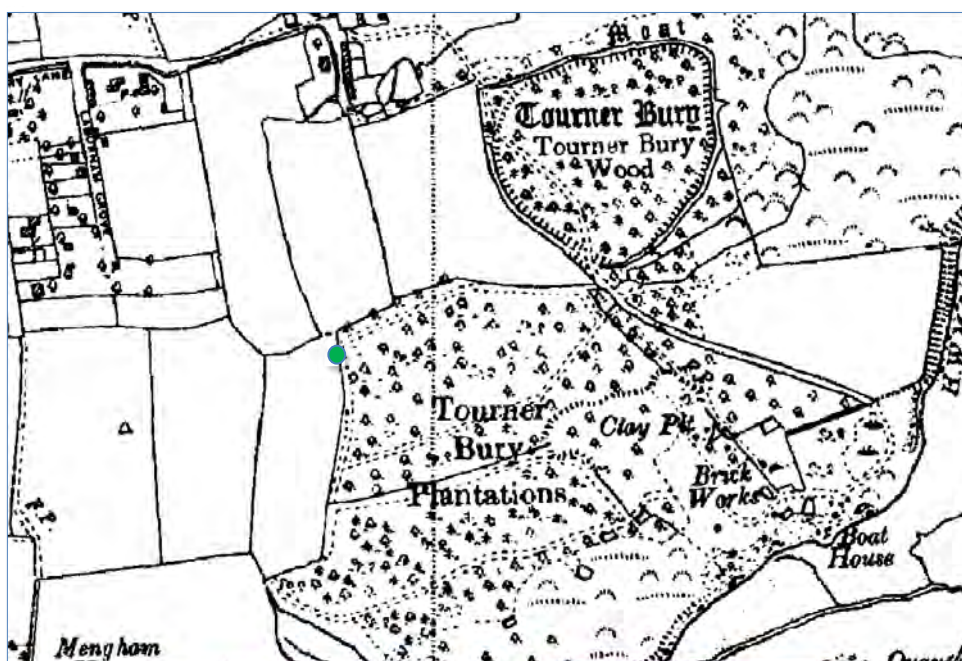
1.8. The next map available is dated 1910-1911. Land use has evolved since the earlier map to show that a tree plantation has been established on the land to the east, which was previously shown as open. The boundary between the two is marked as a single line, as are field boundaries to the north and east. This is consistent with a field boundary and shows no double lines or other marking to represent a ditch, bank or other earthworks. It is distinct to the historic and ancient earth banks that do exist on the Estate such as the Bury, the clay pits of the old brickworks (that date back to the early 1800's) and the seawall.



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Fig 2: Source: OS County Series: Hampshire & Isle of Wight 1:10,560 1910 - 1911

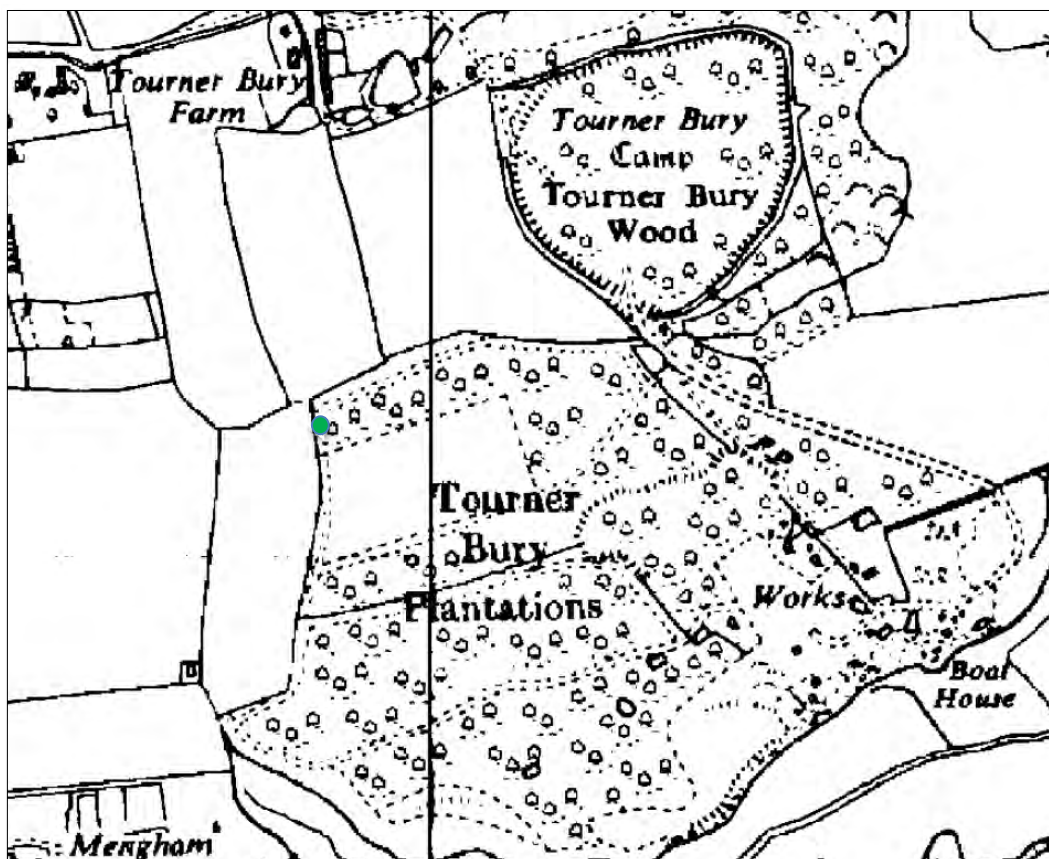
- 1.9. The map that follows was surveyed at the time of the Second World War, dated 1938-1942. This shows that the Plantation is served by two tracks: one running north-south and the other east-west. The connection will link the northern track, now about 90 years old, to the new access track constructed across the field owned by Mr & Mrs Phillips and will provide a continuation of the northern track at the point that it 'turns a corner' to follow the boundary of the plantation (see location of green dot).



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Fig 3: Source: OS County Series: Hampshire & Isle of Wight 1:10,560 1938 - 1942

- 1.10. As for the previous maps, this survey distinguishes in its representation of the earth banks of the Bury, clay pits of the old brick works and sea wall, and the boundary separating the Plantation from the field to the east, previously a Nursery.
- 1.11. A photo available from https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_3g_tud_uk_162_vp4_5288 dates from 1946 and follows this last extract by just a few years. It clearly shows the location of the northern track, evident as a broad ride through the trees and shows that much of the plantation was a field at that time. The boundary is evident as a field boundary.
- 1.12. The final historic map extract dates from 1962. It shows an area of clear fell within the Plantation and a more extensive network of tracks within, built on and from the northern and western tracks that remain evident. The old earth banks of the Bury, brick works and sea wall are more clearly identifiable and are distinct in their representation to the boundary across which the connection will be constructed.



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Fig 4: Source: OS Plan 1:10,560 1962

Analysis

- 1.13. The ditch and bank is distinct in form and character to the ancient banks of the Bury, clay pits of the old brickworks and the sea wall. The earth bank is most likely to have originated from the digging of the ditch that runs along the boundary between the Plantation and the field to the west, augmented by silt and ditch clearings arising from routine maintenance when the ditch was in operation. It was probably dug during the intensification of agriculture during the middle of the last century and would have been maintained whilst the field to the west was in active arable production.
- 1.14. The ditch has now infilled naturally to leave only a depression in the ground. This reflects that no maintenance of the ditch has been carried out since the 1980's when Tournerbury Farm was in active production. The ditch has not been cleared, dug or dredged since the land was sold in 1987.
- 1.15. The photograph below, taken by Mr Raper in April 2023 and supplied in his representation to HBC, shows the location of the minor works looking west to east. The photo is taken from land owned by Mr & Mrs Phillips with their full permission. This shows a fenced boundary between the existing field and the secondary woodland that has developed on the site of the plantation. No hedgerow is present nor other ancient boundary feature.



- 1.16. Taken together, these analyses are fully consistent with the findings of the previous Technical Note. In short, the minor works required to connect the 2 tracks will affect an old field ditch of relatively recent origin (likely middle of last century). The minor works will not affect a historic boundary bank or other ancient feature, and will not affect the interest features for which the Chichester Harbour SSSI is designated.

2.0 Conclusion

- 2.1. The current retrospective planning application for a wedding and event venue at Tournurbury Woods Estate is the same as previously submitted to Havant Borough Council, (APP/21/01310) other than for the fact that this application makes use of the 'alternative access' across the field owned by the adjoining land owner rather than the existing Right of Way through the farm, the principle of which has long been established.
- 2.2. This paper has focused on the connection of the two tracks across the boundary of the Tournurbury Woods Estate, which will require minor works to remove approximately 2.5m³ of earth bank originating from the creation and maintenance of now non-operational field ditch that was most probably created in the mid 20th Century. Neither are historic features for the site. Separately, an ecological impact assessment set out in the previous Technical Note submitted to HBC has concluded that the connection will not result in damage to the interest features of Chichester Harbour SSSI. The SSSI notification makes no mention of earthbanks or woodland boundary features.

In conclusion:

- the bank is not a boundary bank to ancient woodland or other other ancient boundary feature
- it is not linked to the qualifying features of the Chichester Harbour SSSI
- minor works to allow for connection of the existing northern track to the new track on Mr & Mrs Phillips land will not affect the ecological integrity of the SSSI.

NF060723

APPENDIX 4

Photographs taken by the Applicant

October 11th 2025

Thep photographs were taken at High Tide on a Spring Tide

All photographs were taken using an iPhone 16 Pro Max. Rear facing fusion camera at f1.78

24MP 24 to 52mm

Applicant's Photograph from approximately Vp C



Applicant's Photograph from approximately Vp D



Applicant's Photograph from approximately Vp F



Applicant's Photograph from approximately Vp G



Applicant's Photograph from approximately Vp H



Applicant's Photograph from approximately Vp I

