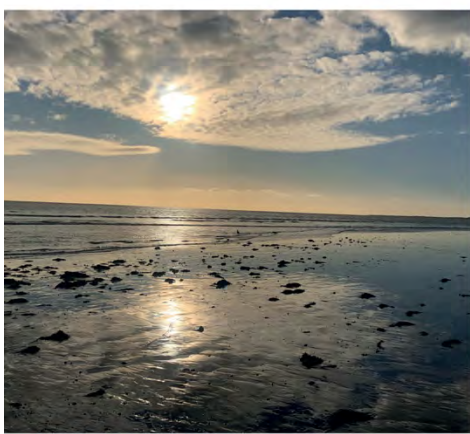




**C G Fry Phase 3b
Welborne**

Condition 13
Statement of Compliance with the
Biodiversity Enhancement Strategy

For
C J Fry & Son Ltd

FINAL
August 2026

Welborne - Dashwood

Biodiversity Enhancement Strategy - Compliance Statement

Contents

1.0	Introduction	1
2.0	The Welborne Biodiversity Enhancement Strategy	2
	Priority areas	2
3.0	Compliance	3
	Commentary	7
	Conclusion	7

Appendix 1: Biodiversity enhancement check list for Living Priority Area

Appendix 2: Landscape mitigation – jigsaw plan

Appendix 3: Ecological enhancements

Welborne - Dashwood

Biodiversity Enhancement Strategy - Compliance Statement

1.0 Introduction

1.1 This Compliance Statement has been prepared in support of a reserved matters planning application for residential development at Welborne. Outline planning permission was granted for development at Welborne on 30th September 2021, and the development comprises some 6,000 new homes, 105,000 sqm of employment floorspace and 10,000 sqm of retail floorspace, community use floorspace within new district and village centres, schools and site-wide infrastructure. This application forms part of the delivery of this outline planning permission, and comprises:

- 75 residential units
- associated parking and landscaping
- associated engineering and construction operations related to the above.

1.2 The formal description of development for which reserved matters are submitted is as follows:

'Reserve Matters Application for 75 units with associated landscaping and infrastructure.'

1.3 The Planning and Compliance Statement provides further details regarding the context for the planning application, inclusive of planning history, planning policy guidance, relationship with the outline planning application and other planning matters and should be read alongside this report.

1.4 This Compliance Statement forms part of a package of information prepared in support of the RMA and is submitted to Fareham Borough Council (FBC) in response to the requirements of Condition 13 of the outline planning consent for Welborne, which states:

Each Reserved Matters submission shall be in accordance with the Site Wide Biodiversity Enhancement Strategy, dated September 2020, prepared by Holbury Consultancy Service unless otherwise first agreed in writing by the Local Planning Authority.

REASON: *In the interest of maintaining and enhancing the biodiversity of the site*

2.0 The Welborne Biodiversity Enhancement Strategy

- 2.1 The Biodiversity Enhancement Strategy¹ (BES) was submitted to FBC in September 2020 in support of the outline planning application for Welborne, where biodiversity was a central tenant in the design process. The objective of the BES is to ensure that all opportunities for biodiversity enhancement offered by the development of Welborne are properly recognised and acted upon. The BES approaches Biodiversity Enhancement from the whole site perspective and for delivery over an extended timeframe of 25 or more years.
- 2.2 The BES places emphasis on the build-up of biodiversity enhancement over time, requiring each RMA to demonstrate its part in the jigsaw of the site-wide opportunities for biodiversity enhancement. For each RMA submitted, the BES expects that it:
- is consistent with, and respects the concepts of the approved parameter plans
 - seeks to ensure green links and new retained habitats are properly incorporated so as to not detract from strategic green linkages
 - demonstrates how the design dovetails with neighbouring parcels
 - includes a Statement of Biodiversity Compliance to provide the Council with the information needed to judge whether the RMA has placed an appropriate emphasis on biodiversity in the design process. The statement will include a plan setting out how the proposed biodiversity enhancements sit within the context of wider biodiversity enhancements already secured and/or delivered through previous RMA's, and the delivered strategic green spaces. This plan will also provide an opportunity to demonstrate how the RMA's contribute to site wide ecological connectivity.
- 2.3 The BES notes that in cases where an RMA application is submitted in isolation, with no neighbouring development to link directly to, reliance will be placed on the parameter plans and Design Code to deliver the site wide vision. This is relevant in part to this current RMA application, which provides for the first residential parcel for which consent is sought. It does however relate to previous RMA's submitted in relation to the delivery of Knowle Road improvements and strategic infrastructure.

Priority areas

- 2.4 The BES identifies that the masterplan can be interpreted as a series of four priority areas whose key function focuses on Biodiversity, Infrastructure, Amenity and Living respectively. RMA's will typically fall into one or other.

¹ Holbury Consultancy Service Ltd. September 2020. Biodiversity Enhancement Strategy. For Buckland Development Ltd.

- 2.5 The current RMA is submitted to deliver 75 new residential units south east of Dashwood adjacent to the Village Centre and Primary School. It includes hard and soft landscaping and infrastructure requirements needed in support. These elements of the RMA identify it as a **Living Priority Area**.
- 2.6 The focus in areas identified as Living Priority Areas is the efficient use of land and appropriate place making (as set out in approved design codes). The BES includes a range of measures to deliver biodiversity enhancements within the Living Priority Areas including retention of established vegetation where possible and the use of native species in planting mixes. It is therefore important that the landscaping detailed in the current RMA provides the foundations to link into and deliver against the requirements for neighbouring living priority areas when RMAs for these areas are submitted in due course.
- 2.7 The RMA is therefore assessed as a residential project with links to other living priority areas.

3.0 Compliance

- 3.1 The BES requires that the Compliance Statement for each RMA includes a checklist that sets out how the submissions deliver against the biodiversity expectations relevant to the priority area in which they sit. These expectations are set out within the BES and form the basis for the analysis required to assess compliance. This must address how the biodiversity expectations have been met, with a description of how and where they are delivered, as well as those that have not been met, complete with a justification as to why not (**Appendix 1**).
- 3.2 **Table 1** on the following page shows how the submitted RMA delivers against the expectations for an Living Priority Area.

Table 1 Biodiversity expectations for an infrastructure project: assessment of Knowle Road roundabout and associated infrastructure

Expectation	Analysis	Expectation met?
Retain mature trees and areas of semi-natural habitat or hedgerows where possible.	The site was previously an arable field. The red line does not include any trees or hedgerows. Boundary hedgerows will be addressed through adjacent RMA's that will be submitted in due course. This expectation is not therefore relevant to this RMA.	- N/a
New trees ideally native species or fruit trees with cultivars of native species or wildlife friendly trees acceptable.	The landscaping plans identify a range of native and naturalised tree species for planting as part of this application. 168 different tree species have been identified for planting comprising native species, or cultivar species with wildlife benefits forming part of the planting mix. These include <i>Acer campestre</i> 'Streetwise', <i>Sorbus aria</i> , and <i>Juglans regia</i> .	✓
Hedgerows ideally planted with native species, with a proportion of wildlife friendly species acceptable. Hedgerows favoured over fences/walls as boundary features where appropriate	748m of new hedgerow will be planted as part of this application with the large majority designed to comprise native species inclusive of <i>Acer campestre</i> (Field Maple) and <i>Carpinus betulus</i> (Hornbeam). The remainder (18m) will comprise more formal shrub hedge planting. The planting also includes for 530m ² of ornamental planting, including species for wildlife benefit such as lavender.	✓
Use of flowering lawns and/or wildflower meadow mixes where appropriate e.g. areas of communal space	Grass areas are specified as follows: - Rear and front gardens will be grassed using just over 6790m² amenity turf, of low biodiversity benefit, but selected for its function. It is likely that these areas will be developed as more meaningful gardens by new residents over time, with planting, water features and containers increasing the value of these areas for wildlife. - Focal area open space and road verge grass providing opportunity for 298m² of species-rich grassland which will produce low maintenance diverse grassland. that can be managed as a lawn from October to March but cut less intensively during spring and	✓

	summer, allowing successive flushes of wildflowers bloom. An example of the type of mix used for these areas is the Heritage Flowering Lawn mix ² .	
Artificial nesting sites for birds provided on buildings e.g. sparrow terraces, integrated bird boxes, house martin cups	The 'Ecology Plan' (Appendix 3) submitted as part of the RMA provides the detail of the bird nesting boxes that are included as an integral part of the scheme. The scheme includes 23 integrated swift boxes and 22 integrated sparrow terraces. These are included so that along with the bat box and bee brick provisions (see below), at least one habitat feature is included within each new residential unit. The number of each type of habitat feature is driven by whichever is most suited to unit, given built form, design and aspect. The accompanying EcIA ³ includes full details for how each habitat feature is selected for each building within the scheme (para 8.1). This will optimise suitability for the target species group, ensuring that they are ecologically meaningful.	✓
Bat roosting site to be provided on buildings using integrated boxes/tiles	The 'Ecology Plan' (Appendix 2) identifies 12 integrated bat boxes on residential units of suitable design and aspect and 5 maternity roost boxes. Consideration has also been given to connectivity with suitable habitat. Bat boxes will be built into the cavity of new homes and will not be visible to the casual glance.	✓
Use of gravel boards with mammal holes cut in gardens with fencing	A hedgehog route is shown on the Ecology Plan that links gardens with existing adjacent habitats, providing opportunity for hedgehogs to move onto site from neighbouring populations. A series of holes in fences and walls across the scheme will ensure connectivity and permeability that will become increasingly important as habitats establish and mature.	✓
Planting of and wildlife friendly spring bulbs in grassland areas	No suitable areas within the scheme.	N/a
Open space attenuation areas (SUDS and swales (excluding roadside swales) planted with site appropriate native wetland species where soil type and hydrology is suitable	No SUDS are included within this RMA. Surface drainage is addressed through off-site SUDS, which are described and consented through earlier RMA's. N/a.	N/a

² <https://www.johnchamberswildflowers.co.uk/wildflower-seeds-mixes/80-grass-seed-mixes/heritage-flowering-lawn-80-grass-seed-wildflower-mix>

³ Lindsay Carrington Ecological Services Ltd. April 2023 Updated October 2023. Ecological Impact Assessment. Welborne Garden Village. Phase 3A. Welborne, Fareham, Hampshire. On behalf of C G Fry & Son Ltd.

Roadside swales to be planted with native grass mixes including wildflowers if appropriate	Roadside swales are not included in this RMA.	N/a
Bat and bat boxes installed on retained mature trees.	There are no mature trees for retention within the red line. New planting will not be of sufficient size to support either bat or bird boxes. This expectation is not therefore relevant to this RMA.	N/a
Provide temporary habitat through use of cornfield annual nurse crops	N/a to this RMA	N/a
Other points to consider	• In addition to swift boxes, sparrow terraces, bat boxes and allowance for hedgehog permeability, the scheme also includes for x33 bee bricks to be built into the new units at least 1m above ground level. • This application will result in the loss of arable land. No mitigation is proposed to account for the loss of arable land as the biodiversity loss of this habitat is minimal in the context of the wider site. • The landscape scheme, founded primarily on natives trees, shrub and hedgerow species, extends to 1.03ha.	

Commentary

- 3.3 Table 1 shows that the C G Fry 3B residential RMA makes the most of biodiversity opportunities given the limited scope offered by this Living Priority Area. The restriction of the red line of the application to just that of residential place making means that the focus of biodiversity enhancements lies with adjacent RMA's, for future delivery. This is acceptable within the context of the BES, which at paragraph 3.6 states that '*...it should be expected that some small RMA applications will, by their very nature, be unlikely to deliver any enhancements...*'.
- 3.4 **Figure J02 CG Fry Phase 2 BES Jigsaw Plan in Appendix 2** shows the relationship of the current RMA to submitted RMAs and the wider outline application. The overall objective of the BES is to secure biodiversity enhancement across the site in a way that maintains ecological connectivity. This RMA delivers a significant number of habitat features within the new build, carefully placed to ensure that they provide meaningful opportunity for their target species. The limited landscape opportunities within this RMA have been designed with an eye to delivering biodiversity enhancements, with links to Dashwood where possible. Overall therefore, the site has been designed to sit as part of the sitewide mitigation strategy ensuring that sufficient biodiversity enhancement is provided across the scheme as a whole.
- 3.5 Taken together, Table 1 and Figure 1 demonstrate that the RMA is:
- consistent with, and respects the concepts of the approved parameter plans
 - creates new habitats within the restrictions imposed by the residential priority area.
 - designed with an eye to the future RMA applications within this part of the site.
 - does not rely on mitigation elsewhere within the site, because the area of the red line comprises arable land alone with a negligible ecological value.

Conclusion

- 3.6 The application for reserved matters approval to deliver 75 residential units as part of the C G Fry 3 RMA fulfils all relevant requirements of the BES appropriate for an living priority area. It makes the most of limited opportunities available to enhance biodiversity opportunities on site and provides opportunities for linkages to adjacent RMA's that will come forward in time.

Conclusion: The RMA is fully compliant with the approved Welborne BES.

Appendix 1

Biodiversity enhancement check list for Living Priority Area

Checklist for inclusion of Biodiversity Expectations for an RMA within a Living Priority area

Land use: Residential RMA Priority area into which it falls: Living				
Biodiversity expectation	Included	Commentary	Not included	Justification
Retention of mature trees, areas of semi-natural habitat or hedgerows where possible				
New trees: native species where appropriate; cultivars of native species or wildlife friendly trees acceptable				
Hedgerows: planted with native species where appropriate; a proportion of wildlife friendly species acceptable				
Hedgerows: favoured over fences/walls as boundary features				
Artificial nesting sites for birds provided on buildings				
Bat roosting site to be provided on buildings				
Inclusion of fruit trees in gardens where appropriate				
Use of gravel boards with mammal holes cut in gardens with fencing				
Use of planters to provide habitats in areas of harder landscaping/higher use				
Temporary habitat through use of cornfield annual nurse crops				
Provision wildlife ponds				

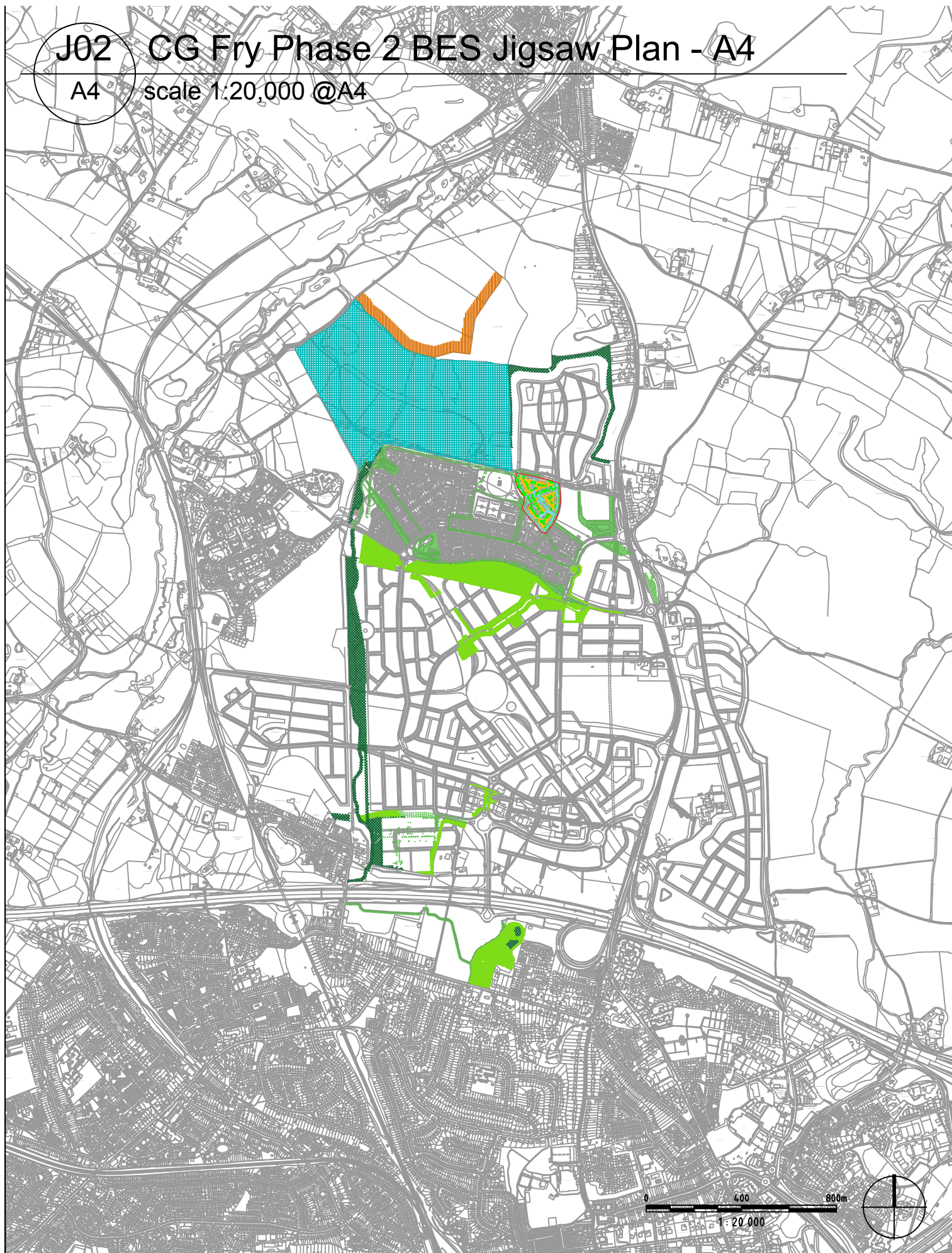
Attenuation areas (SUDS and swales) planted with site appropriate native wetland species				
Design SUDS features to provide both permanent and ephemeral water bodies				
Use of plug plants rather than seeding in wetland features to reduce establishment time				

Appendix 2

Landscape mitigation – jigsaw plan

J02 CG Fry Phase 2 BES Jigsaw Plan - A4

A4 scale 1:20,000 @A4



Appendix 3
Ecological Enhancements Plan

1. Do not scale off this drawing - use figured dimensions only. All dimensions shown are to structural wall face i.e. do not include plaster/plasterboard. All dimensions to be checked before starting work.
2. To be read in conjunction with CG Fry Materials Schedule, CG Fry Construction Specification, CG Fry Construction details, Structural Engineers drawings, services drawings, floor manufacturers drawings, Roof truss drawings, kitchen and wardrobe suppliers drawings.

Bird Boxes, Bat Tubes, Bee Bricks & Hedgehog Highways Legend

-  Location of UK built in swift woodstone with site applied Brick Slip ref: 906770120 - Total 23No.
-  Location of built in sparrow terrace - Total 22No.
-  Location of bee bricks - minimum 1m above ground level - Total 33No.
-  Location of built in bat box woodstone invisible - ref: 901590119 - Total 12No.
-  Location of built in bat maternity roost - Total 5No.

 Indicates hedgehog routes. Gaps in walls and fences must be provided along this path

 Hole in fence

 Hole in wall

