

Technical Note

Project:	Tournerbury Woods Estate retrospective planning application	Date:	2 nd March 2023
Subject:	Further information provided at the request of Natural England	Reference:	N020323

1.0 Introduction

1.1. Natural England has provided a consultation response 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). The response advises that further information is necessary to determine impacts on designated sites. Specifically, further information is sought with respect to the access track along the northern boundary of the Tournerbury Woods Estate. The information requested is as follows:

- survey and assessment of potential impacts to the SSSI from use of the existing access track along the northern boundary of the SSSI.
- clarification if any works or importation of materials are proposed to upgrade the existing track to make it suitable for use by coaches and/or other vehicles.

1.2. In a further recent email exchange, Natural England has further clarified that the request for further information relates to the following:

- evidence of the surface of the existing track, along the northern boundary
- confirmation that no works or importation of materials will be required to make it passable to vehicles.

1.3. This note has been prepared to provide Natural England with the information requested, and to allow review of the consultation response provided.

Clarification of relationship of current planning application to previous

1.4. The current application is an exact copy of the deferred Application APP/21/01310 with the only difference being that this application utilises the alternative access across the field owned by the adjoining land owner rather than the existing Right of Way through the farm.

1.5. The application is supported by a suite of ecological surveys that cover the entirety of the Tournerbury Woods Estate (including the northern track). They also include an

assessment of ecological impact on all areas of the Chichester Harbour SSSI¹. The reports conclude that the scheme will have a negligible impact on the SSSI and that this is not significant. The survey and reporting includes the northern track and this is shown on the Phase 1 habitat plan (included at page 52 of the report - see Appendix 1). Natural England agreed with these conclusions as part of their previous consultation responses.

Track along northern boundary

- 1.6. The planning application refers to a track along the northern boundary. This track is already in existence and dates back to at least 1938 when OS maps clearly show the track, prior to SSSI designation (Appendix 2). It comprises a solid foundation of brick/hardcore that has compacted under vehicular movements over many decades to provide a hard permanent surface track/roadway over which vehicular traffic can safely pass, and is in regular use for the purpose of agriculture and forestry management and other movements around the Tournerbury Woods Estate. The track is approximately 5m wide (see photo on the following page). Tournerbury Woods Estate has confirmed that:
- no further works are required to make the track passable and useable to vehicles. The track exists and is fully available for vehicular use and is in regular use within the estate at the current time.
 - no materials will be imported to the woodland for any works to upgrade the existing track, as no works are necessary. The existing track is fit for purpose and does not require upgrade.
 - no works to trees or other adjacent vegetation is required for use of the track by vehicles.
- 1.7. The track was confirmed as fit for purpose without need for remedial or tree works in a full walk over survey of the full length by three Tree Officers of Havant Borough Council on 20th April 2017. The walkover was carried out as part of the determination process for APP/17/00207.

¹ Hampshire Ecological Services Ltd, June 2020. Tournerbury Woods Estate, Tournerbury Lane, Hayling Island, Hampshire, PO11 9DL. Ecological Impact Assessment. For Tournerbury Woods Estate.



Photo 1: existing track along northern boundary of Tournerbury Woods

Evidence of construction

- 1.8. A small trial hole has been hand dug in the track to provide further evidence of its historic construction. Photographs on the following page document the solid foundation of the track below the surface. A spade is included for purpose of scale.
- 1.9. The photographs show that the track is underlain with brick/hardcore to provide the foundation needed for the purpose of stability and firm surface. This is sufficient to accommodate vehicular traffic to and from the venue. The track has been used historically, and is in current and regular use by Tournerbury Woods Estate vehicles.



Photo 2: Hand dug trial hole



Photo 3: Trial hole showing rubble and old bricks beneath surface of track.

Summary

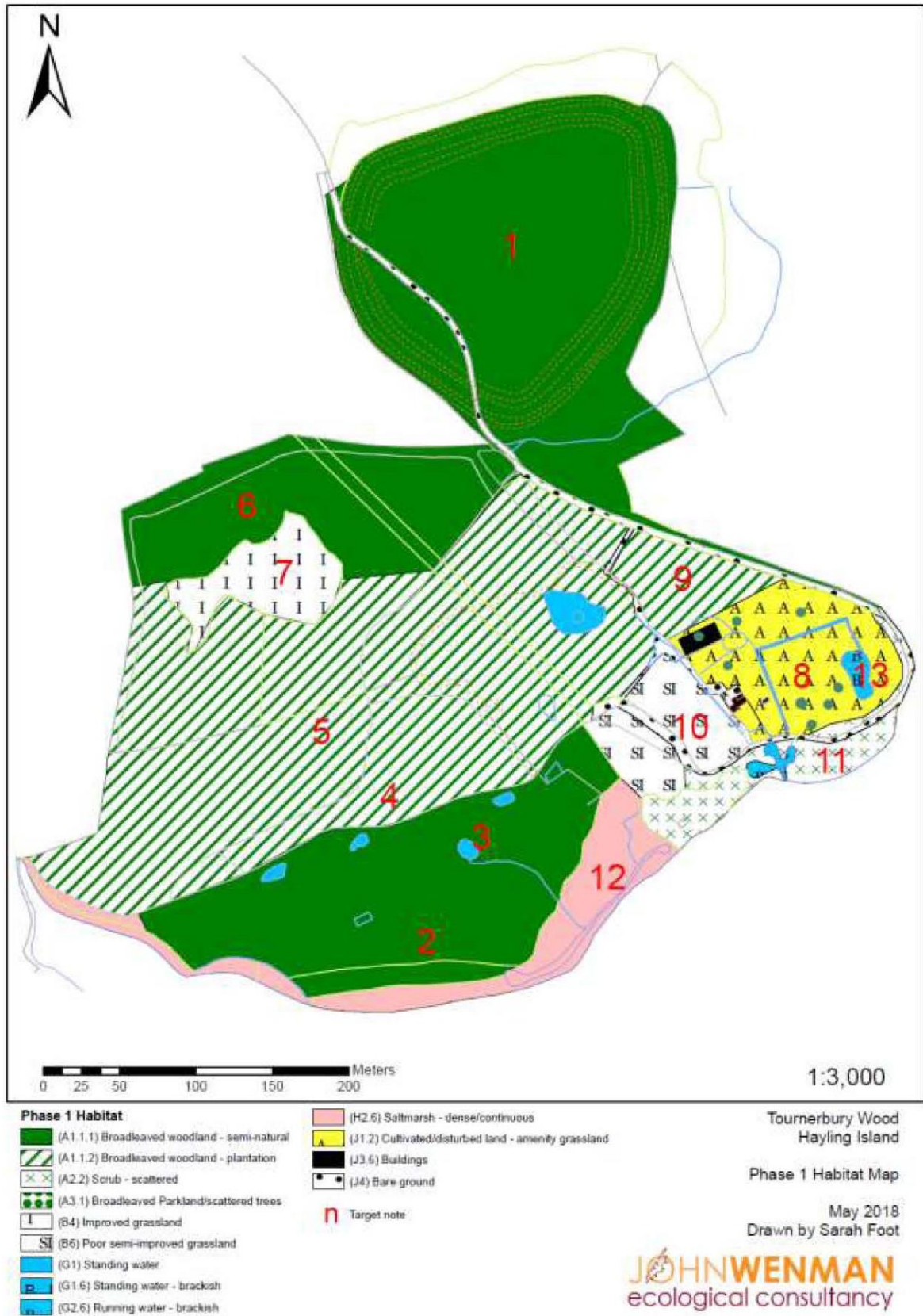
- 1.10. The current retrospective planning application for a wedding and event venue at Tournembury Woods Estate is the same as previously submitted to Havant Borough Council, (APP/21/01310) other than for the fact that this application makes use of the 'alternative access' across the field owned by the adjoining land owner rather than the existing Right of Way through the farm.
- 1.11. All ecological survey work has included the northern track and has previously been signed off by Natural England. The use of the alternative access across the adjoining land owners field to link with the northern track through the Tournembury Woods Estate was accepted by both Havant Borough Council and Natural England in 2017 and 2021. The consultation response from Natural England in relation to the 2017 application for this track was to "Construct Vehicular Track from the Public Highway to provide access to Established Wedding Venue and Holiday Cottage in replacement of Agriculture Track prior to Notification Approval APP/12/01333" and therefore the purpose was well understood.
- 1.12. For purpose of clarification, the track is an old, established track of brick/hardcore construction. No further works to the track of any sort are needed for the purpose of this application, and no materials will be imported.

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Appendix 1

Phase 1 habitat map showing track along northern boundary

Figure 3. Phase 1 Habitat Survey map produced by John Wenman Ecological consultancy LLP.



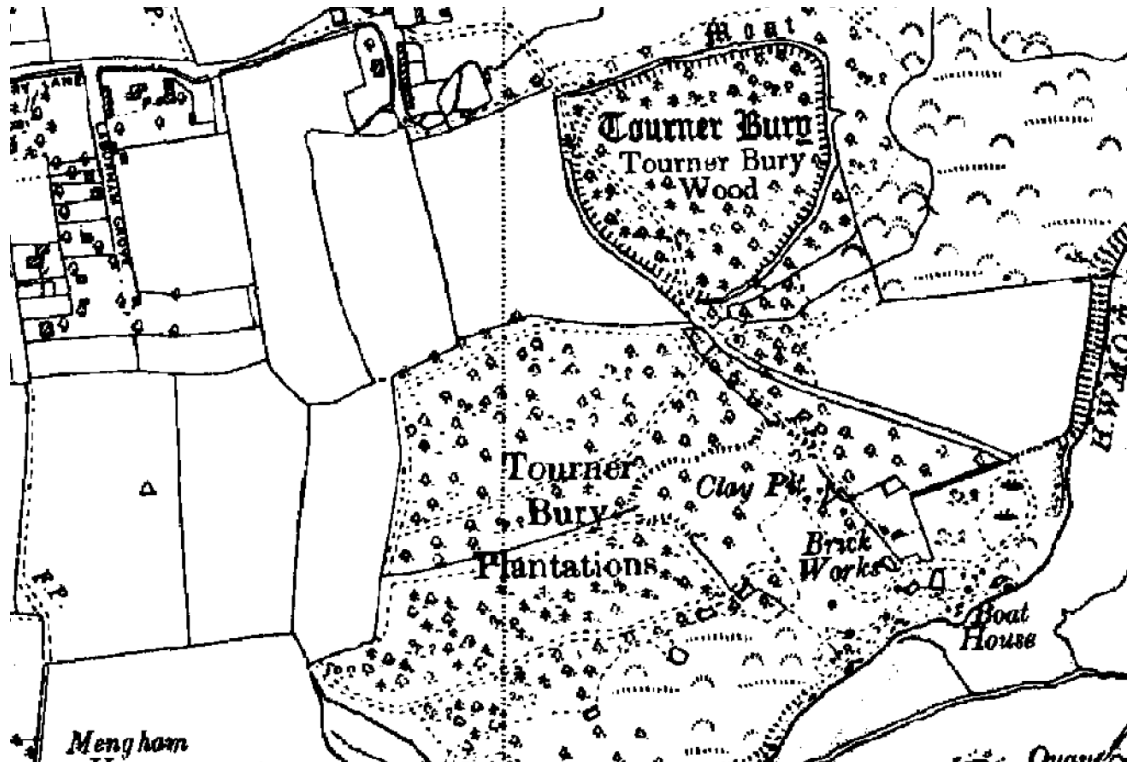
John Wenman Ecological Consultancy
17/09/2018

Appendix 2

Historic map showing the existence of the northern track at Tournerville Woods Estate

Appendix 2

Historic map showing the existence of the northern track at Tournerbury Woods Estate



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