

<b>Site:</b>	Land East of Posbrook Lane, Titchfield
<b>Client:</b>	Foreman Homes
<b>Job Number:</b>	784-B032535
<b>Survey Type(s):</b>	Winter Bird Mitigation Technical Note
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## INTRODUCTION

Tetra Tech were commissioned by Foreman Homes to prepare a Winter Bird Mitigation Technical Note, covering the proposed creation of a Bird Conservation Area at Land East of Posbrook Lane, Titchfield. The purpose of the Bird Conservation Area is to provide compensation for the partial loss of a Primary Support Site (F48B) within the Solent Wader and Brent Goose strategy which has been used historically by a peak of 82 black-tailed godwit *Limosa limosa*.

The purpose of this Technical Note is to summarise the proposed Bird Conservation Area, design, capital works, management and maintenance. This supersedes previous iterations of the BCA set out in:

- BCA Outline Proposal (ecosupport, 2019);
- BCA Addendum (ecosupport, 2020); and
- Shadow HRA (CSA Environmental, 2020).

It is proposed and agreed that the long-term management of the BCA will be undertaken by Hampshire and Isle of Wight Wildlife Trust (HIWWT). This will be funded by a commuted sum to cover management and maintenance costs which will be secured by a Section 106 agreement. The commuted sum is not given in this Technical Note as it is under negotiation with HIWWT, however it will be set out in the final s106 agreement and will cover the actions discussed below.

The ownership and long-term management and monitoring of the BCA as shown in Figure 1, will be secured via legal agreement in perpetuity (defined as 125 years) or the lifetime of the associated developments (whichever is longer).

### 1.1 SITE LOCATION

The site is immediately east of Posbrook Lane, PO14 4JD (centred on OS grid reference SU537 051). The west of the site is bounded by Posbrook Lane, the north by residential houses, the east by horse pasture and the River Meon and the south by arable fields. The wider landscape is rural with the site lying to the south of Titchfield. The site is approximately 500m north of Titchfield Haven Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). Titchfield Haven also forms part of the Solent and Southampton Water Special Protection Area (SPA) and Ramsar Site.

### 1.2 DEVELOPMENT PROPOSALS

The proposed development comprises up to 57 dwellings with associated access, infrastructure, drainage and open space.

## BASELINE

The site comprises the northwest part of F48B, designated as a Primary Support Site under the Solent Wader and Brent Goose strategy. F48B is primarily designated due to a maximum historic count of 82 black-tailed godwit with 15 records. Winter bird surveys were conducted in 2015/16 and

2016/17 by ECOSA with the former recording no significant use but the latter recording a peak count of 31 black-tailed godwit.

## MITIGATION DESIGN

The proposed Bird Conservation Area has undergone a series of design iterations, most recently by ecosupport (2019)<sup>1</sup>. The Bird Conservation Area presented within this Technical Note supersedes previous versions but is broadly consistent with that presented in 2019, incorporating design comments raised by Natural England in early 2020. Only minor changes are proposed which have been discussed with Fareham Borough Council.

The proposed Bird Conservation Area will provide an open area of c. 6.5 ha achieving the following key design objectives.

### *Clear Site and Flight Lines*

The site currently has a reasonably open aspect, limited only by mature trees present on the north, east and south boundaries. This will be maintained within the BCA design. Proposed boundary security measures comprise hedgerows and fencing and will not significantly reduce the open aspect of the site. The proposed open area measures c.6.5 ha providing a sufficiently large open area for wintering birds.

### *Human Disturbance*

Proposed boundary security measures comprising fencing, hedgerows, ditches and signage will avoid disturbance of birds on site from new or existing residents.

### *Seasonal Wetlands*

Large seasonal waterbodies are proposed as part of the BCA which will provide a suitable foraging habitat for wading birds.

### *Short Grassland*

The site will continue to be managed to provide short-sward grassland habitats which are optimal for foraging geese. Proposed management includes grazing which will continue to promote a rich soil invertebrate biomass suitable for insectivorous species.

## CAPITAL WORKS

### Grassland

The site currently comprises short grassland suitable for supporting overwintering birds. No capital works are required to create suitable habitat through the majority of the Bird Conservation Area, however ongoing management will be necessary to maintain suitability.

### Boundary

The boundary of the Bird Conservation Area will be secured by a stock-proof fence comprising:

- All fencing should be erected in accordance with BS 1722
- Livestock proof fence – Height 1.2m

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<sup>1</sup> Ecosupport, (2019). Outline Proposal for BCA - Land East of Posbrook Lane, Titchfield.

- High tensile netting
- Topped by two strands of barbed wire (BS EN 10223-1)
- Intermediate posts - 1.8m at 5m centres
- Box section straining post assemblies (end and turning posts 2.3m by 10cm – 13cm) – at changes of direction or 100m spacing

This fencing will prevent access (including by dogs off-lead) and secure the site for grazing by either cattle or sheep.

A new hedgerow and ditch will be created along the south and west boundaries to further deter access to the Bird Conservation Area. The ditch will be c.500mm in depth and the hedgerow will comprise a minimum of 10 native species, although dominated by thorny species including blackthorn *Prunus spinosa* and hawthorn *Crataegus monogyna* to deter access.

## Access

Access to the Bird Conservation Area will be for management and monitoring only. An existing access track lies along the southern boundary of the BCA. A single point of access will be provided at the south west corner of the BCA, accessible from this track. This will comprise a new farm gate which will be clearly identified as being for management purposes only with no unauthorised access. This will be a 2m tall mesh gate (approx. 12ft wide) to prevent easy access by climbing.

## Scrapes

To improve the habitat suitability for wading birds (either qualifying species for the SPA or part of the qualifying assemblage) it is proposed that wader scrapes are created within the mitigation area. These will comprise the following:

- Two large scrapes totalling c. 7,352m<sup>2</sup>.
- The two scrapes will be constructed using cut and fill to create level features, using embankments where necessary due to the sloping ground.
- Scrapes will have sloping sides down to a max depth of 0.6m and be of irregular shape and size
- Each scrape to be linked by a meandering ditch c. 1500mm wide and 500mm max depth at the centre.

Water supply for the scrapes will come from rainfall and surface water runoff, including runoff diverted from the roofs of the proposed development. The primary objective is to hold perched water during the winter, but it is anticipated that deeper areas will also hold water for part of the summer and provide an enhancement for breeding birds. Scrapes will be created using an excavator with arisings piled adjacent to the margins to improve water retention and provide bare ground areas suitable for invertebrates. Soil will be compacted during construction to create stable and impermeable banks and bases. Where necessary, i.e. if soils have high permeability, clay soils or a Bentomat Geosynthetic Clay Liner will be imported as a liner.

## Signage

Signage will be installed at the maintenance access to the BCA clearly marking it as private land with no public access.

## Stock Pen

To enable future grazing of the site, a suitable stock handling pen (constructed from galvanised steel hurdles) will be installed at the maintenance access to the Bird Conservation Area.

## Pond

A single pond is proposed at the northeast corner of the Bird Conservation Area. This will be constructed to provide suitable breeding and foraging opportunities for amphibians and reptile species. Design will be reflective of recommended advice and design concept detailed within the 'Ponds for Amphibians & Reptiles' published by Freshwater Habitats Trust in association with Amphibian Reptile Conservation (ARC) and Amphibian Reptile Groups UK.

## MANAGEMENT

The following management measures are proposed. The capital works described above are the responsibility of the Developer and are not included in the calculation of a commuted sum. The commuted sum will be confirmed within the s106 agreement following agreement with long-term management body (HIWWT).

### Grassland

Grazing is the preferred method of managing the grassland. This will be through the use of a suitable conservation grazing herd at a maximum stocking density of 0.1LU/ha/yr.

There may be a requirement for supplementary management to make sure a suitable winter sward is achieved (60mm in October). Therefore, a combined approach will be used comprising:

- First cut – late August (following majority of breeding bird activity) with arisings removed;
- Aftermath grazing;
- Second cut – late September (if required to achieve winter sward height of 50-60mm).

If a market for hay taken from the site is identified, then herbicide treatment for hay to be usable will be acceptable. As necessary, harrowing and overseeding will be undertaken to maintain the quality of the grassland.

### Scrapes

Scrapes will be managed to prevent dense vegetation from establishing in margins to comprise of strimming to ground level every two years in late September – early October.

Desilting will be undertaken as required using an excavator, taking place between April and September.

### Fencing

It is proposed that capital works use long-lasting posts to minimise the requirement for replacement during the management period. However spot repairs and rewiring will be required as necessary during the management period. Fencing will be checked for damage or breaches during management visits, with immediate repairs undertaken.

The commuted sum will include a budget for full fence replacements if required during the management period.

### Hedgerow

Hedgerows will be cut in early October (to avoid nesting birds) on a three-year rotation (each year to be one side or the top). During these works, scrub will be removed from the reptile receptor area in the north of the site.

## Ditch

The ditch will be managed through periodic clearance in spring when it becomes too densely vegetated. This is estimated to be every five years. Arisings will be left on site.

Desilting will be undertaken as required using an excavator, taking place between April and September.

## Pond

The pond will require occasional vegetation clearance to maintain suitable conditions. This is estimated to be every 2-5 years with up to 25% of marginal vegetation removed.

Desilting will be undertaken as required using an excavator, taking place between April and September.

## Signage

It is unlikely that signage will require maintenance but an allowance is made for two replacements over the lifetime of the project.

## Staffing

It is anticipated that staffing will be required to oversee the long-term management and monitoring. The frequency of visits and associated costs will be provided by HIWWT and included within the committed sum.

Additional staff activities will include any other actions required to maintain the integrity of the BCA (such as removal of windblown rubbish).

# RESPONSIBILITIES

## Pre-construction

All capital works associated with the construction of the BCA will be the responsibility of Foreman Homes. This will include any and all management until the BCA is transferred to the BCA Management Organisation (HIWWT). The transfer will occur prior to first occupation and upon the completion of an audit by the BCA Management Organisation to confirm the BCA is in a suitable condition for transfer (i.e. all capital works are complete and have been maintained).

## Long-term Management

Long-term management and ownership will be the responsibility of the BCA Management Organisation (intended to be HIWWT who have agreed to taking on the BCA). The transfer of the BCA will be accompanied by a suitable commuted sum to cover on-going management and maintenance for the in-perpetuity period (125 years or the lifetime of the development).

## Step in Rights

As proposed by Natural England, the s106 agreement will include a clause allowing Fareham Borough Council to take over ownership and management of the BCA in the event it is determined the BCA Management Organisation were not considered to be acting or managing the site appropriately, or for other reasons for which Fareham Borough Council considered it inappropriate for the managing organization to continue responsibility for the BCA.

<b>Document Control</b>			
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<b>Prepared by:</b> John Simper MCIEEM	<b>Checked by</b> David West CEnv MCIEEM	<b>Approved By:</b> David West CEnv MCIEEM	
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<b>Description of Revision:</b> Removed costing to reflect ongoing discussion with HIWWT, amendments to design and management actions.			

**FIGURE 1 – BIRD CONSERVATION AREA**





**GENERAL NOTES**

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All dimensions are in mm unless noted otherwise.

Buildings are illustrated at design levels only. Actual building levels may be adjusted by +1.0-2.5m during construction to achieve a minimum waste to landfill as required under the National Planning Policy for Waste.

The general direction of the car park and site falls are shown indicatively only. All car parking and internal site road levels may be locally varied (with some falls potentially reversed) during construction to achieve a minimum waste to landfill as required under the National Planning Policy for Waste.

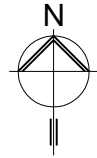
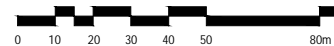
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This drawing may incorporate information from other professionals and as such HGP Architects cannot accept responsibility for the integrity and accuracy of such information.

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In addition to the hazards/risks normally associated with the type of work detailed on this drawing, please note the following:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.



Access amended	09.11.21	VP	HUE	B
Amended to client's comments	08.11.21	VP	HUE	A
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**PROJECT**  
Posbrook Lane, Titchfield

**TITLE**  
Bird Conservation Area Site Plan

**STATUS**  
Planning

Drawn	Checked	Scale	Date
VP	HE	1:1000 at A1	Oct 21
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