



Land at Newgate Lane (North), Fareham and Land at Newgate Lane (South,) Fareham

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Proof of Evidence of David West MEnv Sci (Hons) CEnv MCIEEM on Ecology Matters - Summary

**For Fareham Land LP and Bargate
Homes**

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Summary

Qualifications and Experience

- 1.1.1 My name is David West. I am an Associate Ecologist at the multi-disciplinary consultancy WYG, based in the Southampton office. I am a Chartered Environmentalist, hold a Master's degree in Environmental Science from the University of Southampton and am a full member of the Chartered Institute of Ecology and Environmental Management.
- 1.1.2 I have over 12 years' professional experience in ecological consultancy and have been employed by WYG since 2015. My professional experience is wide-ranging, including Ecological Appraisals, Phase 1 Habitat Surveys and field surveys for protected species including bats, birds, hazel dormice and herpetiles. I hold Natural England survey licences for bats (Class 2), great crested newts (Class 1) and hazel dormice (Class 1) and have acted as named ecologist for European Protected Species Mitigation licences for bats and hazel dormice and Badger Mitigation licences. I have also developed numerous mitigation strategies and have written Ecological Impact Assessments (forming Ecology chapters for Environmental Statements) and Habitats Regulations Assessments.
- 1.1.3 This summarises my Proof of Evidence which deals with both the appeal at Land at Newgate Lane (North) (LPA ref. P/18/1118/OA) and Land at Newgate Lane (South) (LPA ref. P/19/0460/OA).
- 1.1.4 There are three reasons for refusal which relate to Ecology. It is considered that all of these can be adequately resolved through the legal agreement or planning conditions.
- 1.1.5 Reason for Refusal (i) deals with the presence of the notable plant chamomile.
- 1.1.6 ***'The proposal provides insufficient information to protect and enhance the biodiversity interests of the site which includes a substantial population of Chamomile.'***
- 1.1.7 Chamomile *Chamaemelum nobile* is a native perennial wildflower in the daisy family (*Asteraceae*). It is characterised by daisy-like flowers with a central yellow cone ringed by white florets. It is a creeping, low-growing species which spreads through rhizomes.
- 1.1.8 WYG have carried out further botanical surveys in August and October 2020 which inform a detailed mitigation and management plan to protect and enhance the chamomile interest of the site (FL&BH 4.2 Appendix A). This survey confirmed that chamomile is abundant on site.
- 1.1.9 The updated botanical survey does not suggest that the site supports Lowland Meadow priority habitat. The chief concern relating to the presence of Lowland Meadow was the subsequent impact on proposed management of the site – in particular that regular mowing would be unsuitable. The updated survey suggests that the short sward created by regular grazing within this area of the site is one of the principal reasons for the high abundance of chamomile. Therefore the mitigation and management plan proposes to replicate the current conditions as far as possible (through alternative management measures). However, it is also proposed to maintain areas of longer meadow grassland to support taller herb species and maintain the abundance of common knapweed.
- 1.1.10 An update botanical survey and mitigation and management plan have been completed to detail measures to protect and enhance the chamomile interest on site. These measures are to be secured via planning condition.
- 1.1.11 Reason for Refusal (j) deals with impacts upon the Southampton and Solent Water SPA.
- 1.1.12 ***'In the absence of appropriate mitigation for the loss of a low use Brent geese and wader site and in the absence of a legal agreement to secure such mitigation, the proposal would have a likely adverse effect on the integrity of European Protected Sites)'***
- 1.1.13 Part of each site lies within Low Use Site (F15) identified in the Solent Wader and Brent Goose Strategy (SWBGS) (Solent WBGS, 2019). The SWBGS identifies a network of sites



which lie outside the coastal European sites but which support the functionality and integrity of these sites (for example through providing high-tide foraging habitat). F15 is identified as a Low Use Site for supporting at least 13 lapwing during winter of 2014-15.

- 1.1.14 It is proposed that these financial contributions (totalling £278,114.10) will be used to enhance the wader and brent goose network by providing mitigation in the form of a 5.0 ha area of suitable high-tide foraging habitat at Land at Old Street, Stubbington. This is located on land to the west of Old Street in the village Stubbington, Hampshire and is centred at Ordnance Survey National Grid Reference SU 54133 02880. It comprises two fields; the northern horse-grazed with semi-improved grassland, and the southern arable farmland. It lies immediately east of Titchfield Haven National Nature Reserve which forms part of the Solent and Southampton Water SPA and Ramsar.
- 1.1.15 Natural England have confirmed that the proposed financial contribution is acceptable, but that further detail is provided to demonstrate a clear link between impact and mitigation. This is set out in the Report to Inform Habitats Regulations Assessment Stage 1 and 2 which identifies a suitable site to be enhanced for lapwing and other wading birds, along with proposed management. This is to be secured via Section 106 Agreement.
- 1.1.16 Reason for Refusal (k) deals with in-combination effects of recreation upon the coastal SPAs.
- 1.1.17 ***'in the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas'***
- 1.1.18 The application proposed that a financial contribution would be made in accordance with Policy DSP15 to mitigate for the adverse effects of recreation. However the reason for refusal states that this could not be secured without legal agreement. The draft legal agreement includes a schedule detailing this contribution and this has been agreed as part of the Statement of Common Ground.
- 1.1.19 It is therefore considered that (with a legal agreement to secure winter bird mitigation and the provision of a suitably worded planning condition to secure implementation of on-site mitigation and management) the appeal development will be in accordance with LPP2 Policies DSP13, DSP14, DSP15 and LPP1 Policy CS4.