

# **Appendix 7: Suitable Accessible Natural Greenspace (SANG) Proposal – February 2013 (1522\_R05i)**





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20 February 2013

Land at North East  
Verwood, East Dorset

Suitable Accessible Natural  
Greenspace (SANG)  
Proposal – February 2013

Report Number: 1522\_R05i\_JSA\_JTF

Author: Julian Arthur

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## Plan

SANG and Habitat Mitigation / Enhancement Proposals  
(1522/P13 February 2013 JSA/JTF)

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Land at North East Verwood, East Dorset  
Suitable Accessible Natural Greenspace (SANG) Proposal

1522\_R05i 20 February 2013 JSA\_JTF

# Summary

- S1. A SANG strategy has been agreed with Natural England to address potential adverse effects to the Dorset Heathlands Special Protection Area (SPA) as a result of proposed development at Land North East of Verwood.
- S2. The strategy relies upon the enhancement and diversification of habitats to encourage public access and enjoyment of conifer forestry/woodland owned by the Forestry Commission within the adjacent Ringwood Forest. The Forestry Commission and the developer have agreed the strategy and the principles of a mechanism to secure its delivery. Natural England has confirmed that this provides confidence that the SANG strategy will be implemented and mitigation secured to the standards required by the Habitats Regulations.
- S3. East Dorset District Council has confirmed that this SANG strategy addresses the reason for the site's removal from the Core Strategy Pre-Submission Response Analysis (November 2012) and there is no reason for it not to be reinstated.
- S4. The strategy is to provide a number of enhancing features and can be summarised as follows:
- To attract dog walkers away from the Dorset Heathlands SPA, a variety of attractive, waymarked circular walks of up to 2,350m linked to the development site would be provided, with leaflets informing new residents of their presence;
  - The existing plantation woodland containing the SANG would be made more diverse and hence attractive to dog-walkers than elsewhere by creating open glades supporting heathland vegetation, and through the restoration of 13ha mire habitats that will make the area wetter;
  - Paths and surrounding habitats would be maintained, as required;
  - To seek to avoid adverse effects to sensitive habitats in Ringwood Forest, signage would state the need to pick up dog litter, and open space in the development site will include dog litter bins and a pond for dogs to use; and
  - The SANG features would be secured in perpetuity.
- S5. Ringwood Forest is of inherent ecological value, supporting populations of birds that are found in the SPA, as well as strictly protected reptile species. In order to address potential adverse effects associated with increased use of the forest, 1.5ha of dry heath habitat would be created through plantation felling and management, and mire habitat will be restored. As well as mitigating potential adverse effects, this will deliver significant benefits as a result of development, creating UK BAP priority habitats.
- S6. Impacts to wetland habitats at Ebblake Bog Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) and Ramsar site will be avoided by adopting drainage design as described in this report, in combination with the proposals to restore the mire habitats upstream which will further ameliorate flows.



# Section 1: Introduction

- 1.1. This report describes a Suitable Accessible Natural Greenspace (SANG) proposal in respect of future development at Land at North East Verwood, East Dorset and a strategy for avoidance of impacts to the Dorset Heathland Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area of Conservation (SAC).
- 1.2. In addition, it sets out how impacts to wetland habitats at Ebblake Bog SSSI and SAC and Ramsar site can be avoided.
- 1.3. The site is centred on National Grid Reference SU 107 080.

## Planning Background and the Need for SANG

- 1.4. The site was identified for residential development in the Core Strategy (CS) Pre-Submission March 2012 under policy VTSW5.
- 1.5. At a meeting on 16th October 2012 with Nick Squirrell of NE and East Dorset District Council (EDDC), it was confirmed that the Core Strategy Pre-Submission March 2012 would be modified such that all sites outside of settlement boundaries would be required to provide their own SANG to address potential adverse effects upon the Dorset Heathland Special Protection Area (SPA) (see meeting note in **Appendix 1**). Policies ME2 and ME3 have been modified such that it is no longer possible for proposed developments of 50 units or less (as is the case here) to make financial contributions towards creation of SANGs which were to be identified by the Council through the emerging Dorset Heathland DPD.
- 1.6. A SANG proposal, which involved use of FC land, was prepared and submitted before the 31<sup>st</sup> October CS deadline (Tyler Grange report ref. 1522\_R05b). The proposal was devised in consultation with NE and FC. However, based on advice from Natural England, the site was removed from the CS Pre-Submission Response Analysis (November 2012) for the following reason:

*“The proposal is deleted as the location of the proposed residential as the proposal would be likely to cause harm to Ebblake Bog, which is part of the internationally protected Dorset Heaths [Ebblake Bog being the nearest component part of the Dorset Heathlands SSSI, SPA and SAC to the site]. It is uncertain whether the impacts of the development could be mitigated.”*
- 1.7. This strategy updates a previous one prepared in advance of the CS Pre-Submission Response Analysis (November 2012). It has been devised in consultation with Natural England (NE) and the Forestry Commission (FC) (refer to meeting notes in **Appendices 1** and **2**) to provide NE and EDDC with sufficient information to address their concerns so that the site can be reinstated in the CS. It reflects the requirements of new policy in the Core Strategy Pre-Submission Response Analysis (November 2012), and specifically ME2 ‘Protection of the Dorset Heathlands’ (which replaces ME2 and ME3). Detailed guidelines for SANG provision are set out in Appendix 5 of that document; these reflect design standards set out in the Dorset Heathlands Planning Framework 2012-2014 Supplementary Planning Document (the ‘SPD’)(September 2012) and the Dorset Heathlands Development Plan Document Preferred Options Consultation (February 2013).



# Section 2: SANG Proposal

## SANG Location

- 2.1. The site is not large enough to accommodate on-site SANG provision (size as specified in the SPD), though the open space within it can be designed to contribute to a wider SANG provision.
- 2.2. The site is adjacent to Ringwood Forest, that part closest to the site being either owned by the FC, or leased by them from the Somerly Estate.
- 2.3. Whilst much of it has no permissive rights of access (Jane Smith, FC *pers. comm.*) the forest already has a SANG function, being used for recreation, it being accessed close to the site via public footpaths and a small public car park to the south east of the site (see **Plan 1522/P13**). **Appendix 3** illustrates the findings of an FC GPS survey of users of the forest close to the site<sup>1</sup>.
- 2.4. The FC owns the freehold for 44.8 ha of land adjacent and to the north of the site. This is also 'Open Access Land', as defined in the Countryside and Rights of Way Act 2000 (see **Plan 1522/P13**). The land owned by the FC is sufficiently large to accommodate SANG.
- 2.5. NE was of the opinion that the SANG requirement for the proposed development could utilise the forest, which can be modified to improve its SANG function. This is in keeping with Appendix 5 of the CS that states SANGs may be created from *"existing open space that is already accessible but which could be changed in character so that it is more attractive to the specific group of visitors who might otherwise visit the Dorset Heathlands"*.
- 2.6. However, Ringwood Forest is of inherent ecological value, supporting populations of birds that are found in the SPA, as well as heavily protected reptile species (as confirmed by data in the public record, together with surveys within 400m of the site undertaken by Tyler Grange in 2012). As required by Appendix 5 of the CS, the impact on its nature conservation value *"should be assessed and considered alongside relevant policy in the local plan"*. Consequently, this SANG strategy also addresses potential effects resulting from increased disturbance by people and their pets.

## SANG Design

- 2.7. The CS states that SANG should provide a recreational route of 2.3 to 2.5km. There are a number of existing pathways within the forest. Possible routes that follow existing rides or paths within the FC owned land, with some new paths to ensure a circular route is created, are shown on **Plan 1522/P13**. The two circular route options shown, including a path within the site, are 2,350m and 2,200m in length, respectively, with other combinations possible. They are approximately 415m from the SPA at their closest point.
- 2.8. It is envisaged these would be Permitted Rights of Way that, if required by forestry operations, could be moved within the FC land, provided routes of the required length were retained. Given it is Open Access Land, it would be possible to devise a number of routes of differing lengths within this area.
- 2.9. Walking routes would be opened up by felling of some trees to create wider rides that are more attractive to users, and so that dogs can be exercised off the lead. A bench would also be provided

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<sup>1</sup> Note, the plan is based on data from a single day so an absence of a line need not mean a path is not used, though it does provide an indication of patterns of use (Jane Smith, FC *pers. comm.*)



at the SANG's northern extent. Paths would be unsurfaced but usable year round, with 'passageways' constructed over wetter areas.

- 2.10. The CS states the SANG should be wild and attractive to ensure users are attracted to use it, rather than the SPA. Existing plantation woodland will be felled in discrete areas within the SANG route to create open glades supporting heathland vegetation. Mire restoration upstream of the SANG will create wetter habitats than currently exist, to provide additional interest.
- 2.11. Waymarking points will be included to direct users along the defined routes, whilst directing them away from the SPA and other valuable heathland outside of the SPA. Signage would also state the need to pick up dog litter, with leaflets for residents of the proposed new development.
- 2.12. The SANG route will include the open space within the proposed development, which can be designed to provide a footpath within it. Dog litter bins and a pond would be provided specifically for dogs on-site and in a location where they are most likely to be needed (at the start and end of a walk) to minimise disturbance to sensitive habitats within the forest.
- 2.13. NE indicated that, owing to the relatively small size of the development and the fact it is designed to serve the residents of the new housing, no specific parking provision associated with the SANG would be needed.

## Mitigation of Ecological Effects of SANG

- 2.14. NE considers that potential adverse effects to ecological resources within Ringwood Forest can be addressed by the Linden Homes funding dry heath and mire habitat restoration aspects in the FC East Dorset Forest Design Plan Design Concept (**Appendix 4**). Proposals include:
  - Dry heath restoration totalling 1.5ha in area. Of this, 0.5ha will be in areas identified in the East Dorset Forest Design Plan Design Concept. The remaining 1 ha will comprise of small glades formed by tree felling to promote heath growth within the SANG in order to create a habitat mosaic of plantation, heath and mire that will be more attractive to new recreational users. Together this would increase the habitat available to ground nesting birds and reptiles, thereby making populations more robust and able to withstand adverse effects in that area most likely to be affected by increased disturbance as a result of development of the site; and
  - Mire restoration totalling 13ha upstream of the SANG, at the headwaters of Ebblake Stream, in areas identified in the East Dorset Forest Design Plan Design Concept. This will restore a UK BAP priority habitat that will also benefit birds and reptiles, as well as a range of other flora and fauna. Restoration will involve engineering works to raise the water level in the area affected. It will also increase the flow of water downstream, making the SANG, which contains Ebblake Stream and tributaries, a more diverse and interesting place to walk.

## Timing, Management and Aftercare

- 2.15. In order to mitigate effects to the SPA and upon biodiversity within Ringwood Forest, the SANG and habitat enhancements will be completed in advance of first occupation of the proposed development.
- 2.16. The CS requires that SANG should be provided and managed in perpetuity (defined as 125 years, NE *pers. comm.*). The proposed SANG shown on **Plan 1522/P13** is in the ownership of the FC. Linden Homes has agreed with the FC that this strategy document, together with a negotiated commercial financial contribution, will form the basis for the delivery and maintenance of the SANG provision, associated with a future planning application. The financial contribution and mechanism



for securing any contributions to the FC by Linden will be agreed between both parties during the course of pre-application discussions for the site. Both parties are actively engaged in this process.

- 2.17. As agreed with NE, habitat management works in respect of the heath and mire would be undertaken for a period of 10 years.

## **Conclusion**

- 2.19 In conclusion, this strategy document demonstrates that SANG can be provided on land owned by the FC that meets the requirements of the CS, Dorset Heathland SPD, the Dorset Heathlands Development Plan Document Preferred Options Consultation (February 2013), and East Dorset Forest Design Plan Design Concept. The SANG strategy utilises existing paths and creates new ones within FC land. As the land is freehold owned by the FC, the provision of SANG for the site would be in perpetuity.
- 2.20 NE is satisfied that potential adverse effects upon ecological resources as a result of the SANG strategy can be addressed bringing forward restoration aspects in the existing Forest Design Plan Design Concept, through funding provided by Linden Homes.
- 2.21 East Dorset District Council has confirmed that this SANG strategy addresses the reason for the site's removal from the Core Strategy Pre-Submission Response Analysis (November 2012) and there is no reason for it not to be reinstated.





## Section 3: Avoidance of Effects to Ebblake Bog SAC

- 3.1 The issue identified by NE relates to the potential for increased flow in the Ebblake Stream, which follows a course along the eastern boundary of the site, resulting in nutrient rich water overtopping the banks and spilling into the Ebblake Bog SSSI, SAC and SPA downstream. The interest of the bog is dependent on nutrient poor water.
- 3.2 A surface water drainage solution that does not increase flows to Ebblake Stream, and that would not affect the quality of the water in the stream, has been devised by AMA (**Appendix 5**). It involves a combination of SUDS including porous paving and soakaways, designed to address a 1 in 100 year plus 30% storm event. In the event of a storm event that exceeds this then, owing to the site's existing topography, surface water will flow into the open space comprising woodland and restored wetland habitats to the east and north-east, rather than entering the stream.
- 3.3 With the implementation of the drainage solution, impacts to Ebblake Bog SSSI, SAC and SPA as a result of development of the site would be avoided.



# Appendix 1: Note of a meeting with Natural England & EDDC (16<sup>th</sup> October 2012)



# Land at Ringwood Road, Verwood

## Meeting with EDDC and Natural England at EDDC, 2.30pm 16th October 2012

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### Purpose: To discuss SANG Requirements

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Attendees:	Lynda King	EDDC
	Nick Squirrell	NE
	Frances Pickering	Linden
	Donna Palmer	Boyer
	Julian Arthur	Tyler Grange
	Lauren West	Tyler Grange

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1. At the outset, LK stated that owing to concerns regarding deliverability (sustainability of location, drainage, SPA, access, trees, layout, level of objection) the site was not likely to be included in the submission draft Core Strategy, to be published in November for consultation. To meet this timetable, officers will need to complete the drafting of the consultation document by 26<sup>th</sup> October. The Council currently anticipate submission of the Core Strategy in March 2013. LK indicated that the Core Strategy would now have a single housing target covering both East Dorset and Christchurch Districts. LK stated that the loss of this 50 unit site does not affect EDDC's housing figures.
  2. Issues related to the SPA and Ebblake Bog SAC were discussed.
- SPA**
3. JA noted that, further to a meeting with Richard Henshaw at EDDC, our approach had been based on that set out in draft policy ME2. ME3 was not triggered because the site is not proposed to be of greater than 50 units in size.
  4. It became apparent that, owing to a recent Inspector's report in respect of the EIP for Purbeck, EDDC Core Strategy policies ME2 and ME3 relating to the SPA will be changed, and that this will change the policy mechanism previously relevant to the Verwood site. The approach to SPA mitigation will therefore need to be amended for the site.
  5. Policies ME2 and ME3 will be modified to refer to the Dorset Heathland DPD (yet to be adopted). The current SPD does not include a 50 unit threshold (currently referred to in draft policies ME2 and ME3), and, we were informed that the SANG sites identified in the SPD will not satisfy the SANG need for developments proposed outside of the existing Verwood development boundary. No other suitable SANG sites that could be funded as set out in ME2 have been identified. Consequently, for developments outside the Verwood boundary, financial contributions to create SANGs are not an option – each development site must provide its own SANG.
  6. This means that for all strategic sites, they must either: provide a SANG on site; or they must identify land that could be enhanced as a SANG. LK gave an example of a site south of Verwood alongside the river where an agreement with a 3rd party landowner to provide a SANG had been worked up to the satisfaction of NE. However, there are still issues as to whether this SANG is deliverable.
  7. In the absence of another suitable SANG site, given Ringwood Forest already has a SANG function (it could be improved), NS felt that the best option was to seek to improve the existing SANG function of the forest close to the site, based on principles set out in the SPD.



8. The fact that this is managed by a public body (Forestry Commission) could avoid possible cross boundary (land in New Forest DC) or land ownership (Somerley Estate) issues. The SANG strategy must be secured in perpetuity (the exact duration of this needs to be confirmed; between 80-120 years discussed), though again, the FC lease is likely to be very long-term so may not be an issue.
9. As per the SPD, the SANG would need to:
  - a. Provide a 2.3-2.5km circular dog walking route from the site, extending into the forest. NS felt a permissive right of way would be best, which could be moved in future if necessary;
  - b. Some tree thinning;
  - c. Include a ball throwing/dog exercising area (clearance of trees and levelling need), a bench;
  - d. Dog bin at start/end;
  - e. Wet pond within development site for dogs/children;
  - f. Signs and leaflets for the new residents/users
10. Given the known presence of Annex 1 birds and EPS reptiles, NS also mentioned how habitats should be enhanced to ensure disturbance resulting from SANG creation does not result in impact (Rufford case and risk based approach was raised). The FC Forest Plan has an objective to create open heathland and restore wetland/mire, though they have run out of funds and so some contribution to this and ongoing management could be an option for the Verwood site as part of the surface water drainage strategy for the site. This could be costed through discussion with FC, but would need to be agreed pre planning.
11. A meeting ASAP with FC is needed. NS will provide contact details and can attend to help ensure a solution that would satisfy NE can be agreed.
12. Possible implications of mineral extraction in that part of the forest within Hampshire will need to be explored to ensure no conflict with the possible strategy for the site.
13. LK noted that given 3rd party agreement is required, this issue was not likely to be resolved before the Core Strategy submission.
- Ebblake Bog SAC**
14. The potential issue concerning NS relates to the potential for increased flow in the Ebblake Stream resulting in nutrient rich water overtopping the banks and spilling into the Ebblake Bog downstream. The interest of the bog is dependent on nutrient poor water.
15. It is essential that development of the site does not increase flows in the stream, and this will need to be demonstrated in an engineering solution.
16. NS noted that upstream of the site within Ringwood Forest, there are issues associated with a mire creation project, which has stalled. The intention was to restore this habitat and address water supply issues to the stream at the same time. NS felt the development would present an opportunity to address this by making contributions to FC to enable them to continue with this work.

# **Appendix 2: Note of a meeting with Forestry Commission, Natural England and EDDC (12<sup>th</sup> November 2012)**



## Land at Northeast Verwood Meeting to discuss SANG provision and biodiversity mitigation and enhancement

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Venue: Forestry Commission Offices, Lyndhurst

Date: 9am, 12<sup>th</sup> November 2012

### Attendees

Tom Nicholson	Linden Homes
Frances Pickering	Linden Homes
Mike Newton	Boyer Planning
Nick Squirrell	Natural England
Jane Smith	Forestry Commission (area head of planning and environment)
Iain Skinner	Forestry Commission (area land agent)
Simon Smith	Forestry Commission (recreation and community manager)
Julian Arthur	Tyler Grange
Lynda King	East Dorset District Council

### Meeting Notes

1. Planning background and meeting purpose
  - a. JA/MN described requirement for SANG / biodiversity mitigation, and the strategy set out in the Tyler Grange SANG Proposal, 29<sup>th</sup> October 2012, which was submitted to EDDC in respect of the site's promotion in the Core Strategy (policy VTSW5 allocation).
  - b. The site was dropped from the Core Strategy on Natural England's advice owing to uncertainty at the time of draft Core Strategy submission in delivery of a SANG and biodiversity mitigation on 3<sup>rd</sup> party (Forestry Commission) land (LK noted that most other developers have acquired land or an option to secure their SANG strategy). NE did note that the site could be promoted at the Core Strategy Examination in Public if delivery details can be agreed, and a statement of common ground prepared between all parties. Linden Homes have sought legal advice and this confirmed that the decision to drop the site was unsound, since there was an in principle agreement with FC. Linden will be pursuing this further, with a view to seeking reinstatement of the site in the Core Strategy
  - c. Notwithstanding this, it is acknowledged that in any event for the site to be developed an agreement between Linden and FC in terms of a mitigation strategy is required that suits both parties and importantly satisfies the requirements of the Habitats Regulations and existing and emerging planning policy. The purpose of the meeting was to discuss the detail of a proposal that would provide the certainty required by NE and EDDC at this stage in the planning process, and mechanisms for securing delivery.
2. Forestry Commission freehold land vs land leased from Somerly Estate
  - a. It was agreed that, given the terms of the FC lease for forestry operations on the Somerly Estate, it would be advantageous for the SANG to be within the FC freehold land, which adjoins the site.
  - b. Biodiversity enhancement work can occur on leasehold land. What is proposed by Linden is in accordance with FC's design concept in their East Dorset Forest Design Plan
3. SANG strategy, capital works and maintenance
  - a. Path routes were agreed, and shown on a plan circulated by FC which broadly followed TG's plan. However, there would be a need for a bridge structure crossing Ebblake Stream on to Somerly Estate land to complete the yellow route (see attached) – this is

- best avoided. NS considered the path could be a Permitted Right of Way, which could be moved to allow for forestry operations, but a route must be maintained. Moors Valley Country Park was ruled out of the SANG option as a) more difficult to access from site b) it is an SPA in its own right, so do not want to encourage increased use. NS stated that in advance of a planning application an access survey would need to be considered in summer 2013 to provide a baseline for future monitoring of use of Ringwood Forest.
- b. Dog exercising area – the design of this was discussed. There is no need for a formal area, it merely needs to be an area clear of scrub and trees, and relatively flat, to enable dogs to exercise/ball throwing. A location with FC freehold was discussed.
  - c. Signage / interpretation would be required, which FC would design and install
  - d. Timings – must be in place before first occupation
  - e. Maintenance – the SANG must be in place in perpetuity, as required by the SANG SPD. [post meeting note: NS confirmed in perpetuity is 125 years]
  - f. Costings – FC circulated costing for path works, which are to be discussed and agreed by FC/Linden
  - g. Mechanism for securing delivery – likely to be S106 rather than CIL, given timings for planning application
4. Biodiversity enhancement strategy
- a. Dry Heath restoration – NS explained why this was needed to ensure opportunities are increased for heathland birds specifically to offset increased disturbance effects of development (though other species, including European Protected Species of reptile will benefit). Consequently, some work would be needed to the east of the site, to address indirect increased predation/disturbance effects of development. But it need not be of the extent shown on TG's plan. NS would accept some strategic thinning of land along SANG route to create a woodland/heathland mosaic, and variety for SANG users. Certainty in respect of the design and means of securing this with FC was needed at this stage in planning.
  - b. Mire restoration – it was agreed that it would be best for restoration work to occur to the north of FC land. This has been already costed by FC, but not implemented. Given this would not be required to mitigate effects to the SPA (or qualifying birds in Ringwood Forest), certainty in respect of design and delivery would not be needed by NE/EDDC at this stage in the planning process.
  - c. Costings and mechanism for securing delivery – FC provided costings, to be agreed by FC/Linden
5. Ebblake Bog – NS confirmed that the drainage principles had allayed his concerns regarding Ebblake Bog. This was not a reason for the site's exclusion from the Core Strategy
6. Next steps and programme
- a. JA to modify SANG/biodiversity strategy in light of agreed position
  - b. Linden and FC to agree approach and commercial arrangement, and a statement for submission to EDDC to support the site's inclusion in the Core Strategy
7. AOB - none

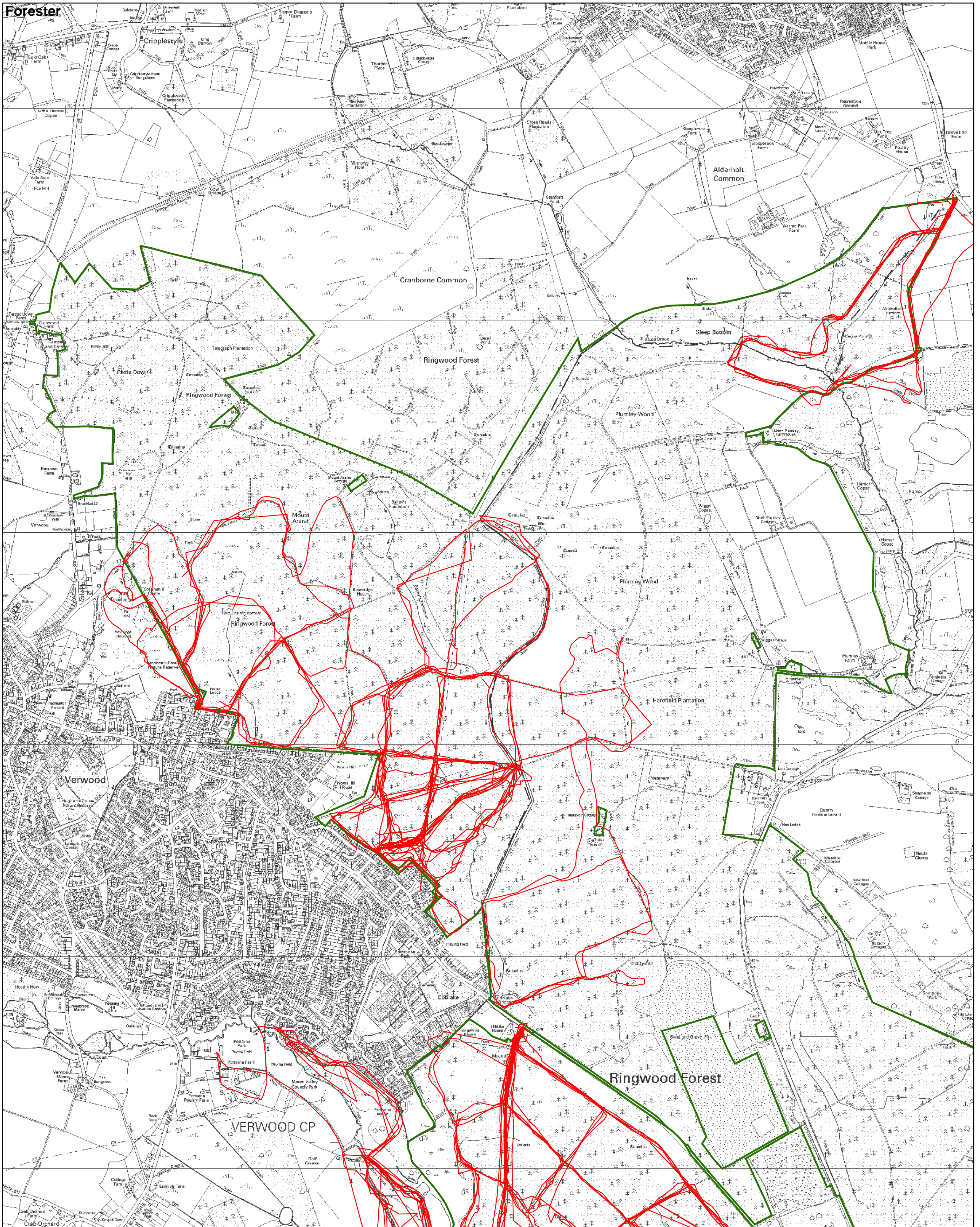
# Appendix 3: Forestry Commission GPS Visitor Survey of Ringwood North



Land at North East Verwood, East Dorset  
Suitable Accessible Natural Greenspace (SANG) Proposal

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**Forest District: New Forest**  
**Title: GPS Tracks Dorset**  
**Type of Map Stock**  
**Scale: 1:12,500**  
**Date: April 2010**

— GPS Tracks

Management area - - - - -  
 Compartment Bdy - - - - -  
 Compartment No, 2032  
 and Area (ha) - - - - - 32  
 Sub-compartment Bdy - - - - -  
 Sub-compartment, a  
 Species & Planting Year - - - - - SS/DF  
 FC Road: 56  
 Class A (Main road) - - - - -  
 Class B (Spur road) - - - - -  
 Class C (Other road) - - - - -  
 Transfer Point - - - - -

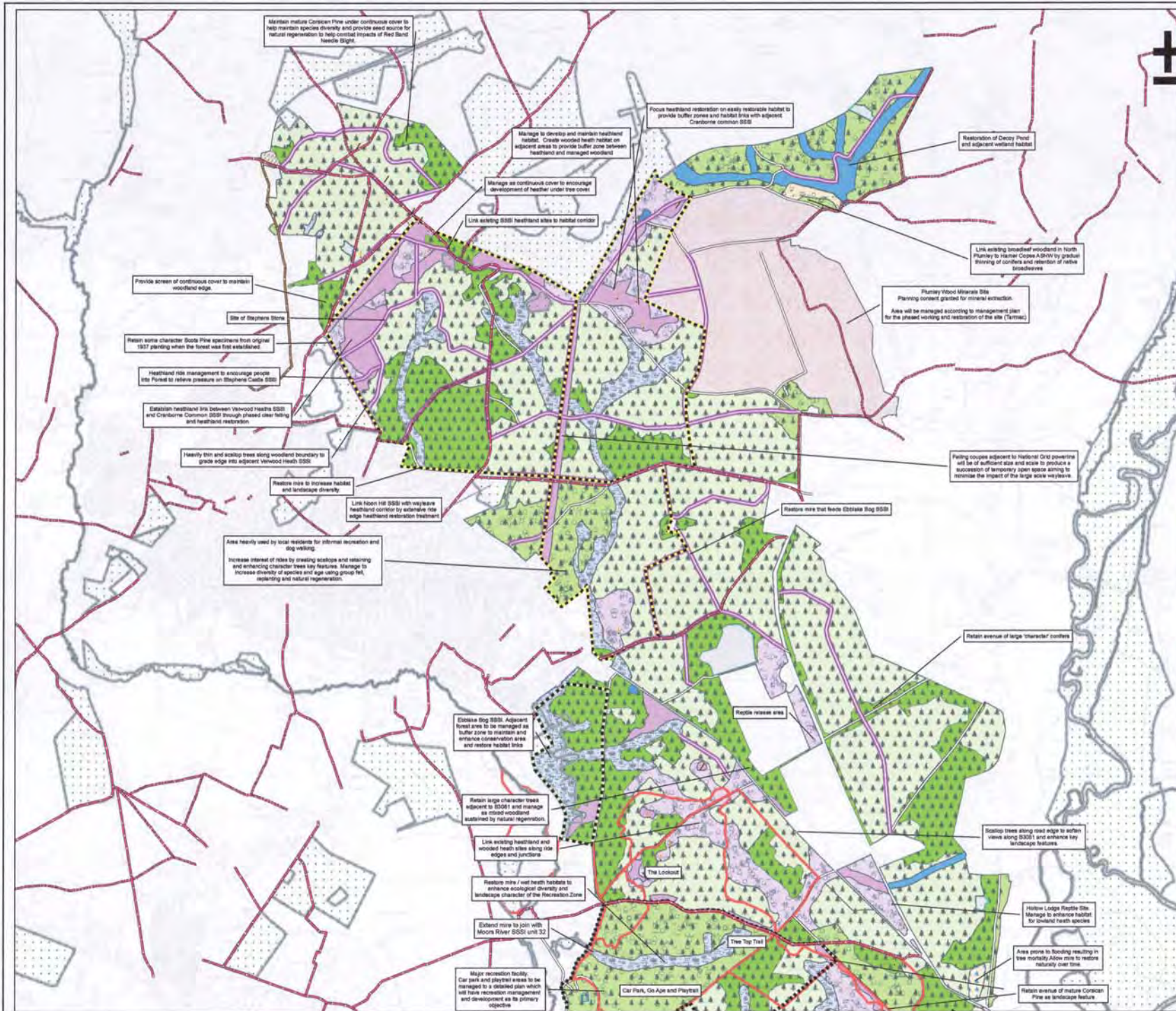
Unclassified - - - - -  
 Unassigned - - - - -  
 All other values - - - - -  
 Rides - - - - -  
 O/H Powerline - - - - -  
 U/G Powerline - - - - -  
 Ancient Monuments - - - - - H J  
 (Scheduled/Unscheduled)  
 Recreation: Camp Site - - - - -  
 Car Park - - - - -  
 Bench - - - - -  
 Other - - - - -

# Appendix 4: Design Concept – taken from East Dorset Forest Design Plan



Land at North East Verwood, East Dorset  
Suitable Accessible Natural Greenspace (SANG) Proposal

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**Ringwood North and Somerley**  
 Illustrates the main features and broad character of the forest in the long term

- Legend**
- Scheduled Ancient Monument (SAM) managed according to approved SAM Plan
  - Unscheduled Ancient Monument - protect during forest operations
  - Bridleway
  - Byway open to all traffic
  - Footpath
  - Grazing units
  - Proposed grazing unit
  - Recreation Zone
  - Site of Special Scientific Interest (SSSI)
  - Heathland ride management
  - Broadleaf woodland to be sustained mainly by natural regeneration to provide a permanent tree cover but at the same time providing a variety of different age and canopy heights. Some small scale felling and replanting may take place where conditions are unsuitable for natural regeneration. Any conifers will be removed over time through thinning or group felling
  - Conifer woodland sustained by a cycle of clear felling, replanting and thinning. Woodland will contain a mosaic of open spaces and a diversity of species and age classes to enhance the visual quality.
  - Continuous cover mixed woodland sustained by thinning and natural regeneration to produce a permanent tree cover but at the same time providing a variety of different age and canopy heights.
  - Continuous cover conifer woodland sustained by thinning and natural regeneration to produce a permanent tree cover but at the same time providing a variety of different age and canopy heights.
  - Existing Ancient Semi Natural Woodland (ASNW). Woodland that contains greater than 80% site native species.
  - PAWS restoration sites - areas where ancient woodland sites have historically been replanted with non-native species. The intention is to restore these sites over time to contain greater than 80% native species through thinning and natural regeneration.
  - Coppice stands maintained using traditional rotational coppice techniques
  - Wet woodland sustained by minimum intervention. The removal of non-native species or interventions in accordance with SSSI management plans will be accepted.
  - Heathland - areas managed and maintained as open heathland.
  - Wooded Heath - areas managed as heathland but with up to 20% tree cover in either isolated groups or individual character trees. Areas have been designated as wooded heath either for landscape purposes or because the area contains a high conifer seed bank that would be difficult to eradicate in the medium to long term and hence meet the criteria for pure heathland.
  - Grassland - area maintained as open grassland
  - Mire (marsh/bog) habitats that will be kept clear of trees and scrub. Hydrological regimes restored and grazing introduced where practical.
  - Streamside corridors that will be managed in accordance with the Forests and Water Guidelines.
  - Pond
  - Agricultural land
  - Felled / unplanted areas
  - Minerals site

Approved by:  
 Deputy Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_  
 Conservator: \_\_\_\_\_ Date: \_\_\_\_\_

Date: 6 May 2009 Scale: 1:12,000

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# Appendix 5: Surface Water Drainage Solution





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15 Wild Rose Crescent  
Locks Heath  
Southampton  
SO31 6TG  
Tel/fax 01489 605526  
Email amassoc@ntlworld.com

23 October 2012

**Drainage Assessment for Proposed Development  
Land at rear of 217-241 Ringwood Road, Verwood, Dorset, BH31 7AG**

Please note the following comments regarding the proposed drainage strategy at the above site. Copies of relevant correspondence and reports are attached at the end of the report.

Foul Drainage

(To be read in conjunction with Drainage Strategy dwg.no.LIND37-sk1revA).

Wessex Water have provided details of their existing sewers in the vicinity of the site. These confirm that there is an existing foul sewer running along Ringwood Road to the Ebblake Sewage Pumping Station located to the south of the site next to 253 Ringwood Road. Connected to the sewer in Ringwood Road, there is a 150mm diameter sewer laid to the boundary of the site, in the driveway fronting no`s 219-223 Ringwood Road.

An enquiry has been made to Wessex Water and they have confirmed that the existing sewers and pumping station have sufficient capacity to serve the development. See E-mail from Wessex Water dated 01-06-12.

With respect to the existing sewer laid to the boundary of the site, the site falls gently away to the east from this boundary and as such the sewer does not have sufficient depth to serve the whole of the proposed development by gravity. To develop the site it will therefore be necessary to provide a new foul pumping station to serve at least 12 of the proposed units, even if the existing sewer in the driveway fronting no`s 219-223 Ringwood Road is re-laid at a flatter gradient.

It should be noted that in accordance with new drainage legislation, the proposed pumping station will need to be constructed to adoptable standards, which could have an impact on the site layout.

An alternative foul drainage solution for these 12 units is to provide a new gravity sewer to the existing foul sewer in Parklands Close. To implement this option it will be necessary to negotiate an easement with the owners of 3rd Party Land or to requisition the sewer from Wessex Water.

Storm Drainage

(To be read in conjunction with Drainage Strategy dwg.no.LIND37-sk1revA).

Wessex Water have provided details of their existing sewers, which confirm there are no surface water sewers in the vicinity of the site.

In accordance with current planning policies, the surface water run-off from the proposed development should be disposed of using SUDS. This involves a surface water drainage system that should replicate as near as possible the existing green field run-off.

The western half of the existing site is open farm land and gently falls eastwards through a heavily wooded area to the Ebblake Stream on the Eastern Boundary. The wooded area is the lowest part of the site and in some areas is very wet, often with standing water. The surface water run-off from the open land soaks into the ground or in the event of an exceptional storm, flows overland to the wooded area. There is no direct connection from the woodland area to the Ebblake Stream, and so it has permanently wet areas which do not dry up unless there is a prolonged dry spell.

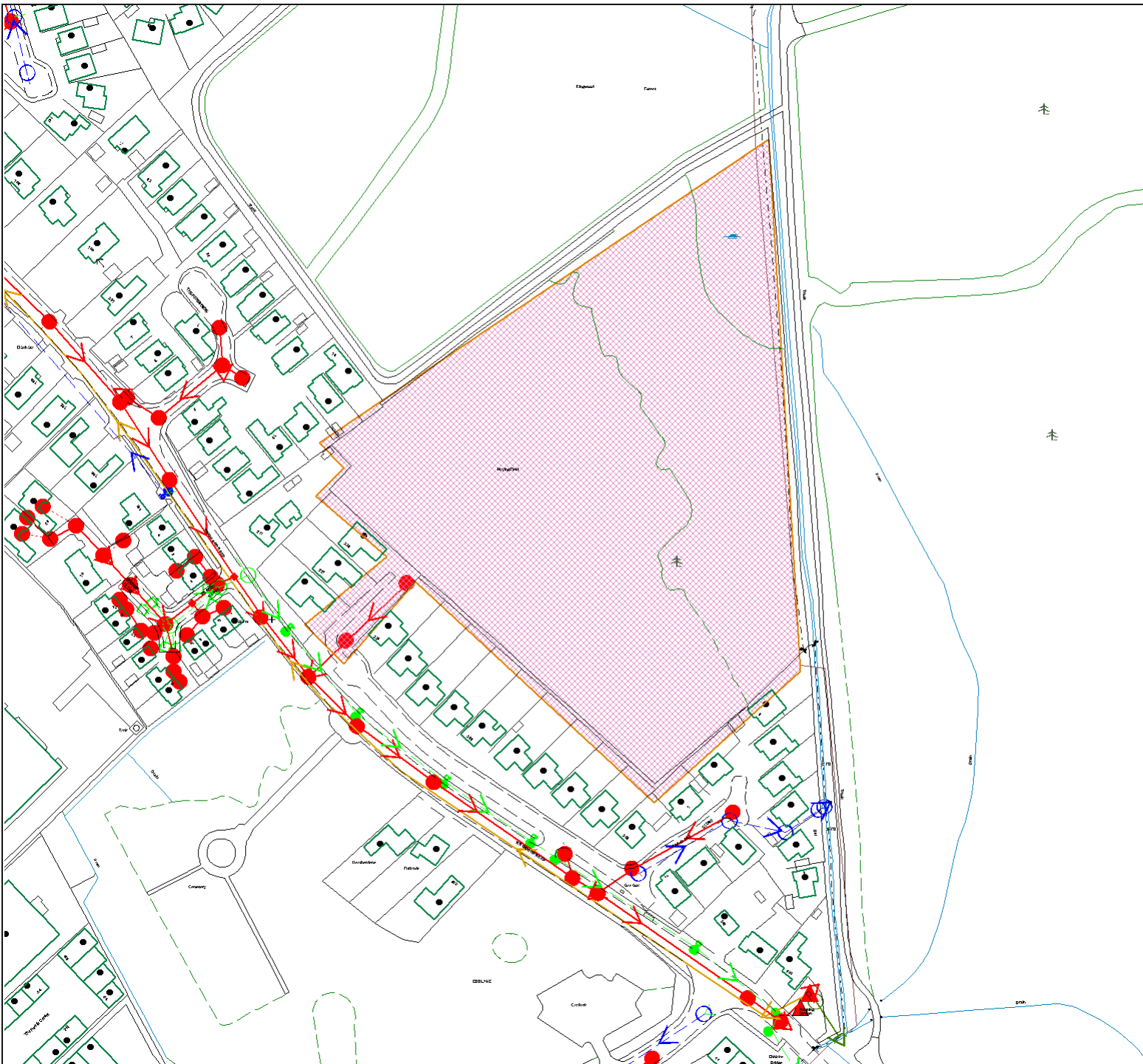
GESL have carried out a site investigation, including soakage tests. These details have been attached to this report and confirm that although soakaways can be used for the disposal of surface water run-off, they are only viable to a depth of 1.0m. Below this depth ground water and running sand is encountered.

Taking into account these issues, a SUDS scheme has been developed using shallow trench/cellular soakways and porous paving. These infiltration features should be designed to cater for a 1in100yr storm +30% allowance for climate change in accordance with PPS25 and the code for sustainable homes.

This method of surface water run-off disposal, ensures that the proposed drainage system replicates as near as possible the existing green field run-off, so that there will be no discharge to the Ebblake Stream. Consequently there will be no affect on the quality of water in the stream, as any pollutants in the form of debris and sediments washed from hard surfaces on the proposed development will be discharged to the infiltration features already described.

The use of porous paving is often promoted as a Suds solution, even for sites where it is evidently not suitable because of ground conditions or the topography. In this instance the site is relatively flat and the ground conditions provide adequate soakage potential at shallow depths, so the proposed development lends itself to the use of porous paving wherever possible. However, its use is not recommended on those carriageways that are more heavily trafficked and these should be of a more traditional blacktop construction, with soakaways used for the disposal of surface water run-off.

It should be noted that using this strategy the proposed estate roads could not be offered for adoption. However, if the Water and Flood Management Act is implemented (currently scheduled for October 2013), Dorset County Council will be responsible for the approval and future maintenance of all SUDS and consequently the roads could be adopted, as the highway drainage will discharge to SUDS features maintained by themselves.



**WW Map SU10NW\_6**

<b>WATER MAINS</b>		Public	Private
Public		—————	- - - - -
Raw Water		.....	.....
Abandoned		.....	.....
Valve	X	Hydrant	●
		PRV	◀
		Meter	M
<b>SEWERS</b>		Public	Section 104 - Private
Foul		—————	- - - - -
Combined		—————	- - - - -
Surface		—————	- - - - -
Abandoned sewers		X X X	X X X
<b>OTHER WESSEX PIPES</b>			
Rising Mains		—————	—————
Effluent Disposal Main		—————	—————
Overflow		—————	—————
<b>NON-WESSEX PIPES</b>			
Private Rising Mains		.....	.....
Culverted Water Course		—————	—————
Highway Drain		—————	—————

Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies.

Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown.

In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located.

If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Printed on: 16/05/2012 13:52

Centre: 410680.44 , 108029.33

Scale = 1:2500



# Mail

Malcolm Andrew &lt;amassoc@ntlworld.com&gt;

## WW Resp Ebblake PS SU10NW/ 6

2 messages

**Gillian Sanders** <Gillian.Sanders@wessexwater.co.uk>  
To: Andrew Malcolm <amassoc@ntlworld.com>  
Cc: Dave Cherrett <Dave.Cherrett@wessexwater.co.uk>

1 June 2012 11:00

Dear Andrew,

I refer to our email correspondence below.

Further to investigation it has been confirmed that Ebblake Pumping Station is included within a Wessex Water upgrade program. Apologies that this fact was not discovered earlier. I have been advised by the project manager that the upgraded pumping station will be able to accomodate flows from an additional 50 dwellings. If further development proceeds within the catchment; additional storage may be required.

I note from the proposed East Dorset Core Strategy that the other "major" proposed sites at Verwood (North Western Neighbourhood and Upper School at Howe Lane) are outside of the Ebblake Pumping Station catchment.

Connection to the public sewerage system for the Ringwood Road Site should not precede the necessary improvements. It would be helpful if you could advise, if you plan to proceed with the site; your proposed construction date / build rates.

Many thanks.

### Gillian Sanders

Planning Liaison

**Phone:** 01225 526303

Fax: 01225 528000

e-mail: [gillian.sanders@wessexwater.co.uk](mailto:gillian.sanders@wessexwater.co.uk)Web: [www.wessexwater.co.uk](http://www.wessexwater.co.uk)

-----Original Message-----

**From:** Gillian Sanders**Sent:** 22 May 2012 16:14**To:** 'Andrew Malcolm'**Subject:** RE: WW Resp SU10NW/6 Proposed Development, Land at rear of 217-241 Ringwood Road, Verwood. BH31 7AG

Thanks Andrew - trying to program in for next week - will drop you a line then.

Regards

### Gillian Sanders

Planning Liaison

**Phone:** 01225 526303

Fax: 01225 528000

e-mail: [gillian.sanders@wessexwater.co.uk](mailto:gillian.sanders@wessexwater.co.uk)Web: [www.wessexwater.co.uk](http://www.wessexwater.co.uk)

-----Original Message-----

**From:** Andrew Malcolm [<mailto:amassoc@ntlworld.com>]**Sent:** 21 May 2012 11:49**To:** Gillian Sanders**Cc:** [Michael.Obrien@lindenhomes.co.uk](mailto:Michael.Obrien@lindenhomes.co.uk); Richard Ayre (Linden Homes)**Subject:** Re: WW Resp SU10NW/6 Proposed Development, Land at rear of 217-241



## Andrew Malcolm

---

**From:** "Richard Ayre (Linden Homes)" <Richard.Ayre@lindenhomes.co.uk>  
**Date:** 04 May 2012 13:56  
**To:** "Andrew Malcolm" <amassoc@ntlworld.com>  
**Attach:** GE8715 TP LOGS.PDF; GE8715 Figs.pdf; GE8715 soakage test calc sheet.pdf  
**Subject:** FW: GE8715 Ringwood Road, Verwood - Preliminary Information  
 As discussed.

Richard Ayre  
 -Strategic Land and Planning Director  
 Linden South  
[richard.ayre@lindenhomes.co.uk](mailto:richard.ayre@lindenhomes.co.uk)  
 Mob: 07866 571761  
 Tel: 01626 357 670

Linden Homes Strategic Land  
 Homeside House  
 Silverhills Road  
 Newton Abbot  
 Devon TQ12 5YZ  
<http://www.gallifordtry.co.uk>




---

**From:** Gavin Roberts [mailto:gavin.roberts@gesl.net]  
**Sent:** 04 May 2012 13:35  
**To:** Richard Ayre (Linden Homes)  
**Subject:** GE8715 Ringwood Road, Verwood - Preliminary Information

Richard

Further to the ground investigation undertaken on this site yesterday, please find draft logs, soakage test results and plans attached.

The ground conditions generally comprised sand and groundwater was present at varying depths, generally as a steady seepage at c. 1m and a more rapid ingress at c. 2.5m bgl. These water inflows resulted in running sand at shallow depth and rapid collapse of the pits at depth. However, this could be mitigated during any possible development by keeping foundations shallow and allowing for support and groundwater control for any deep excavations.

It is likely that shallow foundations would be suitable with a minimum founding depth of 0.75m (assuming non-shrinkable soils). This could need to increase at the southern and western portion of the site where clays and clayey sands were present as distinct layers.

Trial pit soakage testing failed in TP1, where the test was undertaken in a 3m deep pit, but the test undertaken at shallow depth in TP2 did see water levels fall sufficiently for permeability values to be calculated. Thus, it is probable that shallow trench soakaways would function better than deep chambers, or attenuation tanks.

In-situ probing recorded CBR values of 5-7% and thus adoptable roads are likely to be constructible without any special measures other than removal or compaction of any 'soft' spots in the formation.

There was a fair amount of interest from neighbouring residents although due to poor weather none actually engaged us in conversation.

Lab testing is in hand and the ground investigation report is on target for issue in approximately 3 weeks time.

In the meantime if I can be of any further assistance please do not hesitate to come back to me.

kind regards

Gavin

**Gavin Roberts**  
**Technical Director**  
 M: 07789 907670  
[www.gesl.net](http://www.gesl.net)

 Please consider the environment before printing this email



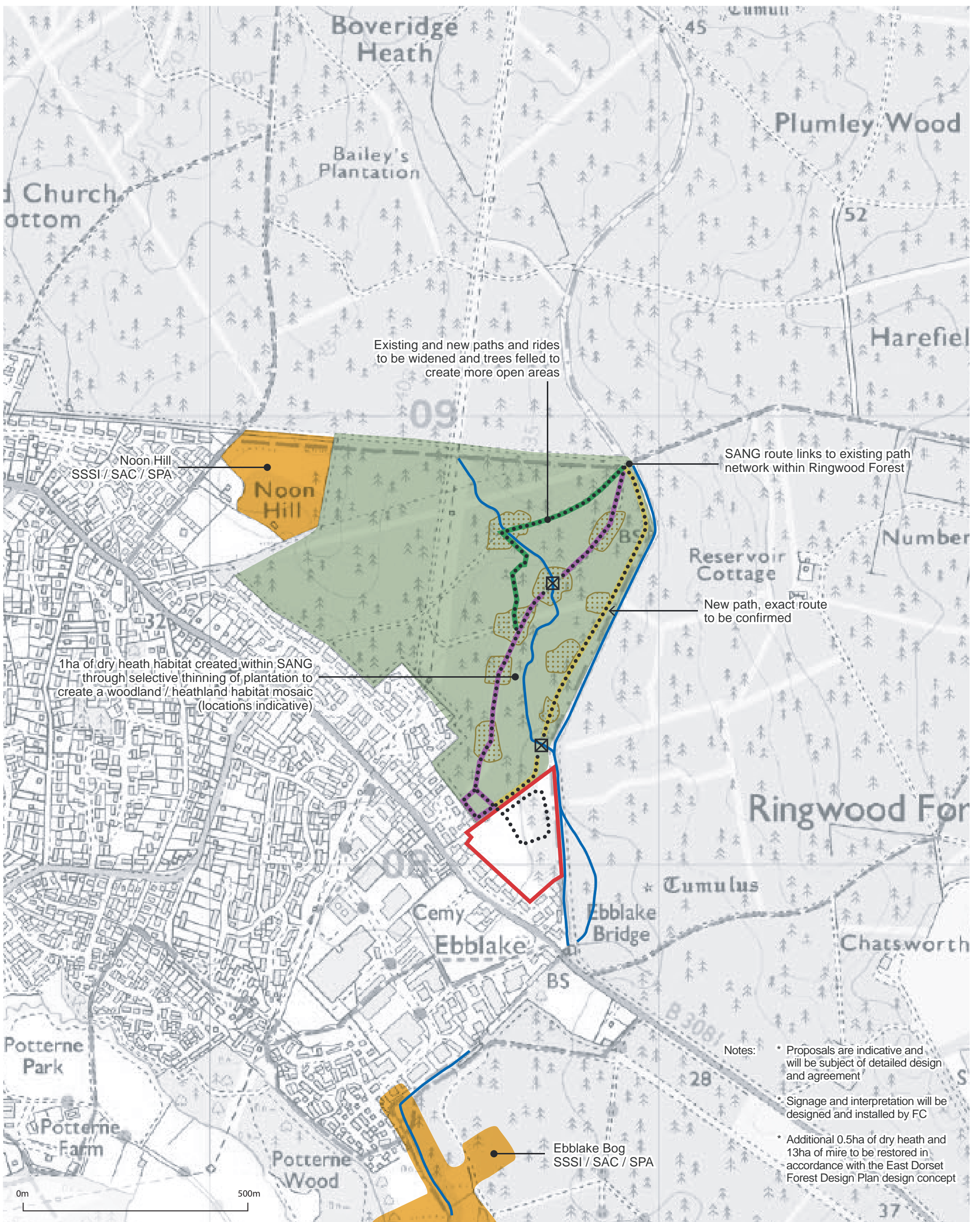
# Plan











SANG and Habitat Mitigation / Enhancement Proposals  
(1522/P13 February 2013 JSA/JTF)



Land at North East Verwood, East Dorset  
Suitable Accessible Natural Greenspace (SANG) Proposal

1522\_R05i 20 February 2013 JSA\_JTF



-  Site Boundary
-  Special Protection Areas / Special Areas of Conservation / Sites of Special Scientific Interest
-  Open Access Land (Countryside and Rights of Way Act 2000)
-  Dry Heath Restoration
-  Passageway
-  Walking Route (Permitted Right of Way)
-  Route A
-  Route B
-  Route C
-  Approximate route of Ebblake Stream

<b>Project</b>	Land at North East Verwood, East Dorset
<b>Drawing Title</b>	<b>SANG and Habitat Mitigation / Enhancement Proposals</b>
<b>Scale</b>	As Shown (approximate)
<b>Drawing No.</b>	1522/P13
<b>Date</b>	February 2013
<b>Checked</b>	JSA/JTF

# **Appendix 8: Suitable Accessible Natural Greenspace (SANG) Proposal – February 2013 (1522\_R10a)**

Addendum Addressing Increase in Size of Development



Land off Ringwood Road, Verwood, East Dorset  
Ecological Assessment

1522\_R11a 21 May 2013 LW\_RW



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10 April 2013

Land at North East  
Verwood, East Dorset

Suitable Accessible Natural  
Greenspace (SANG)  
Proposal – February 2013

Addendum                      Addressing  
Proposed Increase in Size of  
Development

Report Number:    1522\_R10a\_JA\_RW

Author:                      Julian Arthur

Checked:

# Contents

Section 1: Addendum Addressing Proposed Increase in Size of Development

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Land at North East Verwood, East Dorset  
Suitable Accessible Natural Greenspace (SANG) Proposal – February 2013  
Addendum Addressing Proposed Increase in Size of Development

1522\_R10a 10 April 2013 JA\_RW

# Section 1: Addendum Addressing Proposed Increase in Size of Development

- 1.1. A SANG strategy has been agreed with Natural England to address potential adverse effects to the Dorset Heathlands Special Protection Area (SPA) as a result of proposed development at Land North East of Verwood (Tyler Grange Report ref. 1522\_R05i\_JSA\_JTF).
- 1.2. The strategy relies upon the enhancement and diversification of habitats to encourage public access and enjoyment of conifer forestry/woodland owned by the Forestry Commission within the adjacent Ringwood Forest. The Forestry Commission and the developer have agreed the strategy and the principles of a mechanism to secure its delivery. Natural England has confirmed that this provides confidence that the SANG strategy will be implemented and mitigation secured to the standards required by the Habitats Regulations.
- 1.3. In accordance with published best practice, the SANG would provide an attractive area for recreation through provision of walkways and enhancement of Ringwood Forest.
- 1.4. The agreed strategy relates to a development of approximately 50 units, which has been identified in the Joint East Dorset and Christchurch Core Strategy. This quantum of development was dictated by a now deleted policy in the draft Core Strategy. Consequently, and in response to technical work that indicates the capacity of the site is larger, the developer is now seeking to promote a development of approximately 65 units.
- 1.5. This increase in potential development size does not alter the SANG requirements.
- 1.6. However, Ringwood Forest is of inherent ecological value, supporting populations of birds that are found in the SPA, as well as strictly protected reptile species. To address potential adverse effects associated with increased use of the forest as a result of the SANG, there is a need for habitat restoration to improve the opportunities in the forest for these species.
- 1.7. In respect of a 50 unit development, the agreed strategy is for the developer to fund the creation of 1.5ha of dry heath habitat through plantation felling and management, and restoration of 13ha of mire habitat, in accordance with the Forestry Commission's East Dorset Forest Design Plan Design Concept. As well as mitigating potential adverse effects, this would have delivered significant benefits as a result of development, creating UK BAP priority habitats.
- 1.8. It has been agreed with Forestry Commission and Natural England that by increasing the area of heath created by 0.5ha (a total of 2.0ha) then the potential impact relating to an additional approximately 15 units would be mitigated.
- 1.9. The increase in development size would not require modification to the existing drainage strategy to avoid impacts to Ebblake Bog Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) and Ramsar.





# Appendix 9: Woodland Transition Zone Strategy (1522\_R08b)



# Land at Northeast Verwood

## Woodland Transition Zone Strategy

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### Purpose

- 1.1. The objectives of the Woodland Transition Zone Strategy are to:
- Retain a woodland backdrop to development, providing a level of amenity consistent with the existing TPO over time;
  - Screen views from outside of the site; and
  - Retain existing ecology interest in the wetter areas, whilst enhancing woodland outside of these.

### Strategy

- 1.2. The objectives will be achieved by softening and enhancing the existing woodland edge to the new development, replicating local character and providing improved habitat than that which currently exists. The design response will also ensure that the amenity of the woodland block is retained and the remaining woodland compartment managed to improve its long-term vitality and contribution as a development backdrop. The rationale for the design of the transition zone is illustrated on Plan 1522/P10d supported by a more detailed illustrative plan and cross section (1522/P14 and 1522/P15).

- 1.2 The transition zones are as follows:

#### **1. *New grassland / dry heath mosaic***

A mosaic of acid grassland with dry heath species will be created resulting from the felling of existing trees. The sward will be managed twice a year to encourage / maintain diversity. Occasional conifer and deciduous trees will be planted in amongst the grassland to add interest and structure.

A pond will be created here, as part of the SANG strategy, primarily for pet dogs, in order to discourage them from using more valuable habitats off-site. A dog bin will also be provided.

Additional new hedgerow and tree planting will be introduced throughout the development. New planting will include locally sourced native species to respect and complement the existing species.

- New hedge planting will be locally sourced bare root native species including holly, beech and hawthorn. Hedgerows will be planted in a double staggered row at 400mm apart and 500 centres to encourage wildlife.
- Native and locally sourced hedgerow trees will be planted at the same time as the hedgerow in the form of whips which will be 1 to 1.5m tall. Species will include oak, birch and beech.
- Remaining trees will be a mix of standards, feathered and whips. Suggested species include bird cherry and rowan.

Prior to commencement of construction, tree protection measures will be implemented to ensure that the trees to be retained do not suffer direction damage through operations on site or indirect damage from spillage within the root protection zone or storage causing root compaction in accordance with BS 5837.



Maintenance measures will include the following:

- Trees will be supported by tree stakes and ties and understorey planting/hedging with shrub shelters, which shall be checked at regular intervals.
- Hedgerows, trees and shrubs shall be irrigated regularly during the establishment of new plants.
- Weed growth shall be controlled through a combination of mulching and herbicides.
- Any failed planting shall be replaced.

## **2. *Woodland/grassland interface:***

A gradual transition zone ('ecotone') between existing woodland and then new areas of scrub, rough grassland and more amenity grassland will be created. A 'scalloped' edge to this zone will provide visual variety, as well as sheltered locations for lizards, slow-worms and insects, particularly butterflies. New tree species within the woodland /grassland interface will be a mix of oak, Scots pine and birch of varying ages and heights (standards, feathers and whips), whilst scrub understorey will consist of holly, hawthorn, gorse and broom reflecting local native species identified on site.

Tree planting will at 5-10m spacings, in groups and within specific locations agreed on site. The objectives of the planting will be:

- To retain a visual screen in select locations creating depth to the existing planting;
- Provide new and replacement habitat for reptiles and other fauna; and
- Introduce a softer deciduous woodland edge to existing conifer planting which will be thinned.

## **3. *Wet mixed woodland /poor fen/marshy grassland:***

Selective thinning of overcrowded existing trees will occur to create open glades for new understorey species consisting of a mix of birch, oak, hawthorn, holly and gorse. This will increase the diversity and improve the structure of the woodland, and over time will create a visual screen from along the edge of the existing forestry track to the east, and neighbouring properties.

A 10-15m woodland transition zone will also be implemented along the eastern boundary to replace the poor quality woodland core and overcrowded trees. The design will provide a scalloped edge to the development, with similar characteristics to the woodland/grassland interface (as per zone 2). As the planting matures, it will offer a more diverse structure and the visual enclosure of the site.

## **4. *Retained scrub and trees***

This contains dwarf gorse, a notable species, and support reptiles, and will be subject of minimal management to retain its interest.

-  Site Boundary
-  Restored Mire and Mixed Woodland
-  Woodland / Grassland Interface
-  New Grassland / Wetland
-  Retained Trees and Dwarf Gorse
-  New Native Hedgerow
-  Compartment Number
-  Indicative Footpath Route

NOTE: The development layout is indicative and is liable to change



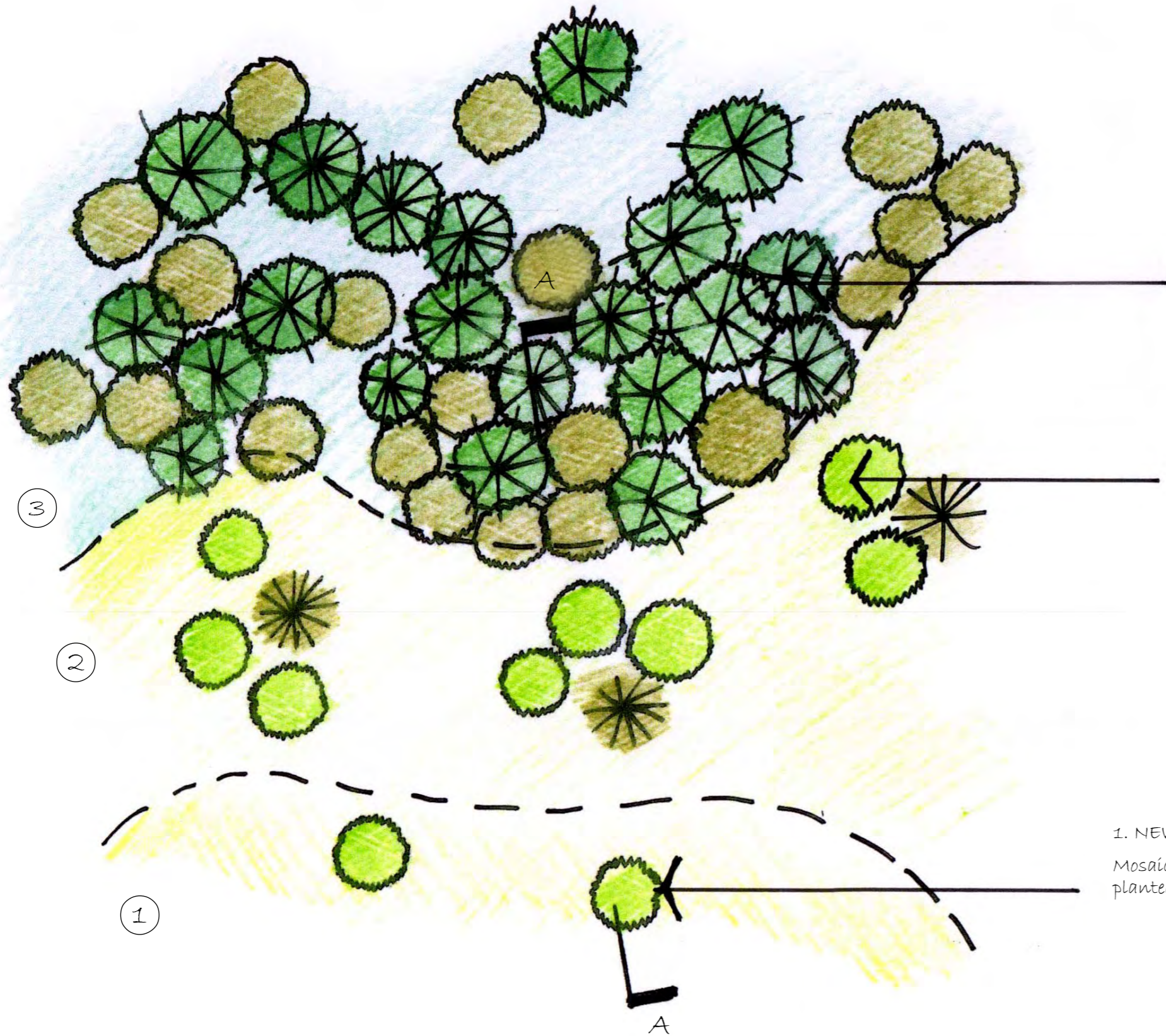
### RATIONALE FOR ON-SITE OPEN SPACE DESIGN

Number	Management Compartment	Interest Features	Objective	Prescription
1	New grassland / dry and wet heath mosaic	n/a	<ul style="list-style-type: none"> <li>Multi-functional open space: biodiversity, open space</li> </ul>	<ul style="list-style-type: none"> <li>Model existing ground to provide diverse micro-habitats; lower areas to form pond</li> <li>Seed with native acid grassland species</li> <li>Manage (cut) to establish sward, then to maintain habitat mosaic</li> </ul>
2	Woodland / Grassland interface	<ul style="list-style-type: none"> <li>Notable invertebrates</li> <li>Common reptiles</li> </ul>	<ul style="list-style-type: none"> <li>Improve opportunities for notable species</li> <li>Provide replacement habitat for displaced common reptiles</li> <li>Control access to sensitive wetland / woodland</li> </ul>	<ul style="list-style-type: none"> <li>Create woodland 'ecotone', by relaxing management at woodland edge to create transition from grassland to scrub to woodland</li> </ul>
3	Wet mixed woodland / poor fen / marshy grassland	<ul style="list-style-type: none"> <li>BAP habitat</li> <li>Notable diving beetle in ephemeral pools</li> </ul>	<ul style="list-style-type: none"> <li>Restore Mire community</li> <li>Retain and improve opportunities for notable wetland beetle</li> <li>Decrease shading of poor fen and marshy grassland to increase species richness improve health of retained stock</li> </ul>	<ul style="list-style-type: none"> <li>Thin overcrowded trees to create open glades and to increase insolation of ground flora</li> <li>Thin trees to improve health of retained stock</li> <li>Avoid footpaths to minimise disturbance to wetland flora</li> </ul>
4	Retained trees and scrub	<ul style="list-style-type: none"> <li>Dwarf gorse (Dorset notable species)</li> <li>Common reptiles</li> </ul>	<ul style="list-style-type: none"> <li>Minimal management, unless required for health and safety reasons. Maximise health of stock</li> </ul>	<ul style="list-style-type: none"> <li>Manage scrub to promote dense, bushy growth</li> <li>Retain standing and fallen dead wood, unless removal required for health and safety reasons</li> </ul>

Project Details	Land at North East Verwood, East Dorset
Title	Open Space Proposals
Scale	NTS
Drawing Ref	1522/P10d
Date	April 2013
Checked	JSA/JTF



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3. WET MIXED WOODLAND / POOR FEN / MARSHY GRASSLAND  
Existing trees selectively thinned to create new glades and encourage understorey growth

2. WOODLAND / GRASSLAND INTERFACE  
Mix of deciduous and coniferous trees in groups reducing in density away from the edge of '3' with some understorey planting, rough and amenity grassland

1. NEW GRASSLAND / DRY HEATH MOSAIC  
Mosaic of acid grassland / dry heath with occasional deciduous / coniferous trees planted in amongst grassland to add interest

Project	Land at North East Verwood, East Dorset
Drawing Title	<b>Woodland Transition Zone Strategy: Illustrative Masterplan</b>
Scale	Not to Scale
Drawing No.	1522/P14
Date	March 2013
Checked	MB/JTF

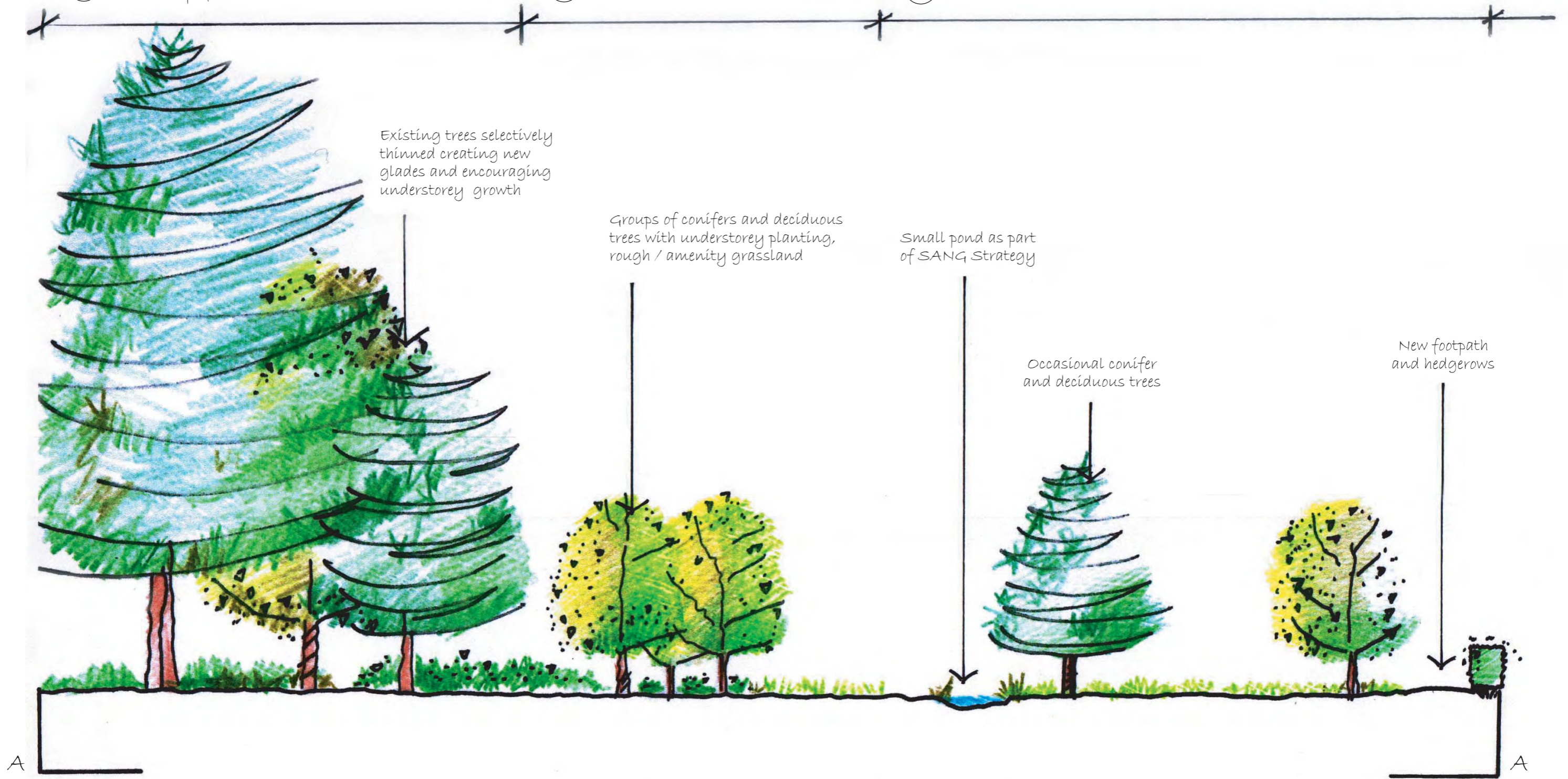


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3 WET MIXED WOODLAND / POOR FEN / MARSHY GRASSLAND

2 WOODLAND / GRASSLAND INTERFACE

1 NEW GRASSLAND / DRY HEATH MOSAIC



Project	Land at North East Verwood, East Dorset
Drawing Title	<b>Woodland Transition Zone Strategy: Illustrative Cross Section</b>
Scale	Not to Scale
Drawing No.	1522/P15
Date	March 2013
Checked	MB/JTF



Stroud House, Russell Street, Stroud, Gloucestershire, GL5 3AN  
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# Plans

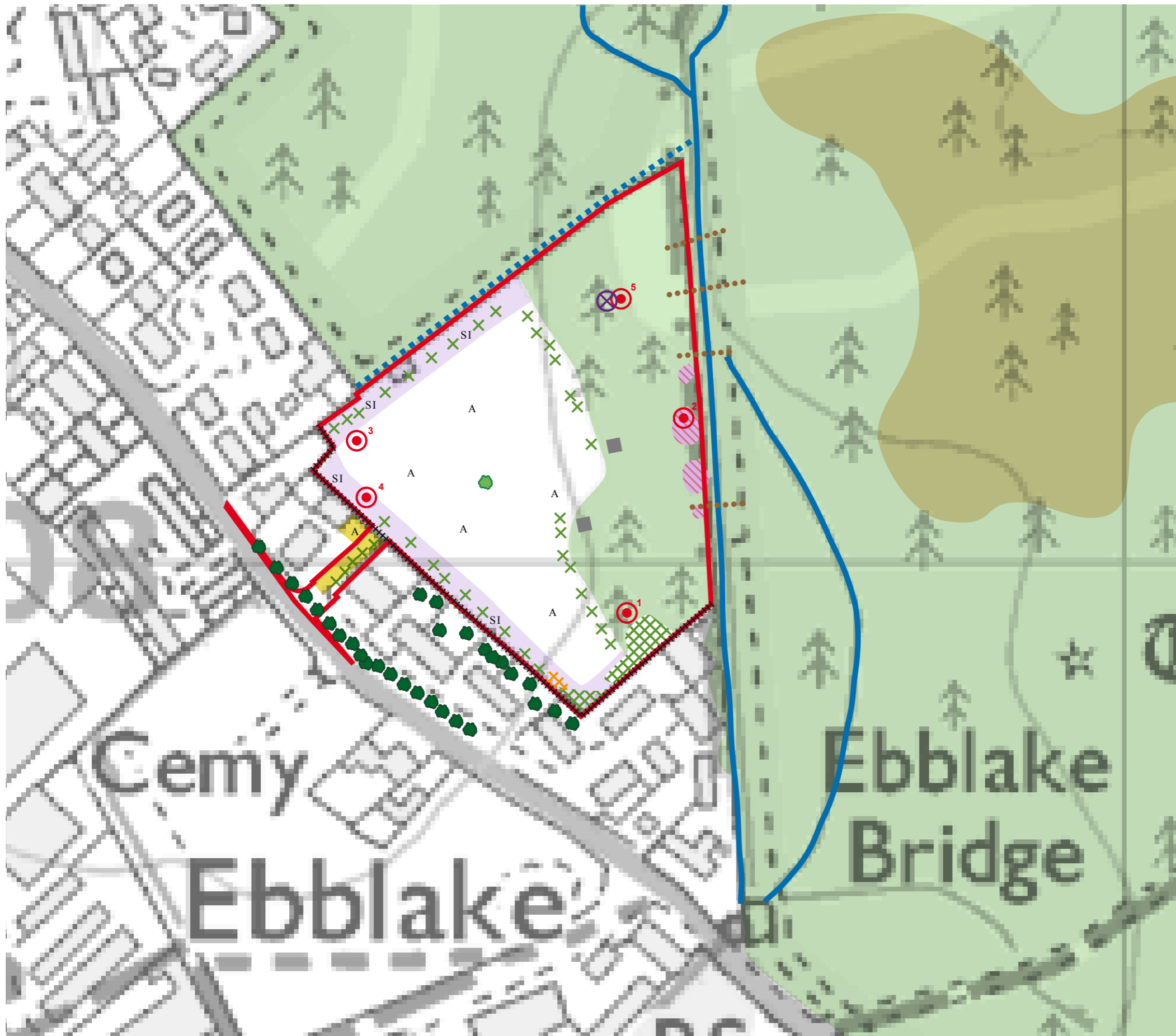
## Habitat Features



















(1522/P08c May 2013 LW/JTF)

## Fauna Survey Results

(1522/P11b May 2013 LW/JTF)





-  Application Boundary
-  Target Note
-  Coniferous Plantation Woodland
-  Dry Heath
-  Continuous Scrub
-  Scattered Scrub
-  Scattered Coniferous Trees
-  Scattered Broad-leaved Trees
-  Poor Semi-improved Grassland
-  Poor fen
-  Running Water
-  Dry Ditch
-  Amenity Grassland
-  Arable / Disc-harrowed Land
-  Introduced Shrub (rhododendron)
-  Fence
-  Mammal Path
-  Shed



Project Land off Ringwood Road, Verwood, East Dorset

Drawing Title **Habitat Features**

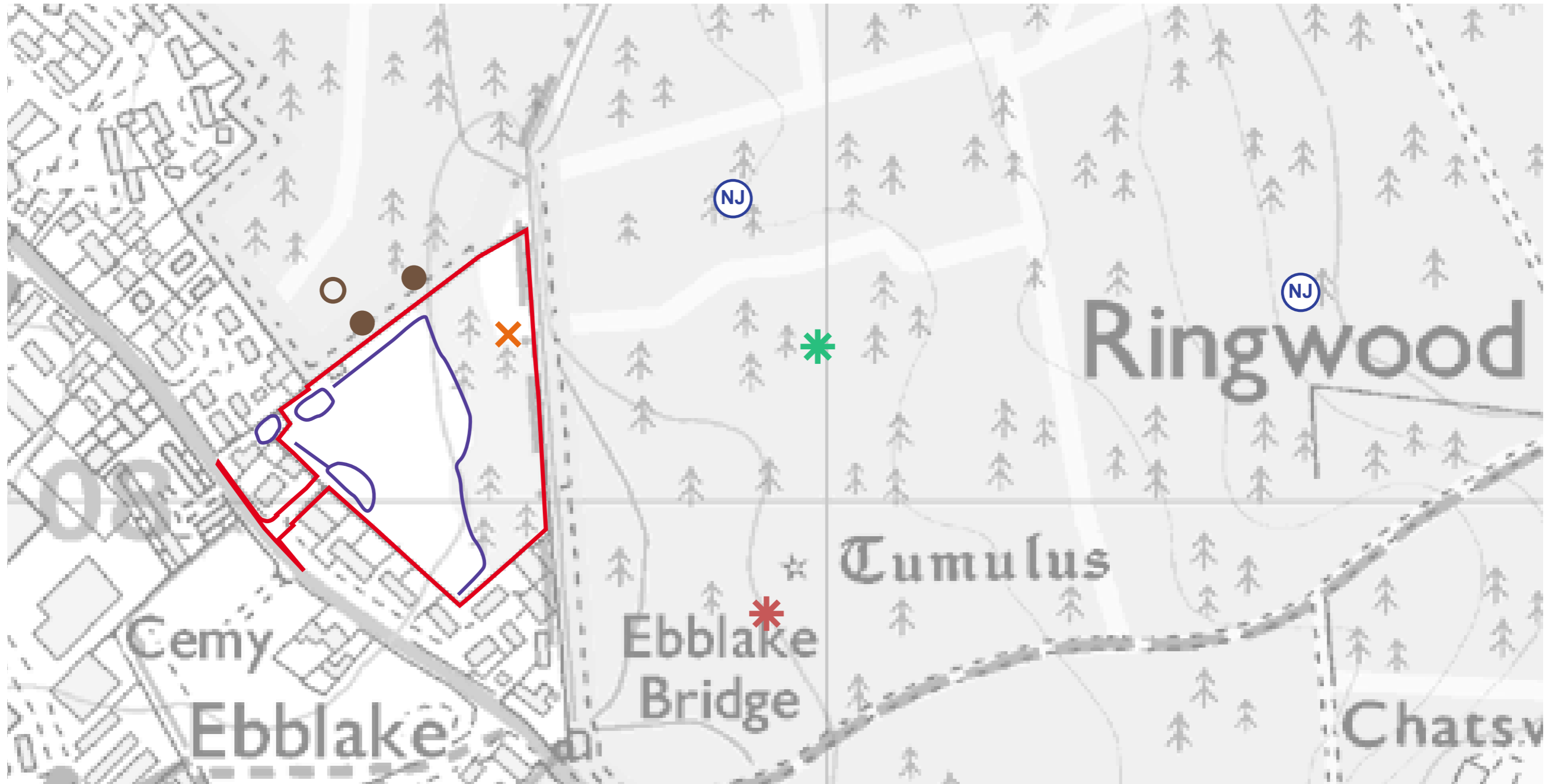
Scale Not to Scale

Drawing No. 1522/P08c

Date May 2013

Checked LW/JTF






 Application Boundary

Birds - Annex I Species

 Nightjar *Caprimulgus europaeus*

Badger - *Meles meles*


 Active / Partially Used Sett


 Disused Sett

Invertebrates RDB - EN


 Diving Beetle *Hydroporus necopinatus*

Reptiles - Annex II Species

 Smooth Snake *Coronella austriaca*

 Sand Lizard *Lacerta agilis*

Reptiles - Common Species

 Slow Worm *Anguis fragilis* and  
Common Lizard *Zootoca vivipara*

0m 250m

Project Land off Ringwood Road, Verwood, East Dorset

Drawing Title **Fauna Survey Results**

Scale As Shown (approximate)

Drawing No. 1522/P11b

Date May 2013

Checked LW/JTF



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