

Karen Wooden

From: Sarah.Warriss-Simmons@hants.gov.uk
Sent: 04 February 2014 14:08
To: JLee@WINCHESTER.GOV.UK
Cc: planning@WINCHESTER.GOV.UK
Subject: 14/0068/REM Berewood Phase 2 London Road Waterlooville (residential phase 2)
Ecology ref 14.0064 (relating to 10.1618 and pre-app 13.1033)

Dear Jill

Thank you for consulting me on this reserved matters application, which is accompanied by limited ecological information. My advice is that further information is required from the applicant (to be provided by their ecologist) prior to further consideration of the application.

I provided comments about this proposal at pre-application stage. It appears that these comments have not been addressed, and the only information relating to ecology I have been able to locate, is

- An outline CEMP, which seems to highlight all ecological issues from the original ES relating to the wider site, without highlighting which are relevant to this particular part of the scheme, and

- A Phase 2 Infrastructure Biodiversity Report, which as I identified in my pre-app comments, clearly states (section 1.2) that it does not seek to assess the ecological impacts of the forthcoming phase 2 residential development.

As such, as far as I am aware no information has been provided as required by condition 6i)f) which specifies that

- Details of ecological mitigation measures (informed by up-to-date ecological surveys and assessment, the details of which shall be submitted to and approved by the LPA required for each reserved matters application, including both ecological works directly related to that reserved matters area and any works associated with that development area but outside of the boundary of that area. Ecological mitigation measures should be in accordance with measures set out within the approved Environmental Statement.

It is not possible without this information for the LPA to determine the acceptability of any ecological impacts of the proposals, and to be able to secure any required mitigation measures.

All my previous comments and queries set out in the email below still stand. Lighting proposals are provided, and in addition to the comments set out below, impacts of lighting, in the context of the outline measures set out within the ES, will need to be addressed.

In accordance with condition 11, the CEMP which will be required prior to any development within the reserved matters area, will need to be in accordance with the ecological mitigation measures set out in the ES and the ecological mitigation plan submitted for this reserved matters application. It will need to be specific and developed with the applicant's ecologist, unlike the generic outline CEMP which is currently submitted.

Please do not hesitate to contact me further,

Kind regards

Sarah

Sarah Warriss-Simmons

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. The comments within this letter are expressed as a professional view provided to Winchester City Council and should not, therefore, be interpreted as those of Hampshire County Council.

Senior Ecologist

Ecology Team

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From: Warriss-Simmons, Sarah

Sent: 05 September 2013 14:24

To: JLee@WINCHESTER.GOV.UK

Cc: JWilson@WINCHESTER.GOV.UK

Subject: 13.1033 Berewood West of Waterlooville - Pre-app for Phase 2 residential development

Jill,

Following the recent meeting, I have had a look at the draft plan for the phase 2 residential (Sketch Layout - 01).

At this stage, and based on the information I have, I would make the following comments and raise various queries as follows (in no particular order).

- In the previous DOC application relating to phase 2 infrastructure, it was stated that the locations and specifications of the formal local play areas within the western buffer would come forward at a later stage. Will they be specified as part of this phase 2 residential application as part of a separate application?

- The Phase 2 infrastructure application to discharge conditions was accompanied by a Berewood: Phase 2 Infrastructure Biodiversity Report (Biodiversity By Design, December 2012). This report highlights (section 1.2) that it does not seek to assess the ecological impacts of the forthcoming phase 2 residential or Town park developments. As such, it is understood that the Phase 2 residential application will come forward with ecological mitigation information relating to on and offsite measures, informed by up to date ecological survey work, in line with the requirements of condition 6 (ii) part f, and in accordance with the measures set out within the ES. I would expect this to consider (not necessarily exclusively).

- o protected species impacts (e.g. badger - activity is dynamic and there may be badger activity in proximity to the site, reptiles - the above mentioned report referred to presence of reptiles at least within the margins of field 2 (east of the gas compound) which consists of semi-improved grassland, and mitigation will be required, and GCN - reference should be made to the precautionary measures in place for phase 2 infrastructure and whether they will remain, for example)

- o protection of adjacent existing or newly created habitats (e.g. suds features and associated wet woodland and other planting, e.g. retained ancient woodland/SINCs, trees, hedgerows, and scrub vegetation, planted flower-rich amenity grassland) including in line with ancient woodland standing advice.

- o Relationship of construction areas to created suds and impacts of pollution/runoff during construction (as within condition 6 (ii) part d?)

- o Consideration of design with regards to operational impacts to retained and created adjacent features and habitats (for example houses to the east of the gas compound backing directly onto proposed buffer planting, for example lighting layout to be in line with the principles secured through the ES).

- o General within-development biodiversity enhancement measures (e.g. bat or bird features incorporated within buildings, choice of planting).

- The phasing information in the ES states that phase 2 will come forward with new small greenspace areas and multifunctional suds features, woodland buffer planting along the northern margins of Highfield Row, planting or a narrow woodland belt linking Highfield Row with Purbrook Heath SINC hedgerow, and installation of a dormouse bridge in Highfield Row breach. Outside of the phase 2 boundary it will involve restoration of Newlands Meadow, woodland planting around margins or existing woodland - Newlands/Barnfield Row and Marrelmoor Coppice, commencement of woodland management across the site, commencement of long term management of Newlands Meadow, and commencement of creation of the Town Park. As such any application should set out how each of these things will be implemented (several elements are already underway in association with the phase 2 infrastructure application) as part of this application. This should include clarification as to the location of proposed wildflower grassland 'to be established in the linear public realm areas around the margins of the phase 2 housing site as set out in the ES' according to table 4.1 of the above mentioned report.

- On this note, will the cemetery area and surrounding green infrastructure shown to be part of this phase within the ES be coming forward with the application?
- Clarification is sought that buffer planting to Marrelsmoor Coppice has already occurred prior to the phase 2 infrastructure works.
- The current draft plan does not show the trees within the phase 2 infrastructure, or the proposed Flower rich amenity seeded area shown in the north of the plot A (eastern half) on the previously secured Detailed Hard and Soft Landscape General Arrangement Plan as secured through the related previous application.
- The current draft plan shows 'public open space' in areas proposed as woodland planting (see points above) and 'future development' in the location of the Marrelsmoor Coppice SINC.
- Within the ES, figure 9.14 and figure 9.9c show woodland creation to the north (within the redline shown on the draft plan), west and south of the gas compound and to the west and southwest of the phase 2 residential redline shown on the draft plan. This doesn't appear to be reflected on the plan. Where is the woodland planting located within the Phase 2 residential boundary? As above the design of the development needs to consider (through construction and operation) the impacts on the woodland habitat to be created.

I understand that prior to commencement of this reserved matters phase, the Land Management Strategy covering the entire site will need to be provided under the S106.

I hope these are of help, please do not hesitate to contact me further,

Kind regards

Sarah

Sarah Warriss-Simmons

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Senior Ecologist

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