

WEST OF WATERLOOVILLE FORUM

3 August 2009

PROGRESS REPORT ON THE WEST OF WATERLOOVILLE MDA

REPORT OF DIRECTOR OF OPERATIONS (WCC) & HEAD OF DEVELOPMENT &
TECHNICAL SERVICES (HBC)

Contact Officer: Jacky Wilson Tel No: 01962 848583

RECENT REFERENCES:

WWF39 – Progress Report – 14 July 2008

WWF43 – Progress Report – 30 September 2008

EXECUTIVE SUMMARY:

This report outlines the progress made since the last Forum meeting in respect of the West of Waterlooville MDA and outlines the next stages in the development process.

RECOMMENDATION:

That the Forum notes the progress made in bringing forward the West of Waterlooville MDA development.

WEST OF WATERLOOVILLE FORUM

3 August 2009

PROGRESS REPORT FOR THE WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (MDA)

REPORT OF DIRECTOR OF OPERATIONS (WCC) & HEAD OF DEVELOPMENT & TECHNICAL SERVICES (HBC)

1. Progress to Date:

Taylor Wimpey

- 1.1 The Taylor Wimpey first phase reserve matters application was permitted in November 2008 for 74 houses and 36 apartments. Bryant Homes (part of Taylor Wimpey Group) commenced development in April 2009, building is progressing apace and the properties are apparently being well received by prospective purchasers.

Grainger

- 1.2 Towards the end of 2008, with the severe economic downturn and the infrastructure costs associated with the phasing of the approved Masterplan and planning permissions granted, Grainger put on hold their Infrastructure application and the submission of detailed reserved matters applications for the initial phases of their development. There was further discussion with both Winchester City Council and Havant Borough Council to try to find a way forward.
- 1.3 In May 2009 Winchester City Council published its 'preferred option' in response to the South East Plan to bring forward the reserve site of 1000 homes as a strategic site in the Winchester Core Strategy required to meet regional housing targets.
- 1.4 With the support of both local authorities Grainger has made the decision to proceed with the preparation of a new masterplan, taking its cue from the work already undertaken, to include the 1,000 dwellings in the reserve site. The first officer meeting to start the process of preparing a masterplan was held on the 29 July 2009, and outcome will be reported to the meeting of the Forum.
- 1.5 The suggested governance arrangements for the masterplanning and the role of the Forum in the work will also be tabled for discussion at the meeting of the Forum.
- 1.6 At the last Forum in September a request was made for a report to be brought to the next Forum on the MDA's features and footpaths etc. Members requested that the report should clarify rights of way issues and also the ownership, management and protection of woodland, trees and hedgerows. They also asked that the report should also give further detail of a meadow on site that had been previously designated a Site of Special Scientific Interest (SSSI). This information is set out in Appendix B, Graingers' "Summary of Existing Ecological Conditions and Land management Status at Newlands Common."

- 1.7 It is to be noted that the masterplanning process and any subsequent planning applications will have to detail both the ownership and future maintenance of the open space and rights of way. Any discussion on public rights of way would be subject to consultation with Hampshire County Council's Rights of Way Officer. Proposed closures and diversions of existing PROWs would require separate approval under the Planning or Highway Acts notwithstanding a grant of planning permission.
- 1.8 A request was also made for resolution to a matter regarding enforcement of construction traffic using preferred routes. A response was made to Denmead Parish Council on the 8 December 2008 and is attached as Appendix A.

2 CORPORATE STRATEGY (RELEVANCE TO):

- 2.1 Successful delivery of the West of Waterlooville MDA would help in realising the key objective of 'Safer and More Inclusive Communities'.
- 2.2 Havant Borough Council's corporate priority of 'Social Inclusion'

3. RESOURCE IMPLICATIONS:

- 3.1 The cost of providing the necessary social and physical infrastructure is expected to be funded through the Section 106 Agreements. However there will be continued officer time required to monitor the development and to ensure that the various conditions and obligations are complied with.

BACKGROUND DOCUMENTS:

Heads of Terms of Section 106 Agreement

Reports to the Joint Planning Committee on the 30 November 2006; 26th June 2007; 16th June 2008; and 17th June 2008.

APPENDICES:

Appendix A – Letter from Steve Jenkins, re Construction Traffic Routing

Appendix B - Graingers' "Summary of Existing Ecological Conditions and Land management Status at Newlands Common."

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<i>Enquiries to</i>	Steve Jenkins	<i>My reference</i>	SJJ/6/3/13/58(1667200)
<i>Direct Line</i>	01962 857821	<i>Your reference</i>	_____
<i>Date</i>		<i>E-mail</i>	stephen.jenkins@hants.gov.uk

Dear Mr Lander-Brinkley

West of Waterlooville MDA – construction traffic routing

Thank you for your letter dated 27 November 2008.

I can confirm that under the Section 106 Agreements for this site there is a requirement for a *Construction Route Traffic Management Plan* to be submitted. This is required to be submitted to the County Council prior to the *Commencement of Development*. The *Commencement of Development* is defined in the Section 106 Agreement as being the carrying out of a material operation excluding the ‘Milk Lane Access Works’ and the ‘Maurepas Way Access Works’. I am aware that the trigger for the submission of *Construction Route Traffic Management Plan* is now almost upon us and I will be sending both Grainger Trust and Wimpey a copy of this letter to remind them of their obligations in this respect. I will advise them that the Council will be expecting the plan to include clear operational measures which seek to limit the disturbance of construction traffic on local residents.

With regard to the Section 106 contributions I need to clarify that the secured transport contributions are, as you will know, secured under Section 106 of the Town and Country Planning Act 1990. Section 106 of the Town and Country Planning Act 1990 provides for ‘payments of money, either of a specific amount or by reference to a formula to be paid indefinitely or for a specified period’. It is under this guidance that the Highway Authority negotiates and secures financial contributions from developers towards transport infrastructure or services to mitigate for the additional transport needs and burden imposed on the existing network. This mitigation should be brought forward through improvements and should not be spent on maintenance and I accept that my initial letter did not make this clear.



Certificate No FS 21845

Continued/.....



INVESTOR IN PEOPLE

.. PENDING

I trust the above is helpful and please do not hesitate to contact me on (01962) 857821 should you wish to discuss this further.

Yours sincerely

Steve Jenkins
Senior Engineer

cc: Winchester City Council, Planning, FAO – Jacky Wilson

cc: Winchester City Council, Legal, FAO – Colin Veal

cc: Councillor Allgood

NEWLANDS COMMON

**Summary of Existing Ecological Conditions and Land Management
Status at Newlands Common:**

**Prepared on Behalf of Grainger Plc for the West of Waterlooville
Forum**



July 2009

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1.0 INTRODUCTION

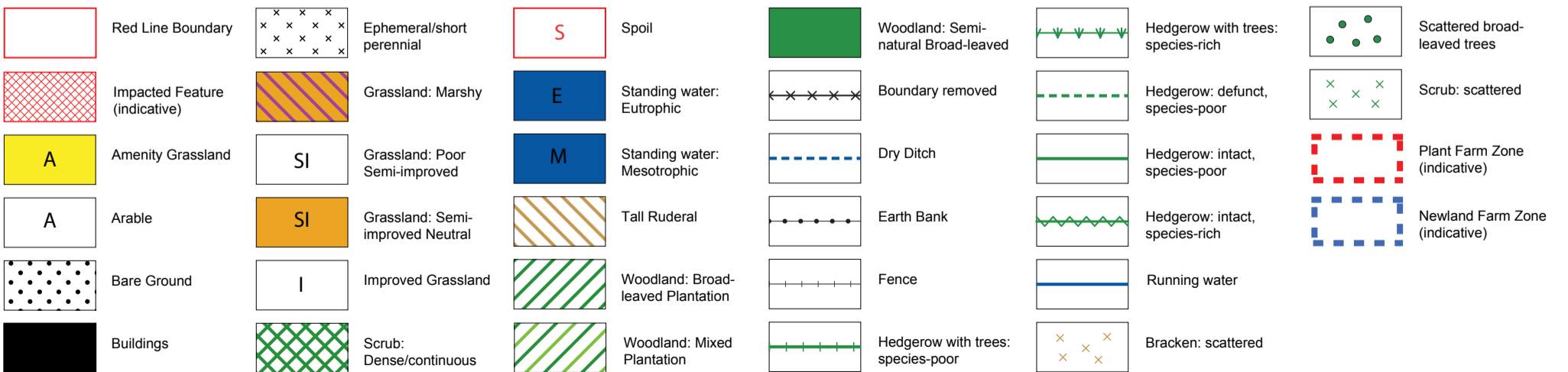
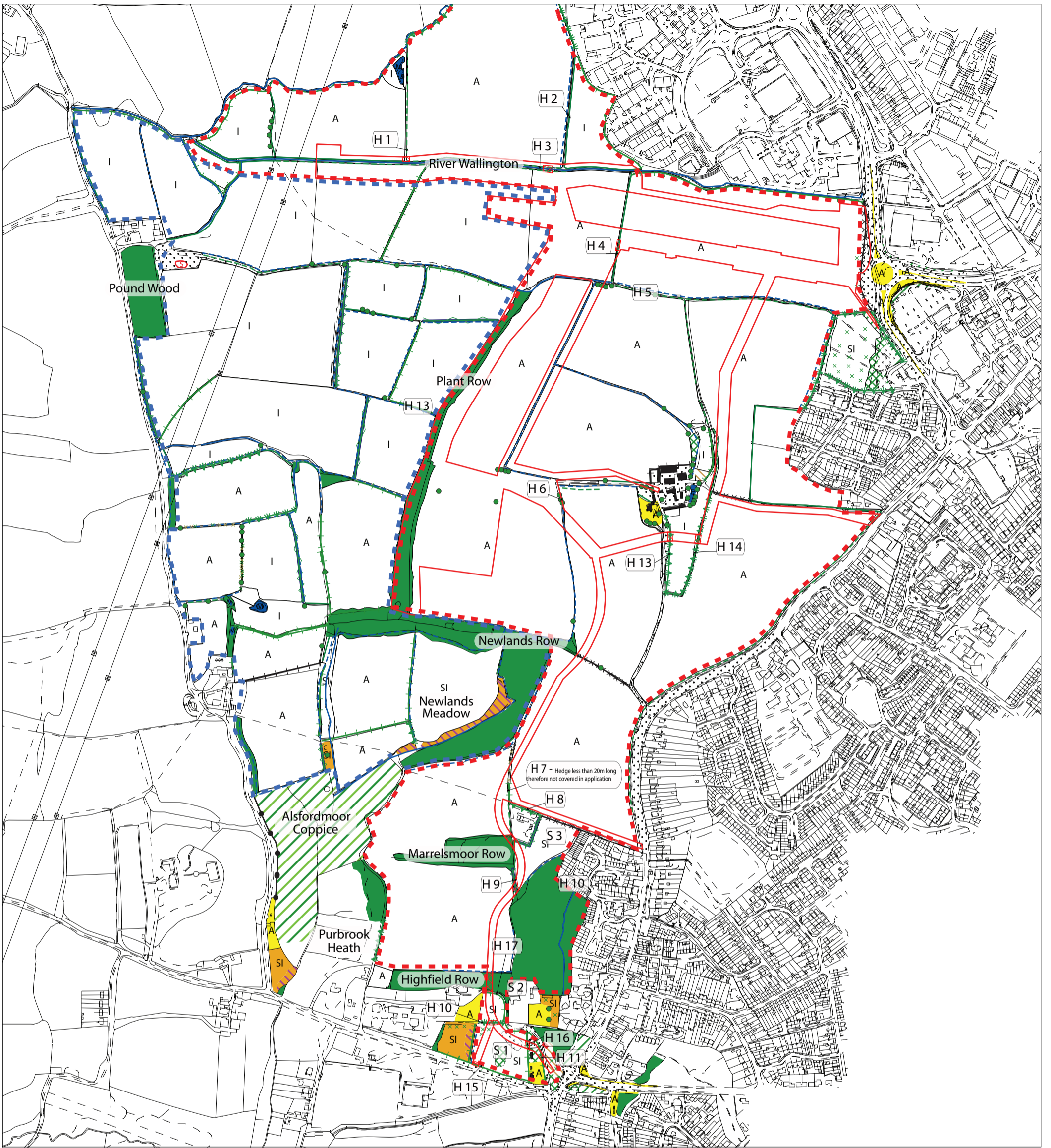
1.1 Background and Terms of Reference

On the 30th September 2009 the West Waterlooville Forum met at The Deverell Hall, Purbrook. During discussion, it was agreed:

‘that a report be brought to the next meeting of the Forum on the MDA’s natural features and footpaths etc. The report should clarify rights of way issues and also the ownership, management and protection of woodland, trees and hedgerows. The report should also give further detail of a meadow on site that had been previously designated a Site of Special Scientific Interest (SSSI).’

Further to this, this ecological report has been prepared by Biodiversity by Design on behalf of Grainger Plc to specifically address the following:

- Describe ecological features of interest within Grainger’s component of the Major Development Area (MDA), hereafter referred to as Newlands Common. To facilitate description Newlands Common is sometimes divided in two, approximately east and west of Plant Row. Generally land to the east is described as the Plant Farm zone (which generally covers the original outline planning application), whilst land to the west is described as the Newlands Farm zone (see Figure 1). Grainger now intends to investigate the combined impact of developing both the Plant Farm and Newlands Farm zones, while also seeking to enhance the landscape and biodiversity.
- The Newlands Farm zone is also likely to be included in any newly submitted outline planning application This section should state that as part of the process Grainger will be looking at the cumulative impact of Plant Farm and Newlands Farm Zone. We can add a statement that it is Grainger’s aim to enhance the ecology and natural environment
- Describe management and the protective status of woodland, trees and hedgerows at Newlands Common.
- Explain the current ecological status of Newlands Meadow. This meadow is thought to be the one referred to by the Forum. It is, however, designated a Site of Importance for Nature Conservation [SINC]. It is not, and has never been to our knowledge, a SSSI.



not to scale

The present report also describes all ecological surveys that are currently being undertaken or will be commenced later this year. During the re-masterplanning process Grainger will review the existing footpath network and aim to minimise diversions and disruptions.

This report is not intended to be a detailed account of Newlands Common's biodiversity but rather a summary deemed appropriate to the requirements of the West Waterlooville Forum.

2.0 EXISTING CONDITIONS

Table 2.1 provides a summary of existing conditions based on surveys mostly undertaken in 2007. Figure 1 shows all Phase I Habitats within the site. In some cases the extent of survey only covers the Plant Farm zone of Newlands Common because the main surveys were undertaken in relation to the original outline planning application. A new suite of surveys are currently being undertaken (see Section 5) covering the Newlands Farm zone of Newlands Common. More detailed information can be provided on all taxa and habitats on request.

Table 2.1 Newlands Common: Most Recent Ecological Data

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
Phase I Habitat survey	<p>Extended Phase I Habitat survey was undertaken to identify the location, extent and distribution of habitats within the Newlands Common OPC area (JNCC 1990) by the experienced ecologists Elizabeth Johns MIEEM and Sharon Pilkington MIEEM (Wiltshire Botanical Recorder).</p> <p>Surveys were undertaken over four days in June and July 2007 covering all areas within the outline planning application boundary.</p>	Entire Newlands Common area	The majority of habitat consists of arable land, with a smaller area of pasture, of limited ecological value. Some fields may occasionally support foraging Brent Geese in modest numbers (see below) as well as breeding Sky Lark in spring. Fields are mostly bounded by hedgerows a number of which are species-rich. Some fields are also bounded by wet ditches of limited botanical interest. Several of the woodlands (see below) and a few semi-improved grasslands were of greatest ecological value amongst the habitats surveyed.
NVC grassland survey including contextual surveys of local grasslands	<p>Grassland communities surveyed included:</p> <ul style="list-style-type: none"> • Two small fields north of Purbrook Heath Road OS NGR SU 671 079 • Newlands Farm Meadow Site of Importance for Nature Conservation (SINC) at SU 670 086. • Purbrook Heath SINC at SU 667 081. • Hook Heath Meadows Site of Special 	Selected sites across the entire Newlands Common area	The most ecologically interesting field was found to be the one directly north of Purbrook Heath Road, although for the most part it was species-poor, with a rank closed sward and a high predominance of grasses. The NVC survey predominantly categorized this meadow as MG1a grassland with MG9 <i>Holcus lanatus – Deschampsia cespitosa</i> on the damper ground. The presence of certain species, Pepper-saxifrage, Ragged-Robin, Water Mint and Greater Bird’s-foot-trefoil (occasional presence with the exception of Pepper-saxifrage which was more widespread), suggested that the meadow has been grassland for a long time, and may have reverted from a much more diverse unimproved neutral grassland through neglect.

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
<p>outside of development boundary (to facilitate habitat enhancement proposals)</p>	<p>Scientific Interest (SSSI) at SU 644 080.</p> <p>The two small fields north of Purbrook Heath Road are to be crossed by the proposed new Southern Access Road and associated utilities.</p> <p>Survey of grasslands involved mapping and evaluating different types of vegetation present in order to identify and if possible retain communities of significant intrinsic botanical value.</p> <p>The other sites were surveyed to provide information about existing semi-natural plant communities and plant species present in the local area.</p> <p>The surveys were carried out over three days in July and August 2007, the optimal survey season for lowland grassland and rush-pasture, by the botanical recorder for Wiltshire, Sharon Pilkington MIEEM.</p>		<p>Newlands Meadow SINC is described below while detailed information on Purbrook Heath SINC and Hook Heath Meadows SSSI are available on request.</p>

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
	<p>The vegetation was sampled in accordance with standard National Vegetation Classification (NVC) methodology (Rodwell 1997). Annotated maps were prepared for the sites to show the approximate locations of each main vegetation type.</p> <p>Data from random quadrats were sampled and analysed using MATCH software.</p>		
Woodland survey including contextual surveys of local woodlands outside of development boundary (to facilitate habitat	<p>The following woodlands were surveyed by an experienced ecologist, invertebratologist and chairman of the National Tree Foundation, Dr. Anthony Warne (ex English Nature), from early August to mid September 2007: Newlands Row and Plant Row SINC, Marrelsmoor Row SINC, Marrelsmoor Coppice SINC, Highfield Row, Pound Wood and Alsfordmoor Coppice SINC.</p> <p>The survey followed protocols outlined in <i>A Woodland Survey Handbook, Research and Survey in Nature Conservation No 11</i> (Kirby,</p>	Entire Newlands Common area	<p>Five areas of woodland lie within the proposed boundary Plant Row and Newlands Row SINC, Marrelsmoor Row SINC, Alsfordmoor Coppice SINC and Highfield Row. All these areas are of the NVC W10c sub-community Pedunculate Oak - Bracken - Bramble - Ivy.</p> <p>The ground flora in the Newlands Row, Marrelsmoor Row and Highfield Row sections was found to be poor, mainly due to shading by overgrown coppice. Where light penetrated to the ground in Plant Row, a more natural and diverse flora was noted to have developed.</p> <p>More detail with respect to woodland SINC is provided below.</p>

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
enhancement proposals)	1988). These methods focus on 'typing' the interior of the woods; in this instance the assessment was made in terms of NVC communities. Boundaries were also thoroughly surveyed. Invertebrate pitfall traps were also installed in the quadrat areas.		
Designated Sites			
SPAs and Ramsar Sites Portsmouth Harbour Chichester and Langstone Harbours	Collation of desk records only	Not surveyed	4km and 3km from application area respectively. Populations of Brent Geese - 2847 individuals representing at least 0.9% of the wintering Western Siberia/Western Europe population. Also present Common Tern, Little Tern, Mediterranean Gull, Roseate Tern, Sandwich Tern, Black-tailed Godwit, Brent Goose, Ringed Plover, Teal. Area also qualifies by regularly supporting at least 20,000 waterfowl.
SINCS			
Newlands Farm Meadow	See above	Newlands Farm Meadow	Despite its SINC status this meadow appears to have been occasional ploughed by the tenant landowner over a number of years and consequently its botanical interest appears to have been

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
SINC			<p>severely compromised, though the seedbank remains to some extent. Previous ploughing would appear to have taken place prior to the 2006 EIA (Agriculture) (England) Regulations that provides some protection for 'old grassland'.</p> <p>Before ploughing in the winter of 2008/09 several distinct vegetation types were found to be present within the SINC. None of these could be satisfactorily assigned to any published NVC communities or sub-communities.</p> <p>Yorkshire-fog – Common Bent grassland occupied most of the SINC. The sward appeared to have been derived from sown pasture and was similar to others within the Grainger landholding overlying moderately acid well-drained soils. Overall diversity was low to moderate and variable, with some patches locally dominated by grasses and others characterised by sprawling legumes.</p> <p>Hemlock Water-dropwort – Common Fleabane Tall Herb community was a distinctive but relatively species-poor tall-herb community, occupying the lowest ground within the SINC.</p> <p>A Meadowsweet – Common Knapweed Tall-herb community consisted of a small stand on low ground close to the stream and woodland edge along the southern/eastern edge of the SINC. It was dense and coarsely structured, and quite species-poor.</p>
Newlands Row and Plant	See above	Newlands Row and Plant Row	Plant Row wood was predominantly the NVC W10c Pedunculate Oak - Bracken - Bramble - Ivy (<i>Quercus robur</i> - <i>Pteridium aquilinum</i> - <i>Rubus fruticosus</i> - <i>Hedera helix</i>) sub-community.

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
Row SINC			<p>Plant Row was found to possess a curious topography with varied ditches and banks, usually below the levels of the adjacent fields. There may have been an old sunken track that ran down the side of the woods and later became incorporated into the woods. The woodland strip then survived because its uneven topography inhibited its conversion to arable field.</p> <p>The northern part was found to be a very narrow strip and all that now remained of Great Plant Wood. Although the width of the northern section was little more than that of one mature tree with accompanying shrubs, it had a number of plants characteristic of ancient woodland that were absent or uncommon in some of the nearby woods. The western edge of Plant Row had a Hawthorn <i>Crataegus monogyna</i> hedge that had recently been laid. The eastern side of the southern section, Plant Row proper, had a fairly good hedge, albeit gappy in places. The former Great Plant Wood section had a very open eastern edge.</p> <p>Within Newlands Row there were three identifiable NVC communities. At the drier northern and southern ends were blocks of the W10c sub-community. The central section of the wood, and a strip running along the south-western flank following a small stream, was identified as the W7a Alder - Ash - Yellow Pimpernel - Common Nettle (<i>Alnus glutinosa</i> - <i>Fraxinus excelsior</i> - <i>Lysimachia nemorum</i> - <i>Urtica dioica</i>) sub-community. Along the western edge of the wood, encroaching into the degraded Newlands Common Meadow SINC, was a strip of the W1 Grey Willow - Common Marsh-bedstraw (<i>Salix cinera</i> - <i>Galium palustre</i>) community.</p> <p>Listed on Ancient Woodland Inventory Site register.</p>

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
Marrelsmoor Row SINC	See above	Marrelsmoor Row	<p>This wood was categorised as W10c sub-community in its entirety, some of which was damaged and appeared to be secondary woodland. This woodland had all the characteristics of ancient woodland at its eastern end but from the centre to the western side, where it narrowed, had the characteristics of secondary woodland. This was due to a gas pipeline having been laid through this section of wood many years previously; it was likely that a wide swathe was cleared for the trench and machine access which then regenerated naturally.</p> <p>The ground flora was patchy and in much of the wood was dominated by Ivy but with dense good areas of Dog's Mercury <i>Mercurialis perennis</i> and probably Bluebell; only the stalks remained in August so density could not be assessed.</p>
Marrelsmoor Coppice SINC	See above	Marrelsmoor Coppice	<p>Marrelsmoor Coppice was noted to generally to slope from west to east to a small stream running north to south, but does then ascend gently near the eastern boundary to housing on the edge of Purbrook. The lower part of the wood along the stream was very much wetter and the presence of seepages from the lower parts of the slope was suspected.</p> <p>There were two woodland communities corresponding to the wet and dry parts of the wood. These were the W10c sub-community (drier woodland) and the wetter sub-community is W7a. At the north end of the wood the W10c community had been invaded by Sycamore <i>Acer pseudoplatanus</i> some of which were categorised as mature.</p>

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
			Listed on Ancient Woodland Inventory Site register.
Alsfordmoor Coppice SINC	See above	Alsfordmoor Coppice	<p>There were two identifiable woodland communities corresponding to the wet and dry parts of the wood. In the dry part was the W10c sub-community. Much of this has been cleared and replanted with Larch <i>Larix decidua</i> and Pedunculate Oak (Oak being dominant) only fragments of the original community remaining. In the wetter parts was a W7a sub-community.</p> <p>Listed on Ancient Woodland Inventory Site register.</p>
Protected and rare / scarce species and habitats			
Badgers	<p>Undertaken by Elizabeth and Matt Johns MIEEM in October 2007 (various updates in 2008). Involved searching for Badger setts, hairs, tracks, feeding signs and latrines.</p> <p>Did not cover the Newlands Farm zone on the western side of the site.</p>	Plant Farm zone and immediately adjacent woodland only	Nine Badger setts were found within the vicinity of the original proposals. The nearest Main Sett was found to be along Newlands Lane.
Dormice	Undertaken by Elizabeth Johns MIEEM and	Plant Farm zone	Dormice were found to be present in limited numbers. Given the limited evidence and relatively

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
	<p>Matt Johns MIEEM in Summer-Autumn 2007 (additional monitoring in 2008). Covered all suitable broadleaf woodland, hedgerows and scrub habitat.</p> <p>Survey involved:</p> <ul style="list-style-type: none"> • Dormouse nest tube survey (270 tubes) • Nut search - • Search for other signs • Subsequent licensing monitoring 	<p>and immediately adjacent woodland only</p>	<p>fragmented nature of the habitat the Grainger lands are considered likely to support a 'sink population', that is one dependent on continued immigration of Dormice for its long-term survival, most likely colonizing from the large woodland areas to the west of Newland Lane. Accordingly maintaining connectivity to the west in our scheme design is a key aim. In relation to the linear infrastructure proposals some woodland/hedgerow clearance has already been undertaken. Compensation is ongoing but Grainger has already planted approximately 2ha of woodland in the Mitigation Lands – much more than was lost but Grainger is also compensating for fragmentation and anticipated increased recreational pressures. More woodland planting is planned alongside Plant Row and Newlands Row.</p>
Bats	<p>Bat surveys Jun-Nov 2007</p> <ul style="list-style-type: none"> • Internal and external inspections – all buildings at Plant Farm, and suitable trees. • Two evening emergence and two dawn survey of trees • Evening and dawn activity transects. • Daytime winter roost inspection. 	<p>Plant Farm zone and immediately adjacent woodland only</p>	<ul style="list-style-type: none"> • Only a few (<5) of Common Pipistrelle and a single Natterer's Bat recorded at Plant Farm - summer roosts, only likely to be utilised by small numbers of male and perhaps non-breeding female bats. • No maternity roost was found. However, other than the roosts at Plant Farm, only one bat roost was positively identified, a single Soprano Pipistrelle roosting within a large oak in Highfield Row. • Activity surveys - most records were of Common and Soprano Pipistrelle, with occasional Brown Long-eared, Noctule and unidentified Myotis species. Activity levels were modest along most edge/hedgerow habitat, although multiple passes of foraging bats were recorded along the hedgerow between Marrelsmoor Row and Marrelsmoor Coppice and also the hedgerow between Highfield Row and Alsfordmoor Coppice.
Otters and	Undertaken by Spring 2008 along River	River Wallington	No evidence found.

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
Water Voles	Wallington by Ali Carr and Dr. Anthony Warne	and Old Park Farm Stream	
Reptiles	Survey undertaken by Kevin Morgan MIEEM, herpetological consultant, in August-October 2007. Approximately 250 artificial refugia (sections of roofing felt) were placed around site at the most suitable locations to attract basking reptiles. In accordance with standard protocol seven reptile survey visits are usually required (Froglife, undated). In this case, however, 12 checks were undertaken over six days, morning and afternoon visits being treated as separate visits.	Plant Farm zone	Small numbers of Slow-worms and Grass Snakes recorded along field margins.
Great Crested Newts (GCNs)	Undertaken by Elizabeth Johns MIEEM and Matt Johns MIEEM in Spring 2008 – all ponds surveyed using three techniques in keeping with the Great Crested Newt Mitigation Guidelines	Plant Farm zone and ponds within 500m of the boundary	GCNs recorded in one pond near Newlands Farm. The maximum count of GCNs on a single night using either bottle trapping or torching was 12, indicating a 'medium' population size class according to English Nature (2001). Surveys in Spring 2009 identified very small numbers of GCNs using three other ponds in the vicinity of Newlands Farm.

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
Breeding bird survey	Undertaken by FPCR involving five visits following BTO breeding bird survey methods between March and July 2002 and a further three visit survey between March and July 2005 to update the previous survey.	Plant Farm zone and immediately adjacent woodland only	63 species recorded breeding. Most notably: Bulfinch (S74; UKBAP; RL8), Cuckoo (UKBAP; AL9), Kingfisher (Sch13; AL), Lesser Spotted Woodpecker (UKBAP; RL), Linnet (S74; UKBAP; RL), Reed Bunting (S74; UKBAP; RL), Sky Lark (S74; UKBAP; RL), Spotted Flycatcher (S74; UKBAP; RL), Willow Tit (UKBAP; RL), Yellowhammer (UKBAP; RL).
Brent Geese	Brent Goose surveys being undertaken by Jason Crook on behalf of Biodiversity by Design between October and March (2007-2011). Investigating Brent Goose habitat utilisation within and adjacent to land under the ownership of Grainger Plc, and Brent Goose behaviour in relation to overhead power cables within and close to the Brent Goose Compensation Lands (BGCL).	Entire Newlands Common area and other additional fields in the immediate hinterland to the south, west and north	Although there have been occasional Brent Goose records for the site in the vicinity of Plant Farm none have been recorded during extensive surveys over the last two winters
Invertebrates	Invertebrate survey was undertaken throughout Grainger lands except the northern part of the Newlands Farm zone. Sampling methods included the following: <ul style="list-style-type: none"> • Sweep netting of low-growing vegetation 	Most of the Newlands Common area (excludes a component of the Newlands Farm	Most valuable were the woodlands and damp grasslands. Several of the Red Data Book or Nationally Scarce species recorded on the site were noted to be associated with woodland, in particular dead or dying wood, emphasising the importance of this habitat in the survey area. Since the woods are largely heavily shaded, the value of the grassland and sunny woodland edges (particularly those in which herbaceous plants are allowed to flower) was also found to be high since most saproxylic Diptera and Coleoptera also require open sunny habitat as adults.

Habitat / species surveys	Protocol (original FPCR surveys not described unless no updated surveys have been undertaken)	Area surveyed (see attached map showing outline planning application boundaries)	Results
	<p>such as grassland and woodland ground and scrub vegetation.</p> <ul style="list-style-type: none"> • Selective netting and hand searching on flower heads, under stones, etc and including the field recording of butterflies and other conspicuous invertebrates. • Hand net sampling for aquatic invertebrates. <p>Surveys undertaken by FPCR in summer 2005.</p>	<p>zone)</p>	<p>Other rare or uncommon species found have similar requirements, or are found in a range of habitats breeding in bare ground. A number of these were also evidently able to breed on the site in the open, drier areas, such as rough banks and old tracks.</p> <p>The network of hedgerows (particularly those with the old oaks) was also assessed as important. They were noted to provide habitat structure lacking from the fields themselves, nectar sources and a degree of habitat connectivity between the woods.</p>

3.0 PROTECTIVE AND MANAGEMENT STATUS OF THE WOODLANDS, HEDGEROWS AND TREES

3.1 Protective Status

3.1.1 Woodlands

The following woodlands within Newlands Common are designated as SINCS:

- Newlands Row and Plant Row.
- Marrelsmoor Row.
- Marrelsmoor Coppice.
- Alsfordmoor Coppice.

Although SINCS are non-statutory designated sites there is a presumption against development adversely impacting on such sites. In accordance with PPS9 developers must be able to demonstrate that they have considered alternative options to prevent ‘significant harm’ to ‘biodiversity interests’ (‘biodiversity interests’ include ‘Local Sites’). PPS9 goes further in relation to biodiversity interests, recommending in Section 1 (vi) that where ‘significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused’. On this basis Grainger would endeavour to avoid any impacts on such sites and where necessary would implement appropriate mitigation and compensation.

Partly in relation to protected species licensing, but also in keeping with the requirements of the NERC Act Biodiversity Duty and PPS9 requiring developers to seek opportunities to enhance biodiversity in new development, Grainger intends to expand the extent of woodland and indeed has already planted some new woodland toward the south of the site.

All works in the vicinity of woodlands, hedgerows and mature trees would also be undertaken in accordance with the British Research Establishment’s guidance *Trees in Relation to Construction*.

3.1.2 Hedgerows

Hedgerows are protected by the Hedgerows Regulations 1997. Under the regulations, it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Permission is required before

removing hedges that are at least 20 metres in length, over 30 years old and contain certain species of plant. A number of hedgerows across the site are defined as *Important* under the Hedgerow Regulations 1997. A comprehensive site-wide hedgerow survey is currently being undertaken.

It is Grainger's intention to integrate hedgerows into the scheme design wherever feasible.

3.1.3 Tree Preservation Orders and Woodland Orders

Tree Preservation Orders (TPOs) and Woodland Orders were recently placed on all hedgerow/individually standing trees and woodlands respectively, which met relevant criteria, in the Plant Farm zone. With respect to the Newlands Farm zone, some TPOs and Woodland Orders may also be present in this area, which will be checked for during the forthcoming investigations.

3.2 Management Status

3.2.1 Woodlands

The woodlands all appeared to be in a neglected state at the time of survey. Perhaps most notable was that coppice has grown to join the canopy in most of the woodlands. Consequently the woods are rather dark and ground flora rather sparse. A number of sites also showed evidence of vandalism including fire.

In addition to integrating existing woodland sites into the scheme design a site-wide management plan is being prepared and would be implemented to ensure the woodlands are protected and enhanced. Draft restoration/long-term management objectives for the existing woodland include:

- The woods to be maintained in a litter-free condition and the effects of vandalism to be controlled and remedied;
- If feasible, establish a plant nursery for the reinstatement of ground flora to supplement seeds taken from local sources (the nursery will be maintained until monitoring demonstrates that natural regeneration is sufficient to maintain diverse native ground cover, or maintained at a level suitable for emergency restoration);

- Assess biodiversity of woodland flora and woodland performance indicators by monitoring;
- Enhance biodiversity by coppicing/thinning/pollarding;
- Reduce Sycamore so that it forms no more than 5% of canopy;
- Take action to reduce deer damage e.g. by installing protective dead hedging or brashing.
- Encourage deadwood invertebrate fauna;
- Enhance woodland for species of conservation value, in particular Dormouse, bats and breeding birds;
- As far as possible confine desire lines through woodland to established paths;
- Inform and educate the public on woods and their management.

3.2.2 Hedgerows

Draft restoration/long-term management objectives for the existing and any newly created hedgerows are presented in the draft site-wide management plan and include:

- Permit hedgerow to grow to the maximum average height consistent with other landscape and social objectives.
- Cut one-third of hedgerows in any one year using appropriate equipment or encourage volunteers to lay hedge; do not cut between March and August (bird nesting season).
- Ideally cut in January and February when berries are largely absent; if cut required in autumn (e.g. encroaching on public right of way) leave part of top of hedge uncut.
- Gap-up with local provenance stock of mixed species, widening hedge base.
- Cut buffer headlands once a year after seed set; allow one-third of headland uncut until end of winter and then cut high to allow thatch to develop to create biodiverse invertebrate fauna.
- Leave some trees to develop as standards.

- Where hedges are breached by rights of way plant standards at ends of hedges to develop into a continuous connecting canopy.

4.0 THE STATUS OF NEWLANDS MEADOW

The West of Waterlooville Forum requested *'further detail of a meadow on site that had been previously designated a Site of Special Scientific Interest (SSSI)'*. To our knowledge, however, there have been no previously designated SSSIs at Newlands Common or immediately adjacent. The nearest SSSIs, all of which are partly designated for their grassland interest, are Hook Heath Meadows, Lye Heath Marsh and Portsdown Hill. These sites are all approximately 2km from Newlands Common.

Newlands Common does include Newlands Farm Meadow SINC (please see attached plan), which has been recently ploughed by the tenant farmer.

The history of this site as far as we can discern is as follows:

- This SINC citation refers to the site as being a '2B' site – *'semi-improved grasslands which retain a significant element of unimproved grassland'*. The first survey known to us is from 1985 when a particularly rich floral diversity was recorded around the margins although the majority of the field appeared to be of more limited interest – *'Damp edge, fairly rich, of otherwise semi-improved hay field'*. Old meadow species of particular interest included Ragged Robin, Sneezewort, Meadow Thistle, Pepper-saxifrage and Devil's-bit Scabious.
- It was next surveyed, to our knowledge, in relation to the Newlands Common Environmental Statement (ES) sometime between June 1999 and September 2005 (precise date not provided in ES). Survey was by Faulks Perry Curry and Rech which described the SINC as follows:

'Newlands Farm Meadow consists of an area of unimproved marshland abutting woodland to the south and east, set aside land to the north and arable land to the west. This area is a grade 2B SINC. Although the SINC extends across 2 fields, the eastern-most field does not hold the same diversity of species as the western field.'

Ragged Robin, Sneezewort and Pepper-saxifrage were still present, although there is no mention of Meadow Thistle or Devil's-bit Scabious.

- Survey was undertaken in 2007 by Biodiversity by Design (Sharon Pilkington CEnv MIEEM - Botanical Recorder for Wiltshire). The report stated that:
'no notable species [such as those listed above] were recorded during the survey' and that the reduction in diversity appeared to be the result of some form of agricultural intensification'.

Clearly, our most recent survey indicated that the site was no longer 'old grassland' and that much of the former value had been lost - we presume due to occasional ploughing in previous years. Previous ploughing would appear to have taken place prior to the 2006 EIA (Agriculture) (England) Regulations which provides some protection for uncultivated land.

Nevertheless the longer term aim is to consider its incorporation in development proposals in the Newlands Farm zone as public open space of relatively high botanical value.

Grainger's medium term objective is to carry out ongoing management and botanical diversification. This would be undertaken as part of the much wider species-rich grassland creation exercise in the southern Grainger Lands, which along with all the other proposals for Newlands Common, should represent a major net gain of species-rich grassland in the area.

Purbrook Heath SINC is outside of Newlands Common but directly abuts the site. This site consists of an unimproved wet meadow that has in the past been grazed by cattle.

5.0 SCOPE FOR ONGOING SURVEYS

Table 5.1 describes our scope of ecological surveys proposed for the new outline planning application and accompanying Environmental Impact Assessment which extends the development area to the west of Plant Row into the Newlands Farm zone. It should be noted that the existing conditions referred to above relate mostly to the original outline planning consent area (the Plant Farm zone) thereby mostly omitting the Newlands Farm zone. It should also be noted that both zones are within the West of Waterlooville Major Development Area.

Table 5.1. Newlands Common proposed scope of ecological survey 2009

Package	Task	Programme
Desk study and consultation		
Desk Study (Plant Farm and Newlands Farm zones)	<p>The existing desk study information (obtained in August 2007) will be more than two years old by the time of the new submission. For this reason we propose to update it. We would consult the following individuals and organisations for records of protected and noteworthy species and habitats within the entire study area (Plant Farm and Newlands Farm zones) and also, because of the mobility of many species, within the surrounding area up to a distance of 2km from the redline boundary. In the case of bats, which can be particularly mobile, we would extend our search to a distance for certain species to at least 5km from the redline boundary.</p> <p>Our provisional consultee list would include:</p> <ul style="list-style-type: none"> • Environment Agency; • Natural England; • Hampshire and Isle of Wight Wildlife Trust; • Hampshire County Council ecologist; • Local bat, bird and Badger recorders; • Forestry Commission. 	Jun 2009
Protected species and habitat surveys		
Badger survey within Newlands Farm zone only	Badger surveys have to date only covered the OPC area and immediately adjacent woodland. For this reason an additional survey is proposed covering all suitable habitat within the Newlands Farm zone and immediately adjacent (up to at least 30m beyond the redline boundary).	Oct 2009
Dormouse survey within the Newlands Farm zone only	Dormouse surveys have to date only covered the OPC area, and in a few cases immediately adjacent woodland. There are, however, a number of hedgerows within the Newlands Farm zone that could also be utilised, both as permanent habitat and as a means of dispersal between the onsite woodland and that to the west of Newlands Lane.	Jun – Nov 2009

Package	Task	Programme
	<p>It cannot be simply assumed that Dormice are present in all suitable habitat in the Newlands Farm zone to obviate the need for further survey, as this would not normally be sufficient for Natural England in any future licence application (licences cannot usually be granted on assumption of presence). Even if a licence were granted on such an assumption, it might result in restrictions on future development, as well as excessive mitigation requirements, in areas where Dormice might not actually be present. In addition, not surveying in the Newlands Farm zone would risk not complying with the requirement of PPS9 to base all planning applications on full existing ecological information. For these reasons we are proposing to undertake the following surveys:</p> <ul style="list-style-type: none"> • <u>Dormouse nest tube survey</u> – installation of Dormouse nest tubes in all suitable hedgerows within the Newlands Farm zone in June followed by checks in July, August, September, October and November inclusive (in keeping with Natural England licensing guidance). A limited number of tubes should also be installed in Sheepwash Coppice and Tattle Coppice to the west of Newlands Lane. The aim of surveying adjacent but outside of the redline boundary is to better understand the importance of the Newlands Farm zone in linking the Dormouse population in the woodland on Grainger’s Land with any potential populations to the west beyond Newlands Lane. It could prove difficult to assess impacts without fully understanding these interactions. • <u>Incidental checks for signs of foraging and other activity</u> - during the nest tube survey undertake incidental checking of fallen hazel nuts (remaining from Autumn 2008) for distinctive Dormouse gnaw marks. Incidental checks for other evidence of Dormice e.g. stripped honeysuckle, nest balls etc. would also be made. • <u>Autumn check for signs of foraging and other activity</u> - In autumn 2009 a detailed search for newly fallen hazel nuts would be made both within both the Newlands Farm zone hedgerows and also Sheepwash Coppice and Tattle Coppice to the west of Newlands Lane. • <u>Ongoing monitoring</u> - Evidence of Dormice within the existing OPC would continue to be monitored under the existing Dormouse licence and previously agreed fee. 	
<p>Bat survey within the Newlands Farm zone only</p>	<p>Bat surveys have to date only covered the OPC area. We therefore also need to undertake surveys within the Newlands Farm zone. In accordance with the Bat Conservation Trust guidance (accepted as best practice by statutory agencies) we propose the following:</p> <ul style="list-style-type: none"> • <u>Daytime inspections</u> – a daytime survey would be undertaken to plan transect routes and also inspect potentially suitable trees for evidence of bat activity including scratch marks, staining, droppings etc. Equipment to be used would include an endoscope, ladder, torch 	<p>Jun-Sep 2009</p>

Package	Task	Programme
	<p>etc. If accessible Newlands Farm and Cutlers Farm would also be inspected if considered potentially suitable for bats. Although both these farms are outside of the development boundary any roost present may be affected by adjacent changes in the landscape. Plant Farm would also be inspected during the daytime to check there has been no major change in the status of the roost.</p> <ul style="list-style-type: none"> • <u>Activity surveys</u> - given the southerly location (bat diversity and abundance generally increases north to south in the UK) and good habitat quality (including a network of hedgerows linking adjacent woodlands [some of which are ancient]) a bat activity survey is required to assess the importance of the site for commuting and foraging bats. We propose predefined transects are walked each incorporating a number of listening station stops. We consider three dusk surveys and one dawn survey are required spaced through the optimal survey period - June to September. Three surveyors would be present during each survey. Automated bat detectors (Anabats) would also be used. • <u>Dusk and dawn roost emergence surveys</u> - only incidental observations / recordings would be made at roost / potential roost sites (should any be found) as part of the activity surveys. Given the large size of the site, it is considered unreasonable at outline planning stage to survey every potential roost location. The objective of the bat surveys is to identify which species are present and how they are using the site. Any roost / potential roost location identified would, if necessary, be individually surveyed in relation to each individual Reserved Matters Applications and associated licensing requirements (these post outline planning surveys, if required, are therefore excluded from this fee). 	
Otters and Water Voles	Given the mobility of Otters, their general expansion through many southern river catchments, and their high level legal protection, a resurvey of the River Wallington is proposed as a precaution. Although Water Voles are probably absent from the general area, signs of activity by them would be checked for at the same time	Jun 2009
Reptile survey within the Newlands Farm zone only	<p>The original reptile survey did not cover the Newlands Farm zone. As with the Dormice it could simply be assumed reptiles are present in all suitable habitat in the Newlands Farm zone and therefore not undertake further survey. There are significant risks and drawbacks attached to following such an approach. Firstly non-compliance with the requirements under PPS9 to submit planning applications on the basis of full ecological information. Secondly, the assumption of presence might result in restrictions on future development, as well as excessive mitigation requirements, in areas were reptiles might not actually be present.</p> <p>We propose therefore positioning reptile refugia (beneath which reptiles bask and can be readily recorded) in suitable habitat across the</p>	Jun-Oct 2009

Package	Task	Programme
	Newlands Farm zone. Seven presence / absence surveys for common reptiles would be undertaken in accordance with current guidelines regarding survey effort: <i>An introduction to planning, conducting and interpreting surveys for snake and lizard conservation</i> (Froglife, 1999). An additional visit is required to position reptile refugia.	
Great Crested Newts (GCNs)	All suitable ponds within the OPC area, and nearby (given the typical ranging ability of GCNs), were surveyed by Biodiversity by Design in Spring 2008. Data for these ponds is considered to still be mostly up to date and sufficient for any planning application intended for late 2009/early 2010. Given the mobility of GCNs, however, we propose to resurvey ponds within close proximity to the pond at Newlands Farm, where GCNs were recorded in 2008 (4 No. suitable ponds; within the new redline boundary only). We would survey in accordance with best practice guidance (Natural England's Great Crested Newt Mitigation Guidelines) which recommend that ponds be surveyed using three separate methods on four occasions. Should GCNs be recorded, a further two checks should be undertaken.	May-Jun 2009
Breeding birds	FPCR's breeding bird surveys in 2002 and 2005 covered the original outline planning consent area only. For this reason, and given the range of noteworthy birds recorded (see above), we propose to survey the Newlands Farm zone (only). During the breeding season many birds, in particular passerines, mark their territories by singing conspicuously, displaying or periodically disputing with their neighbours. In a given area, mapping the location of birds over a number of visits should result in distinct clusters, each identifying the position of a single bird's territory. Such territory mapping has formed the basis of the British Trust for Ornithology's Common Bird Census (CBC). A comprehensive and standard CBS survey involves ten site visits at a given site. However, Mustoe <i>et al.</i> (2005) recommend for most EIA studies five territory mapping visits should be undertaken to provide reasonable data on distribution, relative abundance and records of species of conservation concern. In this instance we are therefore also proposing five survey visits.	May-Jun 2009
Barn Owls	While undertaking the bat surveys evidence of Barn Owl (previously seen roosting at Plant Farm) would also be checked for.	Jun-Sep 2009
Hedgerows	Although all hedgerows have been assessed in terms of Phase I Habitat survey all hedgerows would be resurveyed to verify whether any could be defined as 'Important' in terms of the Hedgerow Regulations.	Jun-Jul 2009

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Newlands Common

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