

[REDACTED]

From: Miri, Maral <Maral.Miri@hants.gov.uk>
Sent: 14 October 2020 17:03
To: Wright, Richard <RWright@Fareham.Gov.UK>
Subject: RE: P/20/0912/OA - Land to the East of Down End Road

Dear Richard,

I have reviewed the attached documents and I can confirm that the results of the updated reptile survey carried out in September 2020 are in line with that of the previous survey work and the site still supports a low population of common lizards and a good population of slow worms. Therefore, I raise no further concerns and consider that the requested condition in relation to a Reptile Mitigation Strategy will ensure any adverse impacts on the reptile population on site will be adequately mitigated.

Please do not hesitate to contact me if you require any additional information.

Kind regards,
Maral

From: Wright, Richard <RWright@Fareham.Gov.UK>
Sent: 07 October 2020 15:41
To: Miri, Maral <Maral.Miri@hants.gov.uk>
Subject: RE: P/20/0912/OA - Land to the East of Down End Road

Good afternoon Maral,

Please see attached updated Phase I survey from the applicant in response to your comments below.

Please could you let me have your updated comments.

Thanks,

Richard

Richard Wright
Principal Planner (Development Management)
Fareham Borough Council
01329824758
07554 415619



From: Miri, Maral <Maral.Miri@hants.gov.uk>
Sent: 22 September 2020 15:25
To: Wright, Richard <RWright@Fareham.Gov.UK>
Subject: P/20/0912/OA - Land to the East of Down End Road

Dear Richard,

P/20/0912/OA - Land to the East of Down End Road Fareham - Outline Planning Application With All Matters Reserved (Except The Means Of Access) For Residential Development, Demolition Of Existing Agricultural Buildings And The Construction Of New Buildings Providing Up To 350 Dwellings, The Creation Of New Vehicular Access With Footways And Cycleways, Provision Of Landscaped Communal Amenity Space, Including Children's Play Space, Creation Of Public Open Space, Together With Associated Highways, Landscaping, Drainage And Utilities.

Thank you for consulting me on this planning application. This site was subject to a previously refused planning application, which was later dismissed at the appeal (Planning ref: P/18/0005/OA). The reason for refusal was on highways safety concerns.

The previous application was supported by an Ecological Assessment report by Ecosa (October 2017). The survey work were carried out in 2015 and 2016. The surveys had confirmed the likely absence of roosting bats from the farm buildings. All trees with bat potential were also being retained as part of the works. The activity bat surveys recorded nine species of bats foraging and commuting within the site, with higher activity levels along the southern boundary and the north-westerns corner of the site. A number of rare bat species were recorded during the static surveys including Nathusius' pipistrelle, barbastelle and greater horseshoe. No evidence of badgers was recorded during the previous survey work on site. Similarly, no dormice or their evidence was recorded during the phase 2 surveys. Phase 2 surveys of the ponds which could be accessed, confirmed the likely absence of great crested newts. The previous surveys also confirmed the presence of a low population of common lizard and a good population of slow worm on site. Retention of the reptiles on site was recommended and whilst no details were submitted, the proposed site layout confirmed that this was achievable.

Due to the time lapsed since the previous survey work on site, in relation to the previous planning application, an Updating Ecological Assessment report by Ecosupport (August 2020) has been submitted.

The updated surveys inform of the ponds which could not be accessed previously, due to the lack of landowner permission, were subject to HSI, eDNA and presence/absence surveys. No great crested newts were confirmed to be present.

This updated survey by Ecosupport also confirms that all the buildings on site are now considered to be of negligible potential to roosting bats and therefore no updated phase 2 bat surveys will be required. Owl pellets, likely to belong to tawny owl were however recorded in one of the buildings on site. It is however proposed that a tawny owl box will be erected on a mature tree on site, prior to the demolition of this building, which is acceptable.

In relation to reptiles, Section 5.1.3 of the updated report states that "*an updating reptile survey is required to inform the production of this Strategy and is programmed to take place in September 2020.*" The results of the updating survey work will be required prior to a decision being made, to ensure that any likely increases in the reptile population on site could still be retained on site.

Overall, the findings of the updating Phase I Survey are in line with the original survey effort undertaken by ECOSA and therefore I raise no concerns. However, the results of the updating reptile survey are requested.

Provided that the results of the updating reptile survey are in line with the previous survey work and it could still be demonstrated that the reptile population could be retained on site, I suggest the below conditions are added to any decision notice:

- Prior to commencement of the development, a Reptile Mitigation Strategy including detailed proposals for the protection of reptiles during the construction phase, timings of the works, location of the on-site receptor site, provisions for loss of suitable habitat and enhancement/management measures to ensure the long-term suitability of the receptor site during the operational phase, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in full in accordance with the approved details. **Reason:** To provide ecological protection and enhancement in accordance with policy DSP13: Nature Conservation of the Fareham Local Plan Part 2: Development Sites and Policies (2014) and the Wildlife & Countryside Act 1981 (as amended).
- Prior to commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by the Local Planning Authority. The content of the LEMP shall include (but not limited to) the following:
 - a) description, plan and evaluation of ecological features to be retained, created and managed such as grasslands, hedgerows, attenuation ponds and treelines;
 - b) aims and objectives of landscape and ecological management;
 - c) appropriate management options for achieving aims and objectives;
 - d) planting scheme for the ecology mitigation areas (e.g. reptile receptor site);
 - e) preparation of a work schedule (including an annual work plan);
 - f) details of the persons, body or organisation responsible for implementation of the plan;
 - g) a scheme of ongoing monitoring, and remedial measures where appropriate;**Reason:** To ensure appropriate on-going management of the new and retained habitats for wildlife and to enhance biodiversity within the site in accordance with the National Planning Policy Framework.
- Prior to commencement, a scheme of lighting (during the operational life of the development), designed to minimise impacts on wildlife, particularly bats, shall be submitted to and approved in writing by the LPA. Thereafter the approved scheme shall be implemented. **Reason:** To avoid impacts to bat foraging habitat in accordance with Policy DSP13: Nature Conservation of the Fareham Local Plan and emerging Policy NE2 - Biodiversity and Nature Conservation of the Draft Fareham Local Plan 2036.
- Development shall proceed in accordance with the measures set out in Sections 5.5.3, 5.7.3 and 5.12 of the Ecological Assessment report (Ecosa, October 2017) and Section 5.0 'MITIGATION AND COMPENSATION' of the Updating Ecological Assessment report by Ecosupport (August 2020). **Reason:** to ensure the protection of species that could be adversely affected by the development, having regard to the Wildlife and Countryside Act 1981 (as amended).
- Prior to commencement, a biodiversity enhancement strategy to indicate not only no net loss in biodiversity, but a measurable net gain in biodiversity (using the new Defra Biodiversity Metric 2.0) shall be submitted to and approved in writing by the LPA. Thereafter the enhancement measures shall be fully implemented, retained and managed in accordance with the approved details. **Reason:** To ensure a net gain in biodiversity within the site in accordance with the National Planning Policy Framework.

Designated Sites

Downend Chalk Pit Site of Special Scientific Interest (SSSI) is located immediately to the north-west of the site. This site has been designated for its geological significance and supports a number of rare fossils. The site is considered to be in an Unfavourable – Recovering condition. It is not considered likely that the proposed development would have an impact on this designation. Natural England did not raise any concerns in relation to this SSSI at the previously refused planning application.

A Habitat Regulations Assessment report by Terence O'Rourke Ltd (August 2020) has been submitted. I support their conclusion and am satisfied that this HRA could be adopted by FBC.

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

Kind regards,
Maral

Coronavirus (Covid-19)

Hampshire County Council's response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.

Maral Miri (MSc, CEnv, MCIEEM)

**Senior Ecologist
Ecology Team**

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