

**Subject:**

P/19/0460/OA - Land at Newgate Lane (South) Fareham

---

**Subject:** P/19/0460/OA - Land at Newgate Lane (South) Fareham

Dear Jean,

**P/19/0460/OA - Land at Newgate Lane (South) Fareham - Outline Planning Permission For The Demolition Of Existing Buildings And Development Of Up To 125 Dwellings, Open Space, Vehicular Access Point From Newgate Lane And Associated And Ancillary Infrastructure, With All Matters Except Access To Be Reserved.**

Thank you for consulting me on this planning application which is supported by an Ecological Assessment by ethos Environmental Planning (April 2019).

The habitats present on site include boundary hedgerows, scattered trees, improved grassland, arable fields and buildings. The River Alver runs through the western side of the site, along with a number of drainage ditches along the field boundaries. The suit of surveys carried out on the site confirmed the likely absence of badger setts, great crested newts, otters and water voles. Reptiles are likely to be present on site; however, the suitable habitats for this group of species, along the river Alver, will be retained and enhanced. The bat activity surveys recorded low levels of foraging and commuting activity of common and soprano pipistrelle, Nathusius's pipistrelle, noctule, Leisler's and brown long-eared bats. The breeding bird surveys recorded a total of 29 bird species, including four red-listed and UK BAP and a number of declining farmland species. Of these, 21 were exhibiting breeding behaviours and were assessed to hold territories within the survey area.

The proposed mitigation and enhancement measures are broadly acceptable and include retention and enhancement of boundary hedgerows, creation of swales and wildflower meadows, creation of log piles, retention of darkened corridors and installation of bird and bat boxes. Therefore, I raise no major concerns. However, I request further information in relation to Hedge 3 which accounted for the majority of Nathusius's pipistrelle calls. This hedge is assessed as being a key commuting route for bats across the site. Whilst this hedge will be retained, review of the illustrative masterplan fails to show if any buffers will be retained/created to the north and south of this hedge. Therefore, further clarification in relation to the width of buffers, if any, is required

The application site is located approximately 2.3km north-east of the Solent & Southampton Water SPA and Ramsar and Solent and Dorset Coast pSPA and 1.3km south-west of Portsmouth Harbour SPA and Ramsar. In the absence of mitigation, a number of Likely Significant Effects (LSEs) are expected and therefore, it is necessary to proceed to the Appropriate Assessment stage. The following LSEs have been identified in relation to the above designated sites:

- Loss of SPA supportive habitat
- Increased Recreational Disturbance
- Hydrological changes from surface water
- Hydrological changes from foul water

The site is known to be a Solent Waders and a Brent Geese Strategy 'Low Use' (F15) site. It is evident that avoidance, mitigation and compensation measures to offset the loss of this habitat cannot be provided. Therefore, a payment towards the management and enhancement of the wider wader and Brent geese ecological network will be required. The level of financial contribution will be decided by Natural England and should be secured through a S106.

The increased recreational disturbance will be mitigated through the Solent Recreation Mitigation Strategy financial contribution, which should be secured through a S106.

The surface water equality changes and an increased flood risk as a result of the proposals will be mitigated through the implementation of the SuDS scheme and a CEMP during the construction phase.

Waste water from the development is likely to add to the nitrogen levels within the Solent and Southampton Water and Portsmouth Harbour. The pathway is via the waste water treatment works. There is potential for all new developments within the Solent catchment to impact on the nutrient levels in the harbours. Therefore, a nitrogen budget calculation for the site will be required. Provided that the calculations confirm nitrogen neutrality or a deficit in the budget, then no impacts are considered likely.

Considering the above, it could be concluded that there will be no adverse effect on the integrity of the Portsmouth Harbour SPA and Ramsar Site, the Solent and Dorset Coast pSPA and the Solent and Southampton Water SPA and Ramsar, provided that the measures summarised above are put in place. More details could be found within the officer's Habitat Regulation Assessment report.

If you were minded to grant permission (provided that the nitrogen budget calculations are acceptable and the buffer to the north and south of Hedge 3 is appropriate), I recommend that the below conditions are added to the decision notice:

- The dark corridors as illustrated by Figure 14 'Biodiversity Mitigation Plan' of the submitted Ecological Assessment by ethos Environmental Planning (April 2019) shall be implemented and retained for perpetuity. **Reason:** to protect key commuting routes for bats in line with Policy DSP13.
- Full details of all necessary ecological mitigation, compensation, enhancement and management measures (to be informed as necessary by up-to-date survey and assessment) shall be submitted for approval to the Local Planning Authority in the form of a mitigation and enhancement method statement with each reserved matters application. Such details shall be in accordance with the outline ecological mitigation, compensation and enhancement measures detailed within the submitted Ecological Assessment report by Ethos Environmental Planning (April 2019). Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. **Reason:** to provide ecological protection, compensation and enhancement in accordance with Conservation Regulations 2017, Wildlife & Countryside Act 1981 (as amended), NERC Act 2006, NPPF and Policy DSP13 of the Fareham Local Plan Part 2.

Please do not hesitate to contact me if you need any further information.

Kind regards,  
Maral

Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Fareham Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

**Maral Miri (MSc, CEnv, MCIEEM)**

**Senior Ecologist**

**Ecology Team**

Economy, Transport and Environment Department

Hampshire County Council

Elizabeth II Court, 1<sup>st</sup> Floor West, Winchester, Hampshire SO23 8UD

Mob: 07784261735

E-mail: [Maral.Miri@hants.gov.uk](mailto:Maral.Miri@hants.gov.uk);

<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity>

Telephone: 01962 832265

**Please consider the environment before printing this email**



Did you know that HCC now offer an Environmental Data and Advice Service (EDAS)? It's a new service for developers and investors, providing a combined feasibility assessment across a number of environmental disciplines, for any site in Hampshire. For more information please go to <http://www3.hants.gov.uk/edas> or contact us at [edas@hants.gov.uk](mailto:edas@hants.gov.uk).