

Kate Holden

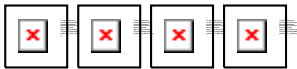
From: Chambers, Jean <JChambers@Fareham.Gov.UK>
Sent: 05 December 2019 08:46
To: Jim Phillips
Cc: Kate Holden; Miri, Maral; Charlie Fayers
Subject: RE: Newgate Lane South- Ecology P/19/0460/OA

Dear Mr Phillips

Thank you for the email and the points that you have raised. I will consider further in due course when I am working on the file and committee report.

Yours sincerely

Jean Chambers
Principal Planner (Development Management)
Fareham Borough Council
01329824355
07774946032



From: Jim Phillips <jim.phillips@ethosep.co.uk>
Sent: 20 November 2019 16:20
To: Chambers, Jean <JChambers@Fareham.Gov.UK>
Cc: Kate Holden <Kate.Holden@pegasusgroup.co.uk>; Miri, Maral <Maral.Miri@hants.gov.uk>; Charlie Fayers <charlie.fayers@ethosep.co.uk>
Subject: RE: Newgate Lane South- Ecology P/19/0460/OA

Hi Jean

Kate Holden has forwarded me your email below which there appears to be two main issues you have raised:

1. The requirement for upfront surveys should appropriately cover the habitat value in order to inform potential mitigation;
2. The ability to understand the value of the habitat it surely would be unclear as to how the proposed open space could/would function, i.e. can it be appropriately managed and still function as an open space.

In response to these points, I make the following comments:

We have completed surveys of this land in September and October 2019 and established the presence of chamomile (which is included as a species “of principal importance for the purpose of conserving biodiversity” under Section 41 (England) of the Natural Environment and Rural Communities Act 2006), and other plant species indicating the fields would meet the criteria of a lowland meadow (which is a UK BAP Priority Habitat). It has not been feasible to complete a full NVC survey of the habitat due to its existing use for horse grazing (which is intensive) and presents a significant limitation to this.

The evidence we have to date is sufficient to establish the value of the habitat (which we have) and provides us with sufficient information to prepare management objectives for the land to ensure it can function as both open space and retain its value as a BAP habitat and habitat for chamomile. Indeed, considering the existing heavy poaching of

the site from grazing, its proposed use, with appropriate management will significantly increase the opportunity for this habitat to be improved resulting in a biodiversity net gain.

The requirement for upfront NVC surveys in this circumstance is unreasonable and has no legislative requirement as current government standing advice only requires upfront surveys for protected sites and species – this habitat and site is not included on this list (<https://www.gov.uk/guidance/protected-sites-and-areas-how-to-review-planning-applications#types-of-protected-sites-and-areas>).

In my view, it would be reasonable and proportional to accept a management plan based on the evidence we have to date, and then condition a detailed landscape and ecological management plan (LEMP) for this area and the whole site for a reserved matters application. At this outline stage, you only need to establish that the habitat can be retained and managed appropriately – which it can. This approach would enable a detailed botanical survey (NVC) to be completed when grazing ceases and this would be used along with other detail design matters to prepare the detailed LEMP. This is standard practice and I have worked on many hundreds of projects where this has been acceptable. I see no reasonable justification why this approach would not be acceptable for this scheme.

I would hope that my suggestion above would enable you to reconsider your statement below.

Thanks

Jim Philips
Managing Director



Ecology | Green Space | Community | GIS

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From: Chambers, Jean <JChambers@Fareham.Gov.UK>
Sent: 15 November 2019 12:21
To: Kate Holden <Kate.Holden@pegasusgroup.co.uk>
Cc: Miri, Maral <Maral.Miri@hants.gov.uk>
Subject: RE: Newgate Lane South- Ecology P/19/0460/OA

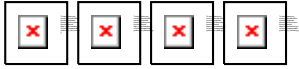
Kate

Thank you for the email. You will be aware of my overall concern on this application. With regard to the potential for a planning condition in respect of the issues raised below, my advice is that as with any application, upfront surveys should appropriately cover the habitat value in order to inform potential mitigation. Until we understand the value of the habitat it surely would be unclear as to how the proposed open space could/would function, i.e. can it be appropriately managed and still function as an open space? This could then have implications in whether the up to figure of 115 units could be accommodated.

At this point in time, I consider there to be insufficient information to inform the application.

I hope this helps.

Jean Chambers
Principal Planner (Development Management)
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From: Kate Holden <Kate.Holden@pegasusgroup.co.uk>
Sent: 07 November 2019 14:30
To: Chambers, Jean <JChambers@Fareham.Gov.UK>
Cc: maral.miri@hants.gov.uk; Charlie Fayers <charlie.fayers@ethosep.co.uk>
Subject: Newgate Lane - Ecology

Jean,

Our ecologist has had a helpful discussion with Maral on the phone regarding the latest ecology comments.

The chamomile survey revealed a presence of the plant on the western part of the site, which is proposed for public open space. I understand that Maral is agreeable to a planning condition which will require the approval of a Management Plan to retain and manage the chamomile as appropriate.

However, it is now also alleged that the same western part of the site *may* also be a Priority Habitat (meadow), and that unfortunately we cannot know this conclusively until a survey is carried out in the relevant seasons beginning in April/May. As such, we have suggested a further condition to undertake the survey work (NVC survey) at the appropriate time and if necessary, produce a similar Management Plan.

I understand that the LPA is reluctant to condition the Priority Habitat work, being of the opinion that the application cannot be determined without this information? I note that policy CS4 which deals with biodiversity makes clear that all important habitats should be accorded protection (albeit in line with the hierarchy of sites set out – which does not include Priority Habitats). It goes on to state that *“Green Infrastructure will be created and safeguarded through: Investing in appropriate management, enhancement and restoration, and the creation of new resources including parks, woodland and trees, and wildlife habitats; Not permitting development that compromises its integrity and therefore that of the overall green infrastructure framework.”* Given that the proposal does not include the development of the part of the site which may be Priority Habitat, and therefore we know that appropriate management is achievable, I fail to see why a condition would not be an appropriate response to adhere to the policy?

Maral has suggested you may be able to throw some more light on this, and I would be grateful for your thoughts.

Regards,

Kate.

Kate Holden
Associate Planner

Pegasus Group

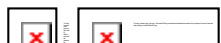
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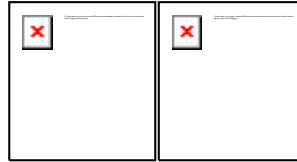
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