

WEST OF WATERLOOVILLE MDA

# **WATERLOOVILLE**

## **CONSULTATION RESPONSE: VERSION 2**

**PLANNING APPLICATIONS  
ON BEHALF OF  
GRAINGER TRUST PLC**

**MAJOR DEVELOPMENT AREA  
WEST OF WATERLOOVILLE, HAMPSHIRE**

**CONSULTATION RESPONSE  
IN SUPPORT OF APPLICATIONS TO  
WINCHESTER CITY COUNCIL AND  
HAVANT BOROUGH COUNCIL**

**VERSION 2**

**CONSULTATION RESPONSE**

**FEBRUARY 2007**

# **WEST OF WATERLOOVILLE MDA**

## **Response to Consultation**

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## SECTION 1 – MASTERPLAN/DESIGN STATEMENT

**1.1. Issues:** *The design statement and planning application should be amended to clarify the status of the supporting information and illustrative material. In particular it is essential to distinguish between those aspects of the masterplan which are establishing the parameters by which the future design codes will be produced and those which are aspirational.*

### 1.1.0. Response

1.1.1 A set of parameter plans have been developed in discussion with the Local Authorities and Atlas and have now been formally submitted as part of the Addendum to the Design statement for the OPA.

1.1.2 The purpose of these plans is to clearly set the masterplan framework and establish the parameters for development at West Waterlooville whilst allowing sufficient flexibility to accommodate changes over time.

1.1.3 These parameter plans are:

- Land Uses drawing number 1304/P/007
- Landscape structure drawing number 1304/P/008
- Movement Network drawing number 1304/P/009
- Neighbourhoods drawing number 1304/P/010
- Heights and Density drawing number 1304/P/011
- Character Areas drawing number 1304/P/012

### 1.2. Issues:

- *Further details are required to demonstrate the viability and vitality of the proposed local centre in terms of its layout; the mixture of potential uses; and parking*

*provision. In this connection a limited amount of retail should be considered to support the needs of the MDA, set at a level to ensure that it does not adversely impact on any adjoining centres. The revised application should therefore specify the level of A1, A2, and A3 retail floor space proposed, and how it meets the requirements of PPS6.*

- *The physical and perceptual links between the local centre and adjoining land uses including the common and Plant Farm should be set out. The aim should be to demonstrate how the local centre might be developed to form a cohesive focus for the new community and not result in a disparate series of uses with little connectivity.*

## **1.2.0 Response**

1.2.1 The Local Centre will provide the community's heart to the scheme with community and commercial activities articulated around the village green. These will include the primary school, a local convenience store, a community hall and a covered area for local markets and community activities. A retirement village is also proposed with potential for other activities including a hair dresser and café.

1.2.2 The Local centre will be directly connected to Plant Farm and the surrounding area through pedestrian and cycle links. This is shown in more detail in the parameter plans and in the Local centre illustrative plan included the Appendix of the Design Addendum.

## **1.2.3 Mixed Use Areas – Use Class Assumptions**

1.2.4 The outline planning application has assumed a 50:50 split between residential and employment uses within the mixed use areas. The TA assumes a 40/40/20 split between B1/B2/B8 uses within the employment areas.

1.2.5 Grainger Trust have assumed the following thresholds for possible land uses within the Mixed Use Areas:-

- Residential Uses [C3]  $\geq 50\%$
- Business Uses [B1]  $0 \leq 50\%$
- Hotels [C1]  $0 \leq 20\%$
- Retail Uses [A1]  $0 \leq 10\%$
- Community Uses [D1]  $0 \leq 20\%$
- Possible Car Hire / Showroom (to be linked with the car club)  $0 \leq 5\%$

1.2.6 The current Grainger Trust proposals for the Local Centre are outlined below:

### 1.2.7 Around the Village Green:

**Retail [A1]** - Local convenience store:  $\approx 200\text{-}400\text{m}^2$

**Community [D2]** - Multi Purpose Community Buildings to include:

- Community hall (for local events, art exhibitions):  $\approx 740\text{m}^2$
- Girl guides hall (potentially above the community hall):  $\approx 200\text{m}^2$
- Community events space/ potential for covered market:  $\approx 650\text{m}^2$

**Retirement Village [C3]** - To include all amenities described below plus residential units & care home or similar  $\approx 2\text{Ha}^*$

- Hairdresser (within Retirement village):  $\approx 70\text{m}^2$
- Café (with internet facilities) to form part of Retirement village:  $\approx 100\text{m}^2$
- Gym (small facility with bowling green in Retirement village)

\* Not all contained within Local Centre (the retirement village will overlap with the adjoining residential area)

NB. All of these facilities would be open to non-residents.

**1.2.8 Residential development [C3]** - to include flats above retail units and a mixed use office / meeting room:  $\approx 100$  dwellings

### 1.2.9 Around Plant Farm:

**Public House [A4]** - Pub/restaurant conversion and extension of listed Plant Farmhouse on the common [A4]:  $\approx 500\text{m}^2$

**Business Uses [B1]** - redevelopment of buildings around Plant Farm to include:

- MDA marketing office/ management office/ gallery in retained barn:  $\approx 500\text{m}^2$
- Live/work units & B1 office space:  $\approx 500\text{m}^2$
- Artists workshops / studios:  $\approx 250\text{m}^2$
- Rentable office/ meeting room space:  $\approx 75\text{m}^2$

**Sports changing facilities [D2]** -  $\approx 150\text{m}^2$

**Tractor shed / gardening equipment store / wc's [B8]** -  $\approx 500\text{m}^2$  barn

1.2.8 These proposals illustrate that the retail component of the Local Centre will be limited to proposed local convenience store plus ancillary uses (we anticipate will be part of the retirement village) to include hairdressers and similar small traders, the mix of which is likely to change over time, but will be focussed on the likely local needs of the immediate population.

### 1.3.0 Issues:

- *Confirmation is required that the street trees proposed will be planted to a standard that would be adoptable as trees adjoining a highway. And at the detailed stage any buildings adjoining the highway will be designed to avoid any potential conflict between street trees and buildings, including their foundations and services.*
- *The usual standard for tree planting is at a distance from the building of at least 5m for small trees; and 10-15m for larger trees. A minimum distance of between 1.5-2m should be observed between the kerb edge and any trees. Confirmation is therefore required that the street trees proposed in the Design Statement are capable of meeting these standards, and that the level of tree cover proposed is achievable.*

**1.3.1 Response:** Careful consideration will be given to the integration of the landscape and trees into the streetscape at detail design stage. It is Grainger Trust's

intention to provide further details of the streets tree planting in the following weeks prior the deliberation on the Outline Planning Application.

**1.4.0 Issues:** *Hampshire Constabulary has raised concerns about the safety of the proposed car parks and footpaths and cycle ways. Confirmation is therefore required as to how the issue of community safety will be addressed at the design code stage.*

#### **1.4.1 Response**

1.4.2 The masterplan has been designed so that all main open space areas, including car-parks, pedestrian and cycle links will be overlooked by development plots. Indeed, the orientation of buildings will seek to maximise the level of natural surveillance of public spaces.

1.4.3 Good quality lighting will be carefully considered to contribute to the safety of the public realm, including access roads, footpaths and cycle-ways as well as car parking.

1.4.4 Carefully detailed lighting will be designed through out the masterplan to create a sense of welcome and security.

**1.5.0. Issues:** *Confirmation is required that the development will endeavour to meet the emerging target of at least 10% of energy used on the site to come from renewable sources.*

**1.5.1: Response:** Please refer to the sustainability strategies included in chapter 3 of the Design Addendum.

## **SECTION 2 – INTEGRATION**

### **2.1 Issues:**

- *This is a key issue and critical comments regarding this aspect of the scheme have been received from several consultees including CABE and ATLAS. Proposals need to be developed to illustrate in more detail the options for improving access from the MDA to the Waterloooville Town centre within the current constraints of existing land uses. It is likely that any permission granted for the MDA will include obligations or conditions as appropriate relating to off site works which are necessary to achieve adequate integration with the town centre and surrounding area.*
- *Further details are required on any other routes and points of integration with the town centre including Forest End*
- *Details are required of the pedestrian/cycle link to Brambles business Park, and pedestrian and links to the employment land at Old Park Farm.*

### **2.1.2 Response:**

2.2.1 The issue of integration has been addressed in the illustrative masterplan. Careful consideration has been given to the design of a movement network that will connect into existing routes, footpaths and cycle way.

2.2.2 As already described in the Design Statement, in addition to the key vehicular access points to the MDA connecting with Waterloooville Town Centre, Hambledon Local Centre and Purbrook Local Centre, the integration objectives for the design of the MDA will include:

- A significant landscape framework as a basis for local integration. The provision of a new public open space will be the key integrating element between the existing and new community;

- The scale and nature of the mix of complementary commercial, retail and community uses have been explored to meet the needs of the new development and also to support and economically enhance the existing town, rather than detract from it. A revised plan of the Local centre has been included in the Appendix of the Design Addendum;
- Safe, enhanced and direct pedestrian and cycle linkages will be made where possible to the town centre and to community facilities in the surrounding areas to the east of the MDA. A parameter plan showing the movement network has been formally submitted as part of the outline planning application;
- An enhanced pedestrian crossing across Maurepas Way will show integration with WaterlooVille Town Centre, although both sides of the crossing are outside the MDA boundary. Details of this crossing have been included in the Appendix to the Design Addendum;
- A pedestrian and cycle link will be provided from the MDA to Brambles Business Park and from the employment area into the Old Park Farm site;
- Pedestrian and cycle routes will be provided to Cowplain School and South Downs College together with safe routes to local primary schools and other community facilities.

## SECTION 3 – SOUTHERN ACCESS

**3.1 Issue:** *Southern Access - Details need to be provided as to the comparative impacts of the southern access on the proposed alignment compared with the potential impact of forming the new access off of the Ladybridge Roundabout.*

**3.1.1 Response:** Drawings Nos. **GTWville/RD/2202** and **GTWville/RD/2207** attached show the Allotments and Ladybridge Roundabout options for the junction of the Southern Access Road with London Road, respectively.

3.1.2 The table below shows a comparison of the two options.

<u>EFFECTS</u>	<u>LADYBRIDGE OPTION</u>	<u>ALLOTMENTS OPTION</u>
<b>TRANSPORT</b>		
Junction operation	Operating close to capacity with 2000 dwellings. Overloaded with 3000 dwellings	Operates satisfactorily with 2000 dwellings. Likely to be within capacity with 3000 dwellings
Traffic routeing	Likely to attract MDA traffic to Purbrook Way corridor	Unlikely to attract MDA traffic to Purbrook Way corridor
Affects access to properties <ul style="list-style-type: none"> <li>• White House</li> <li>• The Lodge</li> </ul>	Yes, new direct access to SAR  Yes, diverted to new junction on SAR	Yes, new direct access to SAR  Yes, no direct access to Purbrook Heath Road(West)

<ul style="list-style-type: none"> <li>• The Gables</li> <li>• Marrelswood Gardens</li> </ul>	<p>Yes, via new junction on Purbrook Heath Road</p> <p>Yes, diverted to new junction on SAR</p>	<p>Yes, no direct access to Purbrook Heath Road(West)</p> <p>No</p>
Increases severance at Purbrook Village shops	Yes	No
Affects patterns of sustainable transport	No	Yes, assists in extending pedestrian, cycle, bridleway south of Purbrook Heath Road for eventual link to Portsdown Hill
<b>LAND ISSUES</b>		
Requires third party land	Yes, requires significant area of land owned by Portsmouth Diocese	Yes, requires small area of land owned by Havant Borough Council
Affects land within the curtilage of The Gables	Yes, significant loss of land	No
Affects London Road (west) allotments	No	Yes, but additional allotments can be provided between SAR and London Road
Affects access to London Road (east) allotments	No	Yes, but alternative access arrangements can be provided
Affects land within St John's Conservation Area	Yes	No

<b>ECOLOGY</b>		
Affects trees covered by a Tree Preservation Order	Yes	No
Affects London Road Fen SINC (Grade 2A)	No	Yes, but replacement land will be made available
Affects badger sett	No	Yes, will require relocation under licence
<b>AIR AND NOISE</b>		
Potential for air quality & noise Impact on local commercial & residential receptors	Yes	No

3.1.3 Examination of the above table clearly shows that there are significant disadvantages with the Ladybridge Roundabout option. In particular, the junction would not be able to cope with the predicted traffic flow from the development of 3000 dwellings and adversely impact on the environment at the southern end of Purbrook village. Whilst there are some environmental and ecological impacts with the Allotments option, mitigation measures can be put in place to overcome these.

### **3.2. Issues:**

- *Further details including sketches are required of the proposed junction of the southern access road showing the new allotments; any screening and planting; and any proposals to mitigate the impact of the road on the SNCI.*
- *The junction of the southern access creates a dangerous entrance to the existing allotments and the allotment shop. Consideration should be given to bringing forward measures to mitigate the impact on this facility.*

**3.2.1 Response:** A meeting has taken place with officers of Havant Borough Council, in order to discuss the impacts of the southern access junction on the allotments and the shop. Various ways of mitigating the impacts were discussed and will be investigated as soon as details of the plot layouts are received from Havant Borough Council.

3.2.2 Mitigation measures can be put in place to overcome these impacts and a package of proposals will be produced as soon as possible.

3.2.3 FPCR drawing no **1333/06/L/101** shows the mitigation of the impact on the SNCI.

**3.3 Issue:** *Confirmation is also required that the open land adjoining the southern access is intended for open space uses, and will be planted and maintained to enhance the visual and ecological value of this land.*

**3.3.1 Response:** It is proposed that the open land adjoining the southern access is used to provide replacement land for that lost at the London Road Fen and the allotments, and landscaping areas for the new road. Appropriate measures for maintenance of these areas will be put in place.

**3.4. Issue:** *More information is required to assess the impact of the route of the southern access on adjoining land uses, including the nursery school, together with details of any mitigation necessary.*

**3.5. Response:** FPCR drawing **1333/06/L/100/ Rev A**, shows the mitigation proposed at the nursery school. This shows a 2m high noise attenuation fence with a native hedgerow and trees on the roadside face of the fence and woodland planting between the fence and the property boundary.

## SECTION 4 – OPEN SPACE

**4.1. Issue:** *Proposals should be brought forward to meet the objection from the Environment Agency that insufficient information has been supplied at the present time to demonstrate that the cemetery will not create an unacceptable risk of pollution.*

**4.1.1 Response:** Mayer Brown Ltd are corresponding with the Environment Agency (EA) to supply additional background reports and information as requested in their consultation response dated 17<sup>th</sup> October.

4.1.2 A review of the ground investigation, which formed the basis of our sub-consultant, Card Geotechnics' cemetery assessment has been undertaken, and an issue has been identified regarding the piezometers installed to measure groundwater levels. In addition the Card Geotechnics' study was based on a slightly earlier layout of the cemetery site. For these reasons a further geotechnical investigation will be undertaken shortly, which will include a 12 month groundwater monitoring period as required by the Agency.

4.1.3 It is possible that the groundwater levels used in the assessment were false, as the piezometer installations used to monitor the water levels passed through the sandy clay stratum into which the burials are proposed, and penetrated into a clayey sand stratum below. The water encountered was within the underlying sand stratum and the current hypothesis is that the groundwater level readings were affected by artesian pressure within this confined minor aquifer. This hypothesis is supported by the fact that none of the trial pits excavated in this area, which were dug to a depth exceeding that of the proposed graves, showed any sign of groundwater ingress.

4.1.4 The further ground investigation and at least 12 months of monitoring will be required to prove or disprove whether there actually is a groundwater problem

at the proposed cemetery location. In addition a further reserved matters application would be required, which the EA could be consulted on. In our correspondence, we have asked the EA to lift their objection and supply some appropriately worded conditions requiring 12 months of groundwater monitoring to a depth of 2.5 metres and a plan of land drainage proposals to be submitted for approval at the reserved matters stage, if such measures are required.

4.1.5 At this stage it is proposed to undertake further hydrological and contamination testing to determine the impact of groundwater on the proposed cemetery development site.

4.1.6 The following proposals will be discussed with the Local Authorities and the Environment Agency and approved with additional requirements if necessary prior to commencement of site investigations, which are likely to commence during March 2007.

4.1.7 The investigation will follow the guidance in the Environment Agency publication “Assessing The Groundwater Pollution Potential of Cemetery Developments”, under the assumption that the site is ‘high risk’.

4.1.8 A quantity of 5 boreholes are proposed within the area of the cemetery site itself, with an additional 4 boreholes outside the boundary of the cemetery. These additional boreholes will be grouped in 2 pairs. One pair to the north, and one pair to the west. They will be arranged in a linear pattern downhill of the cemetery site in the direction of the nearest receiving watercourses. This is as suggested in Table 7 of the above guidance.

4.1.9 In order to monitor groundwater levels over the required 12 month period it is proposed to install piezometers in 8 locations, including the 4 boreholes downslope of the site. To identify the true situation there will be 2 piezometers installed at each location. The first will be installed at the depth of the proposed

graves to give a direct indication of whether the graves would be within the groundwater table if unmitigated. The second would be installed to a greater depth to intercept the groundwater indicated in the initial investigation, which is believed to be confined under a starter of denser clay.

4.1.10 Groundwater levels will be monitored at monthly intervals.

4.1.11 The following baseline testing will be carried out on the groundwater:

Monthly Tests:

- pH, temperature, electrical conductivity, dissolved oxygen, NH<sub>4</sub>, N, Cl

Quarterly Tests:

- SO<sub>4</sub>, TON (Sum of NO<sub>3</sub> + NO<sub>2</sub>), TOC, BOD, COD, alkalinity, Na, K, Ca, Mg, Fe, Mn, Cd, Cr, Cu, Ni, Pb, Zn, P.

4.1.12 It is hoped that during this period it will be possible to foster a good working relationship with the relevant technical officers within the Environment Agency. Any mitigation measures required will be discussed and agreed with the Environmental Agency.

**4.2. Issue:** *Further information should be supplied through revisions to the Design Statement to demonstrate how the cemetery will be landscaped and operated in order to maximise its role in the wider landscape and open space network*

**4.2.1 Response:** It is Grainger Trust's intention that the cemetery will be integrated into the overall landscape of the Common. Further illustrative drawings for the design of the cemetery will be submitted in the following weeks prior the deliberation on the Outline Planning application.

**4.3. Issue:** *The Tree Officer at Winchester City council has expressed concerns that an Arboricultural Impact Assessment and Method Statement have not been undertaken to BS 5837: 2005.*

**4.3.1 Response:** The Tree Officer for Winchester City Council requested a tree survey in accordance with BS5837 2005. This is to provide data that can be used in the detailed design stages of the project and includes a full schedule of the trees on site, details of their condition and a plan showing root protection areas. The assessment identified trees for retention and protection and trees recommended for removal. The full survey has been attached as **Appendix A**.

**4.4. Issue:** *DEFRA has commented that a Soil Management Strategy should be provided, with the aim of re-using soil taken from the Best and Most Versatile Agricultural land. They would also like to see more specific targets and outcomes in respect of sustainability objectives.*

**4.4.1 Response:** The soil management strategy has been produced as requested by DEFRA. It includes recommendations for the handling and placing of topsoils to protect this natural resource. The Soil Management Strategy is attached as **Appendix B**.

**4.5. Issue** *Agreement needs to be reached with HCC over the provision and maintenance of new accesses to the countryside and rights of way including cyclepaths. A response would be welcome to the objection/comments from East Hampshire District Council, the Ramblers and Hampshire Cycling regarding the proposals for cycle routes/access and creating new footpaths and extinguish existing rights of way. A statement setting out in more detail the reasons for the changes the status of the new links (i.e. footpath/bridleway etc.), and their future up-keep would be welcome.*

**4.5.1 Response:** Extensive discussions have already taken place with HCC in respect of existing and proposed rights of way. Drawing No. **GTWville/TP/1013** attached shows the main network of pedestrian/cycle routes proposed within the site, together with the linkages to the existing public footpath network and a new multi use route (footway/cycleway/bridleway) between Hambledon Road and Purbrook Heath Road, resulting from these discussions. It is proposed that the developers will provide the new pedestrian/cycleways and the multi use route and grant the public prescriptive rights to use them. In addition, it should be noted that roads within the MDA will be designed on the 'shared surface' principle, thus ensuring a pedestrian/cyclist friendly environment throughout the development. Maintenance will be carried out by a Management Company.

4.5.2 In addition to the above, the developers have agreed to contribute to new off site footway links to Creech Woods and Portsdown Hill.

4.5.3 Currently, the rights of way across the site are for use by pedestrians only. It is considered that the network of pedestrian/cycleways proposed will provide good integration with Waterlooville and good access to the countryside for both existing and new residents. The pedestrian/cycleways within the site will be lit and wherever possible, they will be overlooked by adjacent properties. CCTV will be provided to monitor areas where there is potential for anti social behaviour or adverse safety conditions.

## **SECTION 5 – NATURE CONSERVATION/ECOLOGY**

### **5.1. Issues**

- *In addition to and while addressing the ecological issues set out in the Regulation 19 letter the developers should resolve the concerns expressed by Natural England, Hampshire County Council and the Hampshire and Isle of Wight Wildlife Trust, particularly in respect of impact upon and mitigation measures to protect*
  - *Brent geese*
  - *Skylarks*
  - *Dormice*
  - *Bats*
  - *Badgers, and*
  - *Reptiles*
- *Further survey work is required by Natural England to clarify the numbers of Brent Geese visiting the site, to allow them to assess whether the proposed mitigation is adequate. Clarification is also required on the extent of any mitigation proposed on land adjoining but outside of the development site. Hampshire County Council has raised particular issues with regard to the southern access road and its impact upon the SINC.*
- *Natural England has not yet advised whether the development will need to be the subject of an appropriate assessment because they require additional information relating to Brent geese.*

#### **5.1.1 Response**

5.1.2 The following information is divided into two sections, that requested by the council as additional information under regulation 19 and that requested as additional information by consultees including Natural England (NE), the Hampshire and Isle of Wight Wildlife Trust (HWT) and Hampshire County Council (HCC) ecologist Stephanie West.

### 5.1.3 Individual Species Survey Information

5.1.3.1 The council have requested individual species survey information, the methods section of the ES (Appendix 11.2) already provides some of the information requested. Additional information is provided below where considered necessary, in particular for the dormouse survey, great crested newt survey, and reptile survey (reptiles are not individual species surveys but are included for completeness). A white-clawed crayfish survey was not carried out because habitats were unsuitable for this species consisting of either channelised watercourses with little substrate subject to frequent pollution incidents or water bodies with soft sediment and few refugia. EA data for white-clawed crayfish from 1990 onwards indicate that white-clawed crayfish are not present within this part of Hampshire.

5.1.3.2 **Dormice:** Two hundred and fifty dormouse nesting tubes were located within all woodland compartments across the site. **Figure 11.5** indicates the transects that these were located along. Tubes were located every 5m within suitable habitat along this transect. **Figure 11.5** indicates that consideration was given to suitable habitat outside the development boundary. Tubes were put out on 2<sup>nd</sup> and 23<sup>rd</sup> May 2003 and checked on 14<sup>th</sup> November 2003. **Figure 11.5** also indicates the location of the tubes that had nests in.

5.1.3.3 Prior to the use of nesting tubes for survey all woodlands within and adjacent to the site were surveyed for evidence of dormice in the form of old nests or gnawed hazelnut shells. **Figure 11.5** also indicates the woodlands that were surveyed and the woodlands where evidence was recorded.

5.1.3.4 Dormouse nests were recorded in Newlands Row and Plant Row. Evidence of dormouse use of Marrelsmoor Coppice and Sheepwash Coppice, which is located outside the site to the west and is the nearest area of woodland that could support dormice, was recorded in the form of gnawed hazelnut shells.

These results have been discussed with Natural England, the Hampshire Wildlife Trust and Hampshire County Council's ecologist. Proposed mitigation is summarised in the next section under information requested by Natural England, Hampshire Wildlife Trust and Hampshire County Council.

5.1.3.5 **Great Crested Newts:** Figure 11.6 indicates the location of the ponds that were surveyed for great crested newts during 2003. Surveys were carried out on 3<sup>rd</sup> April, 18<sup>th</sup> April 2003 and 2<sup>nd</sup>, 23<sup>rd</sup> May 2003. No great crested newts were recorded during any of the surveys as stated in chapter 11. After consultation with English Nature (now Natural England) it was confirmed that surveys did not need to be updated for submission of the 2006 document.

5.1.3.6 **Reptiles:** Reptile presence/absence surveys were undertaken on 4<sup>th</sup>, 5<sup>th</sup> 6<sup>th</sup> April, 23<sup>rd</sup>, 24<sup>th</sup> May and 27<sup>th</sup>, 28<sup>th</sup> September 2005. The site provides little suitable habitat for reptiles so transects were laid adjacent to the site in suitable habitat as well in order to try and gain further information. Figure 11.7 provides the location of each transect where tins were laid. No reptiles were recorded on any occasion as stated within chapter 11.

## **5.2 Details on the General Urbanisation Impacts on the Ecology within the Surrounding Countryside**

5.2.1 Section 11.87 to 11.93 of the ES deal with these issues. General urbanisation impacts on the ecology of the surrounding area include:

- Increased predation on birds, small mammals and herpetofauna. Cats can roam up to 1 mile from their home, there will therefore be a potential impact on the local small mammal and bird population in the surrounding countryside including Sheepwash Coppice, Plant Row and Newlands Row. Such impacts can be reduced by providing advice to cat owners on keeping cats in at night and ensuring they wear a bell. In particular, such

actions have been shown to reduce the number of small mammals killed by cats (Woods et al 2001), this is particularly important with regards to dormouse predation, where research has shown that 30% of mortality adjacent to urbanised areas can be due to cat predation. Mitigation will take the form of significant habitat creation around the proposed development, providing further habitat for dormice to use, all householders will be issued with guidelines on pet ownership including keeping cats in at night and ensuring bells are worn. Residual impacts on local wildlife are considered to be minor and long term.

- Increased lighting associated with the development has the potential to affect bats using the local area for foraging, particularly if lights are used immediately outside a roost, which can lead to desertion or where lighting includes high pressure sodium or mercury lamps. Such lighting has the potential to change foraging behaviour and prevent bats from crossing roads. In order to minimise potential impacts lighting should be kept away from main commuting corridors including hedgerows, woodland and linear water features. Lighting should be directional and should consist of low pressure sodium lamps. If such measures are put in place residual impacts will be minor.
- Increased urbanisation of the local area has the potential to increase the number of people using local woodlands for dog walking and general, recreational purposes. Such increased pressure on woodlands, grassland and wetland areas can have negative impacts including trampling of ancient woodland ground flora, deterioration of understorey through use for dens, nutrient enrichment of unimproved/semi-improved grasslands through use by dog walkers and general disturbance impacts on local fauna including birds and small mammals. In order to reduce such impacts the masterplan for the proposed development includes a large area of common land that will be designed specifically to attract local

users to prevent use of the surrounding countryside. Existing retained habitats that abut the site boundary will be buffered by use of native thorny species and additional semi-natural habitats will be created in the south of the site which provide less formalised open space. Interpretation boards will be erected in key areas to explain the importance of habitats in and around the site and also of the connection with the wider countryside. Residual impacts on the surrounding countryside of the increased urbanisation are expected to be minor.

### **5.3. Account of Potential in Combination Impacts on the SPA's taking into account the recent outline approval for the mixed-use development in the adjacent MDA Land**

5.3.1 The recent outline approval for the mixed-use development in the adjacent MDA land covers land largely under improved and semi-improved pasture. According to Bob Chapman (pers. com.) Brent geese will only travel to fields beyond Portsdown Hill that are under winter cereal, this is due to the amount of energy expended to get to the site. Cereal fields provide higher energy rewards for the geese. Brent geese have not been recorded foraging in fields in the adjacent MDA area. There will therefore be no 'in combination impacts' on the Portsmouth Harbour SPA. No other species for which the SPA's are designated have been recorded using the application site or the adjacent MDA application site.

### **5.4. Further Detail on Protection of Natural Habitats**

5.4.1 Details on protection of retained vegetation including hedgerows and trees are provided at 11.128 of the ES. Details on clearance of vegetation outside the bird-breeding season are provided at 11.122. In addition to these details a construction management plan will be produced prior to start on site. This will be

agreed with the council and secured by condition and will include plans to show the location of protective fencing around hedgerows and trees.

5.4.2 The land provided as compensation for loss of the land used by Brent geese will be secured through the section 106 agreement. The land used as a receptor site for any reptiles found will also be protected through the section 106 agreement, this includes land that is detailed within the Environmental Statement Addendum (**Figure 9.16 attached for reference**) as an area for habitat creation. All habitat areas will be protected by erection of high visibility fencing as required.

## **5.5. Additional Information Requested by Natural England, Hampshire and Isle of Wight Wildlife Trust and Hampshire County Council.**

5.5.1 All of the following issues have been discussed via e-mails and phone calls with Alex Robbins of Natural England, Bob Chapman, Pauline Holmes of the Hampshire and Isle of Wight Wildlife Trust, and Stephanie West of Hampshire County Council. Latterly all issues were covered at a meeting held on 20<sup>th</sup> November at Hampshire County Council offices with John Bateman, Nigel Green, Liz Stewart, Kate Hollins, Stephanie West and Pauline Holmes. Unfortunately Alex Robbins of Natural England was unable to make the meeting but has since been provided with a letter detailing the issues that were discussed. Natural England forwarded a letter on 15.01.07 providing feedback on the additional information stating that they are happy with the majority of the additional information but agreement on the Brent Goose mitigation is subject to the interim and final reports. Hampshire and Isle of Wight Wildlife Trust are happy to be guided by Natural England with regards to dormice. With regards to Brent Geese the trust have asked that the final mitigation be guided by local experts including Bob Chapman and Jason Crook. The trust also stated that they were not satisfied with the mitigation proposals for the minor impacts on the SINC as provided in **Figure 11.9**. This has since been discussed with the trust and they have asked that the mitigation be provided adjacent to the River

Wallington within the habitat creation works proposed for this area. The area of habitat proposed in **Figure 11.9** will be provided as additional secondary mitigation with wet woodland and tall herb vegetation created adjacent to the River Wallington. Stefanie West of Hampshire County Council confirmed that she is happy with the proposals set out below.

5.5.2 **Dormice**: It was noted by all parties that the information on the presence of dormice within Marrelsmoor Coppice pre-2001 was not included within the ES, the information is provided at 11.5 and all parties have agreed that the ES should assume that dormice are present in all suitable habitat. Further mitigation has therefore been discussed with all parties and agreed in principle. This mitigation includes that detailed within the ES but also includes linking Marrelsmoor Coppice with Highfield Row. In the short term this will be done through the erection of rope bridges from one side of the carriageway to the other. The long-term aim will be to link the canopy on both sides creating arboreal links across the road. In order to increase the speed by which this can be done and to provide a more established link, the central reservation will be planted up with native species, this will include some semi-mature tree species. **Figure 11.10** indicates the approximate location of the initial links. **Figure 9.16** within the ES illustrates some of the strengthening of links and additional habitat provided for dormice as discussed in the ecology chapter.

5.5.3 Prior to start of works in this area, including tree and shrub clearance, a DEFRA licence would be applied for to ensure that no offence was inadvertently committed.

5.5.4 **Brent Geese**: The issue of Brent geese being recorded in the fields to the north of Plant Farm has been discussed with all previously mentioned parties. Final methods for the survey were agreed by e-mail with Bob Chapman, Pauline Holmes, Alex Robbins and Stephanie West. These surveys are currently being undertaken to provide further details on the use of the fields within the

development area by this species. The survey includes two to three surveys a week recording the approximate number of geese, their location and activity. Surveys began in November, to date there have been no Brent geese recorded using the site this year, although fifty have been recorded flying over. The current conclusion is that Brent geese use these fields in years when there is an exceptionally good recruitment of young or severe cold spells and the fields are in the right phase of their rotation. If this is the case the conclusion would be that the loss of the fields to the proposed development will not have a significant impact on the SPA. The interim report is provided at **Appendix C**

5.5.5 A final report for the Brent goose survey will be issued at the beginning of April 2007. Proposed compensation land will be provided in the form of several fields located to the west of the application site shown on **Figure 11.8**. The future management and protection of this area will be secured through the section 106 agreement. NE's agreement to the use of these fields is subject to the final results of the 2006/2007 surveys.

5.5.6 **SINC Mitigation:** A request was made for mitigation, additional to the new habitat areas detailed in the ES, to be provided for the loss or potential disturbance to a very small section of the London Road SINC habitat. Possible mitigation was discussed at the meeting on 20<sup>th</sup> November. **Figure 11.9** provides details of this habitat creation as discussed at this meeting, which includes additional areas of wet woodland and tall herb vegetation, the design of this was initially discussed with HWT and HCC, the attached plan has been forwarded to NE, HWT and HCC for their consideration and comment. Pauline Holmes will be providing feedback on the design on Monday 15<sup>th</sup> January. After discussions with Pauline Holmes at the Wildlife Trust and a subsequent e-mail of 1<sup>st</sup> February 2007 it has been agreed that the primary area of mitigation for potential small losses to the SINC will be provided within the much larger habitat creation scheme which will be undertaken adjacent to the River Wallington, this area will include significant areas of wet woodland and tall herb vegetation. The

scheme drawn up and illustrated in **Figure 11.9** will be provided as secondary mitigation. Stephanie West and Alex Robbins have confirmed their satisfaction with the mitigation proposals for the SINC.

5.5.7 **Skylarks:** The new habitats provided in association with the development including the new meadows indicated in **Figure 9.16** of the ES and the proposed Brent Goose compensation area will provide substantial habitat for skylarks. HWT are happy that this is sufficient mitigation for this species, this was agreed in the 20<sup>th</sup> November meeting.

5.5.7 **Reptiles:** Natural England accept that methods used for survey were adequate and request that if possible reptiles are retained in situ. This will generally be the case because the vast majority of habitat within the site that provides suitable habitat for reptiles is being retained, in instances where small amounts are lost to allow creation of site access roads HGBI guidelines will be followed for translocation. The loss of such small areas of suitable habitat will mean that reptiles can be moved to habitat immediately adjacent to the area to be lost.

5.5.8 **Badgers:** The badger group have objected to the closure of a main sett, the confidential badger report provides up to date information on the impacts and shows that no main sett will be closed and at worst an annex sett will be closed. It should be noted here that Natural England have not objected to the development with regards to badgers

5.5.9 **Bats:** Natural England state that a licence will be required if a bat roost is present in any tree to be lost. This is standard procedure prior to any works on structures or trees that could support a roost, all necessary survey will be undertaken prior to removal of any tree and if necessary a licence will be applied for and mitigation installed.

## SECTION 6 – ARCHAEOLOGY/HISTORIC ENVIRONMENT

### 6.1 Issues:

- *Both Winchester City Council and English Heritage require further archaeological surveys and evaluation to provide a more detailed assessment of the potential archaeology on the site and to enable potential impacts/mitigation measures to be appropriately considered.*
- *The suggested proposals for Plant Farm are acceptable in principle, but further discussions are required with the councils' conservation officers over the intended uses, and the likely extent of new building and demolition within the curtilage of the listed buildings.*

### 6.2 Response

6.2.1. This section deals with consultation responses from English Heritage, the Winchester City Archaeological Officer and the Council's Conservation Officer.

6.2.2. It should be noted that since the preparation of the planning application and ES, the cultural heritage consultants to the project, John Samuels Archaeological Consultants, (JSAC) have been taken over by CgMs Consulting. As a result, this response has been prepared by CgMs Consulting, albeit drawing on JSAC's baseline studies and related negotiations with relevant parties.

6.2.3. The consultee responses are summarised as:

- Winchester City Council and English Heritage require further archaeological surveys and evaluation to provide a more detailed assessment of the potential archaeology on the site and to enable potential impacts/mitigation measures to be appropriately considered.

- The suggested proposals for Plant Farm are acceptable in principle, but further discussions are required with the Councils' conservation officers over the intended uses, and the likely extent of new building and demolition within the curtilage of the listed buildings.

6.2.4. These issues are addressed in turn below.

### **6.3.2. Further archaeological surveys and evaluation**

6.3.1. English Heritage (letter of 9<sup>th</sup> October 2006 to Mr S. Finch at Winchester City Council) was interpreted by the City planners as an English Heritage objection to the application.

6.3.2. However, further discussions with English Heritage (EH) have established that the letter does not represent an objection to the development proposal. Rather, EH acknowledge that cultural heritage issues have been satisfactorily summarised in the Environmental Statement, that the proposals do not affect any statutory designated heritage assets and that the localised areas of archaeology (identified in the desk-based assessment, in the aerial photo assessment and by geophysical survey) do not appear to represent remains of national importance. Comment is then made by EH about a number of issues to be considered and addressed when Detailed or Reserved Matters applications are being prepared.

6.3.3. English Heritage has confirmed (by email to CgMs Consulting (5<sup>th</sup> January 2007) and at a meeting between CgMs Consulting, the City Council's Officers: Mr N Green and Ms T Matthews, and Hampshire's Archaeological Officer (12<sup>th</sup> January 2007)) that they do not object to the current application. In this context, EH agree that further archaeological surveys, evaluation, investigations and recording work, and the proposed historic building recording of Plant Farm can be secured by a planning condition based on that at paragraph 30 of PPG 16 and at model condition 55 in Circular 11/95.

6.3.4. The Winchester City Archaeologist (and the Hampshire County Archaeologist, who advises Havant Borough Council) have similarly raised concerns about the scope of baseline studies and the need for agreement on the broad scope of mitigation measures before a conditional planning permission is granted.

6.3.5. In this context, a meeting was held (on 12<sup>th</sup> January 2007) between interested parties, where it was agreed that, particularly given the results and outcome of the invasive evaluation trenching on the adjacent Wimpey site, archaeological issues could be dealt with by a condition on an Outline planning permission. Further comment on this issue is presented in the Addendum to the ES.

#### **6.4 Plant Farm (Listed Grade 2)**

6.4.1. It is noted that the Council's Planning and Conservation Officers recognise that the proposals for Plant Farm are acceptable in principle. Following the submission of the current application and ES, a Feasibility Study of Plant Farm has been carried out which identified the date, condition and character of each building forming the Plant Farm complex. The initial conclusions about the retention, refurbishment and potential uses of Plant Farm and certain related buildings (and the demolition of others) has been discussed with Officers of the City Council, including the Conservation Officer (meetings 1<sup>st</sup> November and 18<sup>th</sup> December 2006).

6.4.2. The City Council have indicated that further applications should not be made until the current outline application has been determined and, in these circumstances, whilst considerable progress has been made in addressing the Conservation Officer's concerns, there is ample time for detailed discussions over the intended uses and the likely extent of new building (and demolitions)

within the curtilage of the Farm, which in due course will form the subject of a Listed Building Consent application. In the meantime, a Specification for the proposed mitigation of development impacts will be prepared. This will set out the details of a historic building recording exercise, which will include a photographic survey of Plant Farm, to be undertaken prior to any demolition or conversion work.

## **6.5. Summary and Conclusion**

6.5.1. Consultee responses highlighted two concerns, one relating to the need for archaeological trial trenching and the second relating to the future of Plant Farm.

6.5.2. Discussions and meetings have been held with these consultees and as a result of those meetings, English Heritage, the City Archaeological Officer and the Hampshire Archaeological Officer have confirmed that they do not object to the application and are content that a planning condition-based approach is acceptable in this instance.

6.5.3. Similarly, the Council's Conservation Officer has confirmed that they are content that the Feasibility Study demonstrates that an acceptable approach to the retention, reuse and enhancement of Plant Farm is achievable and that, in due course, following the grant of an outline planning permission and completion of an historic building assessment of the Farmhouse and its associated buildings, a Listed Building Consent application addressing the above issues will be submitted for the Plant Farm site.

## SECTION 7 – HEALTH PROVISION

### 7.1 Issues:

- *Confirmation is required as to the proposed location of the health facilities. This should also indicate how patients will get access to the facilities, and the level of parking provision.*
- *Clarification is required on who is providing the facilities and whether any public subsidy through the S106 Agreement is justified.*
- *In summary before the application could be recommended for approval greater clarity and certainty is required over the provision of this essential part of the social infrastructure for the MDA.*

**7.2 Response:** The inclusion of a doctor's surgery in the MDA currently forms part of the negotiations for the Section 106. The illustrative drawing included in the Appendix of the Design Addendum identifies a potential site for a surgery located to the north of the entrance boulevard.

## **SECTION 8 – ENVIRONMENTAL HEALTH**

**8.1 Issue:** *Further rounds of gas monitoring are required to determine whether any specific gas protection measures are required.*

**8.1.1 Response:** This issue has been raised by HBC. The soil gas levels will be re-examined in detail when further site specific soil gas investigations are made at the time of the reserved matters application. This could be suggested as a condition.

**8.2 Issue:** *Confirmation is required as to whether surface waters are already significantly impacted by soluble nitrogen.*

**8.2.1 Response:** This issue has also been raised by HBC and relates to a request for sight of any risk assessment calculations associated with the assessment of risk to groundwater from ammoniacal nitrate. The approach used in the assessment of the dilution and degradation of ammoniacal nitrogen expected to enter the River Wallington, is consistent with that adopted by the Agency in accordance with guidance given in Publication P20. p58 of the Oct 1999 document. This conclusion will be further tested during a 12 month period of monitoring which will be undertaken in accordance with the Environment Agency document 'Assessing the Groundwater Pollution Potential of Cemetery Developments'

**8.3 Issue:** *Clarification is required on the approximate locations, monitoring frequencies, and assessment specifications for the proposed boreholes.*

**8.3.1 Response:** See above re adherence to Environment Agency Guidance.

**8.4 Issue:** *Objections have been raised by Environmental Health (Havant Borough Council)/Environment Agency regarding potential pollution resulting*

*from the cemetery and also the impact of Nitrogen Dioxide on air quality caused by traffic generation. These matters need to be addressed.*

**8.4.1 Response:** The first issue is dealt with above. The second issue relates to concern from HBC that the modelled air quality results do not correspond to what they would expect to see at some specific model locations. HBC have requested that some model locations are remodelled within the specified screening model DMRB. This can be undertaken, however, it is unlikely to produce a material difference to the results.

**8.5 Gas Pipeline Issue:** *HBC have suggested conditions in relation to the protection of the gas compound 50m north of Marrelsmoor Coppice.*

**8.5.1 Response:** The gas compound's presence is noted within Chapter 17, Service Supplies, of the Environmental Statement. Paragraph 17.47 confirms that this facility receives twin high pressure mains from the south west, one of 600mm diameter, the other 42" diameter.

8.5.2 The compound steps the high pressure supply down to a 12" diameter medium pressure main which leaves the compound in an easterly direction towards London Road. It is this medium pressure main which will pass adjacent to proposed housing development. National Grid (formerly Transco) were asked to provide any easement or wayleave information, however none has been provided, and the only stated restriction has been no works within 10m of the compound without notification. A leaflet was provided with typical offset distances for various types of work such as deep excavation or piling, however housing development was not listed.

8.5.3 For the avoidance of doubt, further enquiries to establish the presence of any wayleaves or easements will be made. However, it is felt that a 14.5m stand off distance as suggested would be highly unlikely to a medium pressure main,

and we would suggest that any condition stipulating a figure without consultation of National Grid would be inappropriate.

8.5.4 The routes and depths of these services have already been traced and are recorded on drawings held by the developer's engineering consultants Mayer Brown Ltd. The line and level of these pipes will be accounted for in the detailed design of the highway, SUDS and other infrastructure, and National Grid will be consulted during the detailed design as is normal to discuss any special requirements.

**8.6 Pylons Issue:** *HBC have suggested that where pylons are removed, these areas may be subject to elevated levels of metals and may require testing.*

**8.6.1 Response:** MBL will review the likelihood of soil contamination from this source and take advice from sub-consultant, Card Geotechnics, before advising if any further testing is justified.

**8.7 Issue:** *HBC have agreed with the findings of the ES and have requested that the advised minimum distance for the location of domestic dwellings (59m) is conditioned.*

**8.7.1 Response:** MBL have no objection to this proposal.

## SECTION 9 – HOUSING/AFFORDABLE HOUSING

### 9.1 Issues

- *Confirmation is required on the proposed split between 1-2 bedroom and larger dwellings, and the justification for any departure from local plan policy*
- *Agreement is required to provide 405 of the dwellings as affordable housing; the mechanism for securing an equitable split between socially rented and intermediate housing ; the distribution and phasing of the affordable housing; nomination arrangements, design standards; and long term management arrangements*

**9.1.1 Response:** The Local Authorities have agreed that 40% of the 1550 dwellings which form the Grainger Trust application will be provided as 1 and 2 bedroom units. The exact housing mix will be a key consideration in the development of design codes and will be agreed through subsequent reserved matters and detailed planning applications.

9.1.2 Grainger Trust is committed to providing 40% affordable housing as part of the MDA and has selected Hyde Housing Group as its preferred Registered Social Landlord (RSL) for the delivery of this affordable housing. Grainger are working with Hyde to maximise the proportion of social rented housing to be delivered and ensure that the mix of unit sizes within the affordable housing fully reflects local need. Grainger are also committed to ensuring that the affordable housing is of a high standard and acts as an exemplar for other schemes in the area.

9.1.3 All of the affordable housing will meet the essential requirements of the Housing Corporation's Scheme Development Standards and achieve an EcoHomes rating of 'very good' or better. Grainger's intention is for a significant percentage of the affordable housing to gain an EcoHomes rating of 'excellent'. 10% of the affordable housing will be built to wheelchair accessible standards.

9.1.4 In order to determine the proportions of social rented and intermediate housing that will be delivered, Grainger are working with Hyde, architects Feilden Clegg Bradley, cost consultants Gardiner and Theobald, and Knight Frank LLP's Affordable Housing Team to understand the cost implications of different affordable housing scenarios and different levels of specification. The results of this work will be presented to the Local Authorities in an 'open book' format. It is intended that this document will form the basis of the affordable housing position to be agreed with the Local Authorities.

9.1.5 The affordable housing position will be agreed on the basis that a specified level of funding is available from the Housing Corporation (or its successor body Communities England). If grant is not made available, the affordable housing position will be subject to review.

9.1.6 Grainger Trust's aspiration is to create a high quality development that is both socially and environmentally sustainable. To this end, Grainger intends to set up a Sustainable Management Organisation (SMO) to manage the completed estate. In order to ensure that the high quality services delivered by the SMO are affordable to all, Grainger and Hyde are working together closely to set out (a) the scope of services that will be delivered by the SMO; and (b) the cost of delivering these services.

9.1.7 This will enable Grainger to identify whether or not there is an 'affordability' gap between the cost of services and the service charges that can be recovered from residents of the affordable housing. Given that Grainger, Hyde and the Local Authorities all wish to deliver a high quality scheme in the medium to long term, it is proposed that the funding gap will be addressed by Grainger endowing the SMO with either a pot of money or income earning assets. This subsidy will represent an additional cost to Grainger and will be reflected in the affordable housing that can be delivered.

## SECTION 10 – EMPLOYMENT USES

### 10.1 Issues

- *The general approach to providing employment land is supported, but greater clarity would be welcomed on how it is intended to develop and market the business element of the MDA to ensure that it meets local employment and business needs, including the need to provide for start-up and move-on accommodation.*
- *Whilst accepting that it is an outline application further clarification would be welcome on the nature of the live work units, and who they might be aimed at; the nature of the innovation centre, and any potential links to neighbouring higher education facilities; how it is intended to provide advice and support to businesses, and how this links to the existing support services.*

**10.1.1 Response:** See **Appendix D** for the employment report produced by Vail Williams which includes input on employment issues and information to support the socio economic section of the Environmental Statement. This input will seek to clarify how the business element of the Grainger Trust MDA will be delivered and give further information in respect of potential accommodation. Further information relating to the composition of the live work units will be made available in due course.

10.1.2 The latest proposals for the local centre outlined in Design Addendum no longer include proposals for an innovation centre. Grainger Trust may still wish to provide an innovation centre as part of the mixed uses areas adjacent to the boulevard.

## **SECTION 11 – SECTION 106 AGREEMENT**

**11.1 Issue:** *Further information is required on the potential phasing of the development and triggers to ensure that the physical and social infrastructure is provided in a timely fashion.*

**11.1.1 Response:** A phasing plan has been submitted as part of the Design Addendum and triggers for the Section 106 currently forms part of the negotiations with the local authorities. Grainger Trust intentions are committed to delivery the public facilities, employment & residential in a coordinated fashion providing early facilities for the future community

**11.2 Issue:** *More information is required on the management regimes for the development, including the SUDs, the open spaces, and areas managed for nature conservation interest; and the community facilities.*

**11.2.1 Response:** GT intend to establish a management organization along the lines of 'Hyde Plus' with stakeholders. – GT, Hyde HWT and other appropriate stakeholders and members of the community.

WEST OF WATERLOOVILLE MDA

# **WATERLOOVILLE**

CONSULTATION RESPONSE: VESRION 2

## APPENDICES

# APPENDIX A TREE SURVEY

# APPENDIX B SOIL MANAGEMENT STRATEGY

# APPENDIX C BRENT GEESE SURVEY

# APPENDIX D EMPLOYMENT REPORT

WEST OF WATERLOOVILLE MDA

# **WATERLOOVILLE**

CONSULTATION RESPONSE: VESRION 2

OUTLINE PLANNING APPLICATION  
FEBRUARY 2007