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WOODCROFT FARM, WECOCK

Dormouse Survey

Grainger Plc

17/05/2013

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VALID APPLICATION

18 MAY 2015

STRATEGIC PLANNING
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WOODCROFT FARM, WECOCK

Dormouse Survey

17/05/2013

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Executive Summary

Woodcroft Farm (hereafter referred to as the 'Site') comprises six horse grazed fields on the edge of Waterlooville, Hampshire, separated by field boundaries comprising mature hedgerows with standard trees. Buildings on the Site include horse stabling units and sheds. The Site has been allocated for mixed-use development within Havant Borough Council's Core Strategy (2011) (this development is hereafter known as the 'Proposed Development').

A dormouse *Muscardinus avellanarius* survey, comprising a nest tube survey of all suitable habitat within the Site, was completed in accordance with best practice guidance (English Nature 2006) between August 2011 and July 2012. In addition, habitat within the adjoining Hampshire County Council (HCC) woodland to the south was surveyed between September 2011 and October 2012.

No dormice or evidence of dormice were found within any tube within the Site, or on adjoining land to the South; therefore, dormice can be considered likely absent from the Site and the adjoining HCC woodland.

As dormice are considered likely absent from the Site no avoidance, mitigation or compensation measures are required in association with the Proposed Development with respect to this species. However, enhancement measures which would benefit a range of biodiversity, potentially including dormice, should be considered as part of the Proposed Development in line with national planning policy. For example consideration could be given to incorporating native fruiting species within any new planting associated with the Proposed Development, so should dormice colonise the area in future suitable habitat will be available. This would be in accordance with NPPF (2012) which encourages biodiversity gain where possible within developments.

1 Introduction

1.1 Project Background

- 1.1.1 Woodcroft Farm (hereafter known as the 'Site') is located in an agricultural landscape, adjacent to the residential area of Wecock in the Borough of Havant, Hampshire. Approximately 9.7 hectares in size it comprises six fields of close-grazed semi-improved grassland, separated by mature hedgerows; an occupied house and associated gardens; and an area of hard standing with a number of stable blocks and sheds. There is also a small area behind the sheds filled with old cars and other disused vehicles. A surfaced lane runs along the southern boundary of the Site, providing access to the buildings, whilst in the southern corner of the north western field there is a small sand riding arena. The Site boundary is shown on Figure 1.
- 1.1.2 The Site is accessible from Woodcroft Lane to the east, with a public bridleway running along the southern and western boundaries of the Site. The southern boundary of the Site runs parallel to the edge of the Wecock residential area whilst Lovedean residential area lies to the east. Immediately to the west lies an arable field, whilst to the north lie further horse pastures and James's Copse, which is an ancient semi-natural woodland.
- 1.1.3 The Site is allocated as a strategic site within Havant Borough Council's Core Strategy (HBC, 2011) for a 340 unit mixed use development. It is also listed within the Strategic Housing Land Availability Assessment (HBC, 2012) as an allocated strategic site for 320 dwellings. Grainger plc's proposals for the Site comprise development of 293 dwellings and include retention of the locally listed farmhouse, with the remaining outbuildings to be demolished. A replacement playing field for the school located immediately to the south will be created within the most easterly field; and a bridleway will be diverted, likely running adjacent to one of the existing hedges. Proposals include retention of the majority of the hedges and mature treelines. The proposals are hereafter referred to as the 'Proposed Development'.

1.2 Ecological Background

- 1.2.1 An extended Phase 1 habitat survey, including an ecological desk study, was completed in July 2011 to record the habitats present and identify the presence, or potential presence, of protected habitats or species which could pose legal and / or planning constraints to the Proposed Development (WSPE, 2011).
- 1.2.2 The extended Phase 1 report notes that no records of dormouse *Muscardinus avellanarius* were available within 2km of the Site, but that Hampshire supports a significant proportion of the national dormouse population. The report concluded that the hedgerows on the Site are of suitable structure and species composition to support dormice and the presence of James' Copse, an ancient semi-natural woodland, adjoining the north-eastern corner of the Site increases the potential for this species to be present within the hedgerows. Therefore, surveys to establish presence or likely absence of dormice from the Site were recommended.

1.3 Brief and Objectives

- 1.3.1 WSP Environmental Ltd (WSPE) was commissioned by Savills L & P Ltd on behalf of Grainger plc to complete surveys in accordance with best practice guidance (English Nature, 2006) to establish whether dormice were present or likely absent from the Site. If present the value of the Site for this

species would be evaluated and recommendations as to how proposals should account for dormice in relation to legislation, planning and biodiversity policy be provided.

2 Methods

2.1 Overview

- 2.1.1 To establish whether dormice were present or likely absent dormouse tubes were installed within all suitable habitat on the Site in August 2011 and checked once a month from September to November 2011 (inclusive) and April to July 2012 (inclusive); the survey was also extended to include the small HCC woodland that lies adjacent to the south. The survey work was completed in accordance with best practice guidance (English Nature, 2006).

2.2 Dormouse Survey

- 2.2.1 Eighty-six dormouse tubes were installed within the Site on the 12th August 2011. An additional 18 dormouse tubes were installed in adjoining land to the south of the Site belonging to Hampshire County Council (HCC) on 13th September 2011, the purpose of this was to extend the survey to also include this small, contiguous habitat area; this part of the survey area is hereafter referred to as the HCC Woodland. Nest tubes were installed at 20m spacing within all suitable habitat within the Site (primarily hedgerows) and the HCC Woodland, attached to branches of a variety of native woody species. Species to which tubes were attached included hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, ash *Fraxinus excelsior*, beech *Fagus sylvatica*, oak *Quercus robur*, rose *Rosa spp.*, willow *Salix spp.*, field maple *Acer campestre*, elder *Sambucus nigra*, holly *Ilex aquifolium*, ivy *Hedera helix* and yew *Taxus baccata*. The location of the nest tubes and species on which they were located is shown on Figure 2.
- 2.2.2 All nest tubes on the Site were surveyed once a month under suitable weather conditions in the months in which dormice are active (excluding December to March when dormice are hibernating) between September 2011 and July 2012 inclusive. This duration of survey ensured sufficient points (>20) were achieved in accordance with best practice guidance (English Nature, 2006). During each survey every tube was checked for presence of dormice or evidence of dormice, for example characteristic nests or opened nuts.
- 2.2.3 Nest tubes present in the HCC Woodland were also surveyed once a month under suitable weather conditions in the months in which dormice are active (excluding December to March when dormice are hibernating) between October 2011 and July 2012 inclusive; in addition, as this survey commenced one month later than the survey of the main site the tubes were then left in situ and a final survey was completed on the 1st October 2012. In conjunction with the concurrent survey of the main Site, which adjoins this small woodland along its length, this effort was sufficient to determine likely absence.

2.3 Personnel and Dates of Survey

- 2.3.1 The dormouse survey was completed by Rosie Hall (Natural England survey licence numbers: 20110727 and 20120725).
- 2.3.2 Rosie has five years experience of ecological survey, including extensive dormouse survey experience and has held a Natural England dormouse survey licence since February 2010.
- 2.3.3 Dates of survey and weather conditions recorded during the work are summarised in Table 1.

Table 1 Weather conditions during survey visits

Date	Weather conditions
13/09/2011	Dry
11/10/2011	Dry
09/11/2011	Dry
19/04/2012	Dry for majority of survey, light drizzle mid-way, warm.
21/05/2012	Warm, dry and sunny.
14/06/2012	Warm, dry (starting to spit with rain at end of survey)
17-18/07/2012	Warm, dry.
01/10/2012	Warm, dry, sunny.

2.4 Limitations

- 2.4.1 During each survey visit the integrity of the tubes was checked, on 5 of 8 visits it was noted that a small number of tubes (between 1 and 5) were missing or the wooden inserts had been removed; tubes were replaced when this occurred and this affected only a very small number of the total number of tubes present within the Site. As such a limited number of the 104 tubes present were affected at any time this is not considered to place any constraints upon the interpretation of the results.
- 2.4.2 The tubes within the HCC woodland were added one month after those within the Site; as an extension to the survey area. These were surveyed in tandem with the tubes within the main site until conclusion of the main site survey in July 2012 and in addition were then left in situ for August and September 2012 and re-surveyed on the 1st October 2012. The HCC woodland is a very small area of habitat (18 tubes at 20m spacing were sufficient to fill available understorey vegetation in this area) and is contiguous with the main Site, with connectivity along its length. Tubes were present within all suitable habitat for a full survey year (August to July on the Site and September to October within the HCC woodland) and considering the survey area as a whole 104 tubes were used and a sufficient score (>20) achieved, in accordance with good practice guidance. Therefore, the slight difference in installation date does not place any limitation upon the conclusions.

3 Results and Evaluation

3.1 Results of Dormouse Survey

- 3.1.1 No dormice or evidence of dormice were found within any tube within the Site, or on adjoining land to the South; therefore, dormice can be considered likely absent from both the Site and adjoining HCC woodland.
- 3.1.2 Evidence (feeding remains) of mice *Apodemus* sp. were present in a small number of tubes, whilst bluetits *Cyanistes caeruleus* nested within a few tubes and bumblebees *Bombus* sp. within one tube. Raw data is included in Appendix A.

3.2 Assessment of Effects in the Absence of Mitigation

- 3.2.1 No impact upon dormice is considered likely to result from the Proposed Development as this species is considered likely absent from the Site and adjoining HCC woodland.

4 Legislation and Planning Information

4.1 Overview

- 4.1.1 As dormice are considered likely absent from the Site relevant legislation and planning policy is included below for information only and does not place constraints upon the Proposed Development.

4.2 Legislation

- 4.2.1 Dormice are legally protected under the Conservation of Habitats and Species Regulations 2010 (as amended), Regulation 41 states that it is an offence to;

- *deliberately capture, injure or kill any wild animal of a European protected species;*
- *deliberately disturb animals of any such species. Disturbance of animals includes in particular any disturbance which is likely:*

(a) to impair their ability —

(i) to survive, to breed or reproduce, or to rear or nurture their young; or

(ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or

(b) to affect significantly the local distribution or abundance of the species to which they belong; or

- *damage or destroy a breeding site or resting place of such an animal (including sites that are currently unoccupied).*

- 4.2.2 Additional protection under the Wildlife and Countryside Act 1981 (as amended) means it is also an offence to disturb a dormouse whilst it is occupying a place of rest or shelter.

- 4.2.3 Dormice are also listed as a Species of Principal Importance (SPI) for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Under Section 40 of the NERC Act (2006) public bodies, including local planning authorities have a duty to have regard for SPI when carrying out their functions, including determining planning applications.

4.3 Planning Policy

- 4.3.1 The National Planning Policy Framework (NPPF), which replaced Planning Policy Statement 9 in March 2012, forms the basis for planning decisions with respect to conserving and enhancing the natural environment, including dormice. The ODPM circular 06/2005 provides supplementary guidance, including confirmation that *'the presence of a protected species is a material consideration when a planning authority is considering a development proposal'*. This provision is extended through the NPPF to local BAP species.

- 4.3.2 The NPPF sets out, amongst other points, how at an overview level the *'planning system should contribute to and enhance the national and local environment'* by:

- *recognising the wider benefits of ecosystem services; and*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...*

-
- 4.3.3 A list of principles which local planning authorities should follow when determining planning applications is included in the NPPF. They include the following:
- *'- if significant harm resulting from a development cannot be avoided...adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
 - *- ...opportunities to incorporate biodiversity in and around developments should be encouraged;'*
- 4.3.4 At the local level Policy CS11 of the Havant Borough Council Core Strategy (2011) states that planning permission will be granted for development that:
- *'protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.*
 - *protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats.'*
- 4.3.5 Dormice are also a priority species in both the UK Biodiversity Action Plan (UKBAP) and Hampshire Local BAP (LBAP).

5 Recommendations

5.1 Avoidance, Mitigation and Compensation Measures

- 5.1.1 As dormice are considered likely absent from the Site and adjoining HCC woodland no avoidance, mitigation or compensation measures focussed specifically on this species are required.

5.2 Ecological Enhancement Measures

- 5.2.1 As dormice are considered likely absent from the Site no enhancement measures specifically targeted at this species are considered necessary. However, where there are opportunities for ecological enhancement which would benefit a range of biodiversity, including dormouse, these should be considered. For example, native fruiting shrub species could be incorporated within any new planting associated with the Proposed Development, so should dormice colonise the area in future suitable habitat will be available. This would be in accordance with NPPF (2012) which encourages biodiversity gain where possible within developments.

6 Conclusion

- 6.1.1 Survey work completed in accordance with best practice guidance (English Nature, 2006) has concluded dormice are likely absent from the Site and adjoining HCC woodland.
- 6.1.2 As this species is likely absent from the Site and adjoining HCC woodland specific avoidance, mitigation or compensation measures for this species are not required. However, alongside more general ecological enhancement measures consideration could be given to enhancing the Site for dormice through using native species within any planting associated with the Proposed Development.

7 References

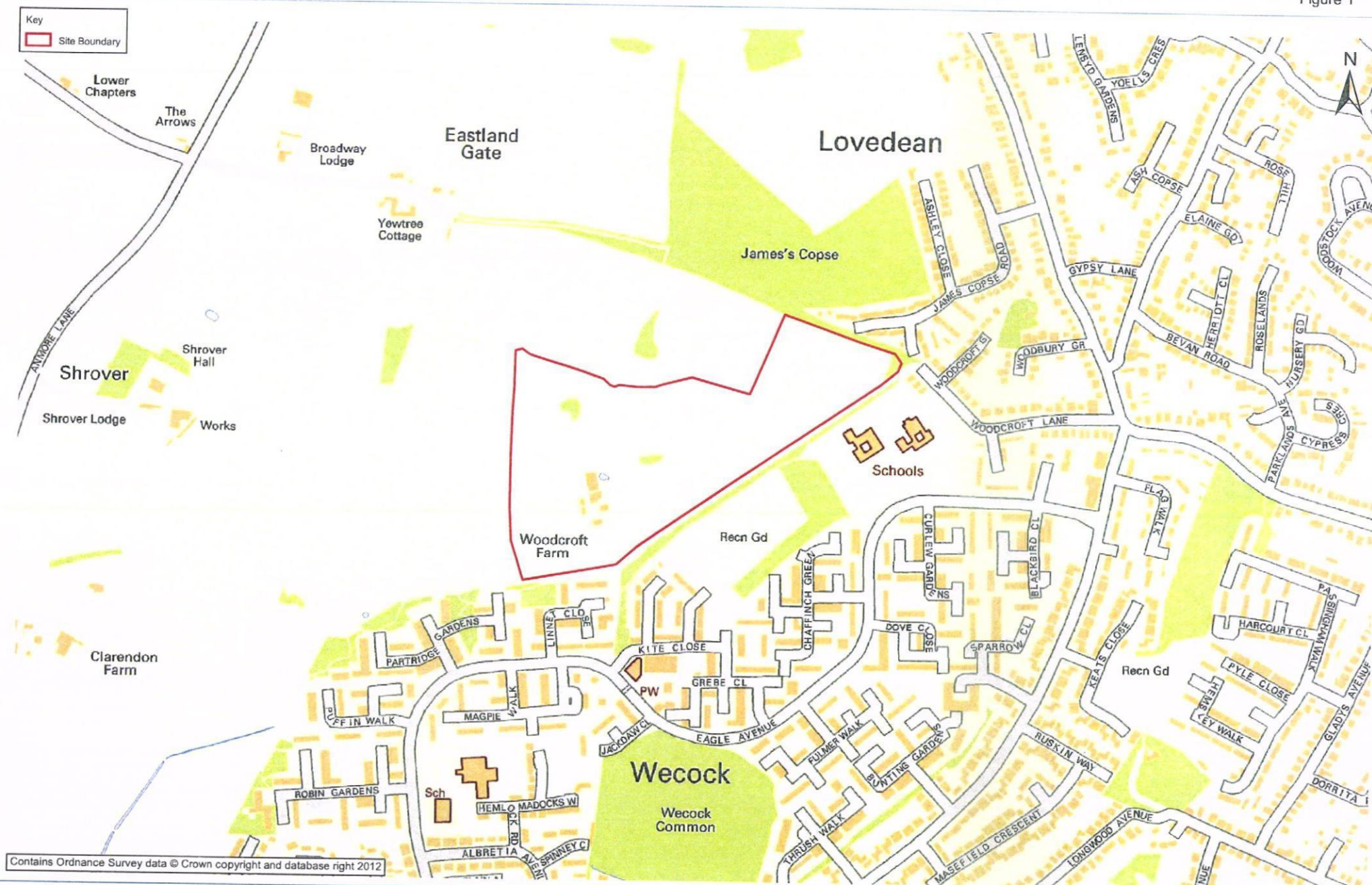
7.1 Project References

- 7.1.1 WSPE (2011) Woodcroft Farm Extended Phase 1 Habitat Survey.

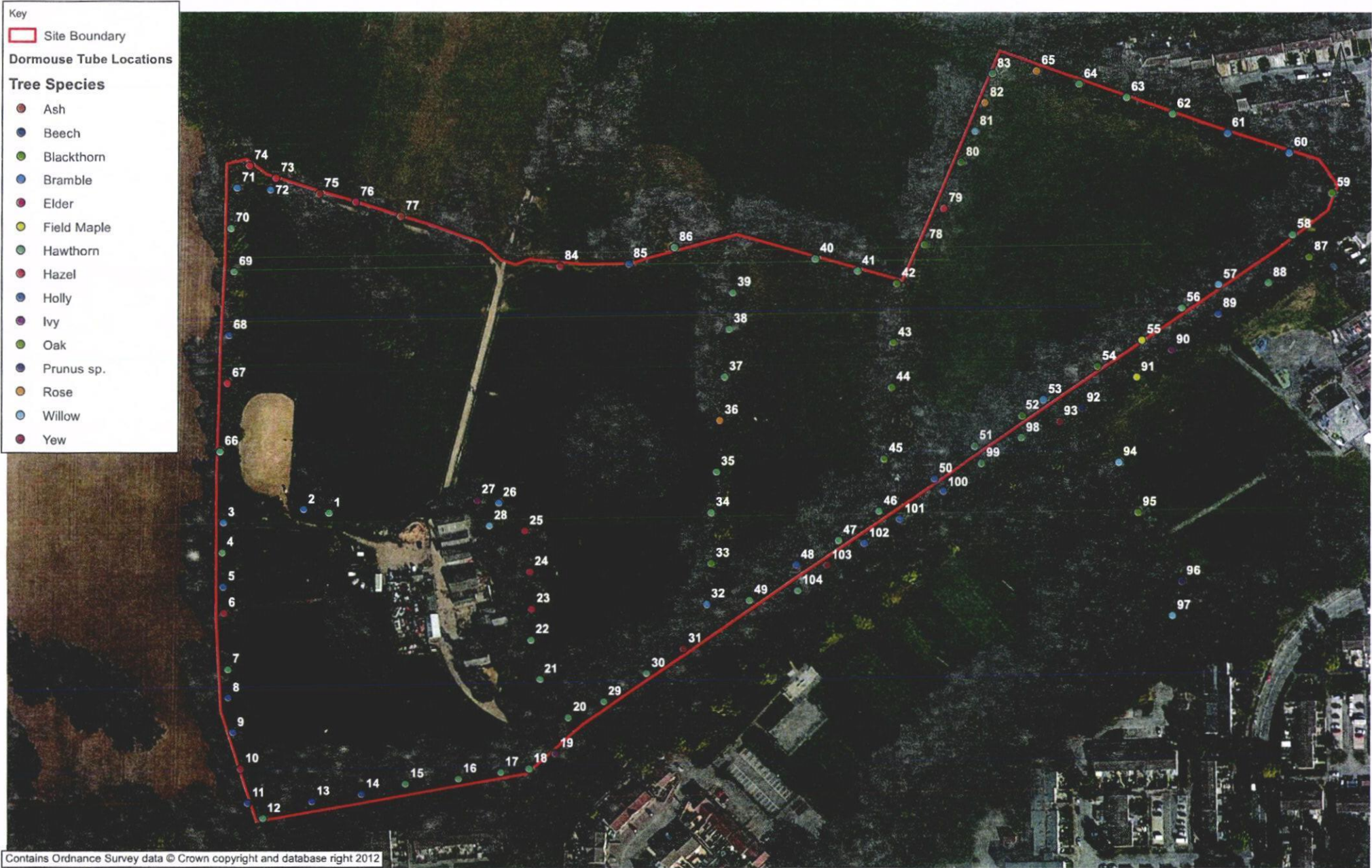
7.2 Technical References

- 7.2.1 Department for Communities and Local Government (2012), National Planning Policy Framework . Department for Communities and Local Government, London.
- 7.2.2 English Nature (2006) The Dormouse Conservation Handbook
- 7.2.3 Hampshire Biodiversity Partnership. (Undated). Biodiversity Action Plan for Hampshire: Volume 2. <http://www.hampshirebiodiversity.org.uk/pdf/vol2/Vol2ActionPlansp1-13.pdf>
- 7.2.4 Hampshire Biodiversity Action Plan, available: <http://www.hampshirebiodiversity.org.uk/hampshire%20BAP.html>
- 7.2.5 Havant Borough Council. (2011). Local Development Framework Core Strategy. Havant Borough Council, available <http://www.havant.gov.uk/havant-11604>
- 7.2.6 Her Majesty's Stationary Office (HMSO) (1981). *Wildlife and Countryside Act* (as amended by the Countryside and Rights of Way Act 2000)
- 7.2.7 HMSO (2005) Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System. Office of the Deputy Prime Minister (ODPM) Circular 06/2005 HMSO, Norwich.
- 7.2.8 HMSO (2006) *Natural Environment and Rural Communities Act*.
- 7.2.9 HMSO (2010). *The Conservation of Habitats and Species Regulations 2010 as amended* (the Habitat Regulations)
- 7.2.10 UK Biodiversity Action Plan; available: <http://jncc.defra.gov.uk/page-5155>

8 Figure 1 – Site Location Plan



9 Figure 2 – Dormouse Tube Location Plan



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PROJECT: Woodcroft Farm
PROJECT No: 22941
Client: Grainger Plc

Drawn: CS
Checked: RH
Approved: HS
Revision: A
Date: August 2012



10 Appendix A – Survey Data

date tubes installed	tube number	Survey Date							
		13/09/2011	11/10/2011	09/11/2011	19/04/2012	21/05/2012	14/06/2012	17- 18/07/2012	01/10/2012
Weather		dry	dry	dry	dry for majority of survey, light drizzle mid way through. Warm	dry, warm, sunny	warm, dry, starting to spit with rain at end of survey	warm, dry	warm, dry, sunny
12/08/2011	1	x	x	x	x	x	x	x	
	2	x	x	x	x	x	x	x	
	3	x	x	x	x	x	x	x	
	4	x	x	Apodemus food remains	x	x	x	x	
	5	x	x	x	Apodemus food remains	x	x	x	
	6	x	x	x	x	x	x	x	
	7	x	x	x	x	x	x	x	
	8	x	x	x	x	x	x	x	
	9	x	x	x	Apodemus food remains	x	x	x	
	10	x	x	x	x	x	x	x	
	11	x	x	x	x	x	x	x	
	12	x	x	x	x	x	x	x	
	13	x	x	Apodemus food remains	Apodemus food remains	x	x	x	
	14	x	x	mouse droppings (likely Apodemus)	x	x	x	x	
	15	x	x	x	x	insert on floor - replaced	x	x	
	16	x	x	x	x		x	x	
	17	x	x	x	x		x	x	
	18	x	x	x	Apodemus food remains		x	x	
	19	x	x	x	x		x	x	
	20	x	x	x	x		x	x	
	21	x	x	x	Apodemus food remains	few green and brown leaves, one Apodemus opened stone	x	x	
	22	x	x	x	x	x	x	x	
	23	x	x	x	x	x	x	x	
	24	x	x	x	x	x	x	x	
	25	x	x	x	x	x	x	x	
	26	x	x	x	x	x	x	x	
	27	x	x	x	x	x	x	x	
	28	x	x	x	replaced	x	x	x	
	29	x	x	two dead leaves, likely Apodemus sp.	few Apodemus food remains	x	x	x	

date tubes installed	Survey Date								
	tube number	13/09/2011	11/10/2011	09/11/2011	19/04/2012	21/05/2012	14/06/2012	17- 18/07/2012	01/10/2012
12/08/2011					few Apodemus food remains				
	30	x	x	x		x	x	x	
	31	x	x	x	x	x	x	x	
				mouse droppings (likely Apodemus)	x	x	x	x	
	32	x	x						
				Apodemus food remains	x	x	x	x	
	33	x	x						
	34	x	x	x	x	x	x	x	
	35	x	x	x	x	x	x	x	
							couple dead leaves (likely Apodemus)	x	
	36	x	x	x	x	x			
	37	x	x	x	x	x	x	x	
	38	x	x	x	x	x	x	x	
	39	x	x	x	x	x	x	x	
					moss and grass- start birds nest		bird's nest, moss, grass, 1 egg beneath nest	old birds nest, moss, hair, grass, feather	old bird's nest has been destroyed (probably by Apodemus)
	40	x	x	x					
	41	x	x	x	x	x	x	x	
	42	x	x	x	x	x	x	x	
						couple of strands of moss - likely bird	little bit of moss, likely bird in origin	x	
	43	x	x	x	x				
	44	x	x	x	x	x	x	x	
	45	x	x	x	x	x	x	x	
				Apodemus food remains	x	x	x	x	
	46	x	x						
	47	x	x	x	x	x	x	x	
					Apodemus food remains				
	48	x	x	x	x		x	x	
					few Apodemus food remains	Apodemus food remains	x	x	
	49	x	x	x					
	50	x	x	x	x	x	x	x	
	51	x	x	x	x	x	x	x	
					Apodemus food remains				
	52	x	x	x			x	x	
				Apodemus food remains	Apodemus food remains				
	53	x	x				x	x	
				Apodemus food remains	Apodemus food remains				
	54	x	x				x	x	

date tubes installed	Survey Date								
	tube number	13/09/2011	11/10/2011	09/11/2011	19/04/2012	21/05/2012	14/06/2012	17- 18/07/2012	01/10/2012
12/08/2011	55	x	x	mouse droppings (likely Apodemus)	x	x	Apodemus food remains	x	
	56	x	Apodemus food remains	Apodemus food. remains	Apodemus food remains	insert on floor, tube missing - replaced	on floor, insert gone, reattached	x	
	57	x	x	Apodemus food remains	x	Apodemus food remains	tiny bit of moss	x	
	58	x	x	x	x	x	Apodemus food remains	x	
	59	x	x	x	x	x	x	x	
	60	x	x	x	x	x	x	x	
	61	x	x	x	x	Apodemus food remains	Apodemus food remains	Apodemus food remains	
	62	x	x	x	x	x	x	x	
	63	x	x	x	x	x	x	x	
	64	x	x	x	x	x	x	x	
	65	x	Apodemus food remains	Apodemus food remains	x	adult blue tit corpse, Apodemus foodstore	x	x	
	66	x	x	x	replaced	x	x	x	
	67	x	x	x	replaced	x	x	x	
	68	x	x	x	Apodemus food remains	x	x	x	
	69	x	x	x	Apodemus food remains	x	x	x	
	70	x	x	Apodemus food remains	Apodemus food remains	x	x	x	
	71	x	x	x	Apodemus food remains	x	x	x	
	72	x	Apodemus food remains	Apodemus food remains	replaced	x	x	x	
	73	x	x	x	x	x	x	x	
	74	x	x	x	x	x	x	x	
	75	x	few dead leaves, likely Apodemus	Apodemus food remains	x	x	x	x	
	76	x	x	x	replaced	x	x	x	
	77	x	x	Apodemus food remains	x	x	x	x	
	78	x	x	mouse droppings (likely Apodemus)	few dead leaves (likely Apodemus)	x	x	x	
	79	x	x	x	x	x	x	x	
	80	x	x	x	x	x	x	x	
	81	x	x	x	x	x	x	x	

date tubes installed	Survey Date								
	tube number	13/09/2011	11/10/2011	09/11/2011	19/04/2012	21/05/2012	14/06/2012	17- 18/07/2012	01/10/2012
12/08/2011					tit nest with eggs	old birds nest with bumblebees in	old birds nest, no bees	damp, no longer in use by birds or bees	
	82	x	x	x					
	83	x	x	x	x	x	x	x	
	84	x	x	x	x	x	x	x	
	85	x	Apodemus food remains	Apodemus food remains	Apodemus food remains	x	on floor, reattached	x	
	86	x		Apodemus food remains					
	87		x	x	x	x	x	x	x
	88		x	x	x	x	x	x	x
	89		x	x	x	x	x	x	x
	90		x	x	x	x	x	x	x
	91		x	x	x	x	x	x	x
	92		x	x	x	x	x	x	x
	93		x	x	x	insert on floor - replaced	x	x	x
	94		x	x	x	missing (not replaced)			
	95		x	x	x	x	x	x	not found
	96		x	x	x	x	x	x	x
13/09/2011	97		x	x	x	x	x	x	x
	98		x	x	x	x	x	x	x
	99		x	x	x	x	x	x	x
	100		x	x	x	x	x	x	not found
	101		x	x	x	x	x	x	x
	102		x	insert missing	insert replaced	insert on floor - replaced	x	x	x
	103		x	x	x	x	x	x	x
	104		x	x	x	x	x	x	x

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