

Newsletter

The Hollycombe Estate

June 2026
Edition 2

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We have recently launched a brand new website aimed at keeping local residents and other key stakeholders up to date with the progress of the project at the Hollycombe Estate.

The website address is: www.hollycombeestate.co.uk

When you visit the site for the first time you will be asked to request a login to access the site in the future, once that has been approved you will be free to visit the site whenever you like.

The site provides details of the project including:

- The Vision & Planning
- Regenerative Estate Masterplan
- Arts & Culture at Hollycombe
- Sustainability
- Planning Performance Agreement
- News Page - regularly updated
- Details of Community Liaison Group meetings

There is also a contact form allowing you to provide feedback or ask questions.

Woodland Management Plan

The woodland management plan has now been submitted to the Forestry Commission. A reminder of our projected timeline for this is attached.

A fundamental part of the Woodland Management Plan is the re-introduction of coppicing. There is approx. 62.5 hectares of woodland within the current Hollycombe Estate ownership. Of this, approx. 21.5 hectares are Sweet Chestnut woodlands which will be suitable for coppicing at various stages.

Coppicing is a traditional woodland management technique dating back thousands of years. Trees are cut back to the stump to regenerate new growth. Sweet chestnut trees are especially well-suited to this because they regrow quickly and produce strong, rot-resistant timber. A coppiced woodland is managed in rotating compartments and provides a continuous, renewable supply of timber, fencing, firewood, and charcoal, while also supporting biodiversity and acting as a carbon sink.

At the Hollycombe Estate, we hope to use this cut timber wherever possible.

Good forest management involves selecting the right trees (ideally 15–30 years old), cutting during the winter (dormant season), and protecting regrowth from deer and squirrels. Ecologically, coppicing creates varied habitats for wildlife, and leaving brash in wind rows helps maintain soil health.

Coppicing also supports skilled, stable rural jobs and helps preserve traditional woodland crafts in the South Downs National Park.

South Park/West Park

44 large, parkland trees have recently been planted in South Park and West Park. The exciting arrival of these trees proved logistically challenging for the Landscape Contractor with the largest tree weighing around 9 tonnes!

All went according to plan and has allowed us to successfully achieve the first key step in restoring grazed parkland within the Grade II* Listed Registered Park and Garden. We will soon be installing estate rail tree guards around these trees.

Other on-going restoration work in the RPG include restoring the old rockery, uncovering historic woodland paths, and monitoring the health of the restored ponds.



Hollycombe Estate Community Liaison Group

Date: Monday 18th May

Venue: Liphook Golf Club,

Wheatsheaf Enclosure, Liphook GU30 7EH

Time: 5:00pm

Agenda

1. Welcome & introductions.
2. Arts & Culture at Hollycombe - Diana Spiegelberg, Glass Castle
3. Landscaping works across the Estate:
 - Trees/Fencing/Woodland Management Plan
 - What has taken place over the past 3 months
 - What is planned for the next 3 months
4. Planning Update
5. Launch of Hollycombe Estate Website
6. Traffic Impact Assessments
7. Miscellaneous to include:
 - Matters arising from previous meeting
 - New questions received since previous meeting
 - Temporary Traffic Lights update
 - Water Supply update
8. Date of next meeting: Monday 7th Sept - Venue TBA.

Community Liaison Group

The CLG brings together corporate representatives from key stakeholder groups.

Monday 18th May

The second Community Liaison Group took place at the Liphook Golf Club on the 18th May and included representatives from Milland Parish Council, Bramshott & Liphook Parish Council, Linch Parish Council, The Lynchmere Society, Hollycombe Primary School, East Hants District Council and members of the Project Team.

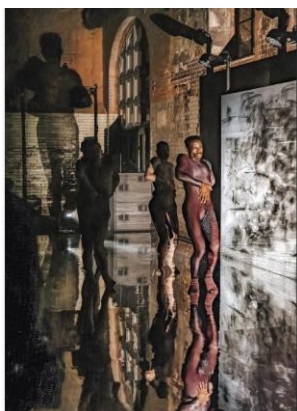
The agenda for the meeting included an interesting 20 mins on Arts & Culture at Hollycombe by the Chief Executive of the Glass Castle Foundation, Diana Spiegelberg.

We also covered topics such as the ongoing landscaping works across the estate, we had an update on planning, launched the website as detailed in this newsletter and dealt with matters that arose from the previous meeting as well as questions that had been submitted between meetings.

The minutes from the Community Liaison Group meetings will be published on the website.

Glass Castle Foundation Artist Residencies at Hatch Farm

Community Liaison Meeting
18.05.26



diana@gc.foundation



Traffic Impact Assessments

1. Why did we commission Automatic Traffic Counter speed and volume surveys?

The primary goal was to establish a baseline understanding of current road capacity and conditions. This data is essential for:

- **Evidence-based Planning:** Ensuring our feasibility work is grounded in accurate, real-world data.
- **Stakeholder Engagement:** Providing accurate information for formal discussions with local authorities and stakeholders.
- **Impact Assessment:** Mapping how the current and ongoing landscaping and development work on the Hollycombe Estate and specifically at Hatch Farm will interact with the local road infrastructure and identifying where the estate can proactively assist with local highway issues.



2. What is being done?

We commissioned Automatic Traffic Counter speed and volume surveys at three strategic locations:

- **Hatch Farm:** The estate entrance within the Wheatsheaf Enclosure.
- **Milland Lane:** To the west of the site where there is currently a farm track.
- **Portsmouth Road Junction:** To map cumulative impacts and interactions of the shared access.

3. How was it conducted and what will the impact be on residents?

The surveys will utilise ATC technology (pneumatic tubes across the carriageway). This allows for 24/7 data collection over a full week, capturing:

- Vehicle speeds (85th percentile).
- Traffic volume and classification.
- Flow patterns throughout the day.
- There was minimal, if any, impact on residents.