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11th February 2015

promgrammeofficer@hotmail.co.uk

Dear Sir

Re: Gosport Local Plan 2011 -2029 – Rep 21.

Further supporting document to fig 1. Of Mr & Mrs Dawes objection to the Local Plan. HBIC 2007 survey and map

Reference is made in our submission to the HBIC 2007 ecological survey. A copy of this survey is attached. We draw you attention to pages 4 and 6 relating to the Northern compartment. Its states and quote: *"Note : Indicator species may be present but have not have been flagged or counted as no habitat has been recorded"*

This survey from HBIC shows there is no recorded habitat to support SINC status.

Further supporting document to fig 2. Of Mr & Mrs Dawes objection to Local Plan. Section 299.A agreement and map.

Reference is made in Mr & Mrs Dawes submission to the 1998 section 299.A agreement. A copy of this agreement is attached. We have taken legal advice on this document from Mr Keith Oliver solicitor of Marsden Duncan, he states

"The schedules are, however, governed by 2.7 of the Deed which says that nothing in the Deed shall be construed as prohibiting or limiting any right to develop any part of the development land (the whole site in red thus also the blue yellow and green) and any development is in accordance with the planning permission (other than the original permission at the date of the Deed) which is granted by the Local Authority or by the Secretary of State on appeal or after reference to him after the date of this Deed. In other words providing something can be achieved development can take place as long as it does not offend against the principle of protection of the species mentioned". Dated 3 Sept 14.

This legal assessment supports the building can be developed and therefore should be mentioned in the Local Plan.

We trust these supporting documents will give greater clarity to the arguments being made

Yours faithfully

Alan Dawes

Survey Summary

Priddy's Hard SINC 30/08/2007

Site Details

Grid Reference :	SU61250102	File Reference :	60-0205
Total Area :	7.72 ha		
District :	Gosport		
Vice-County :	11, South Hampshire		

Survey Details

Survey Type :	Phase II
Survey Date :	30/08/2007
Survey Time on Site :	21 (hrs)
Data Owned By :	Hampshire Biodiversity Information Centre Partnership
Data Recorded By :	Joel Miller, HBIC

Site Summary

The site is an old MOD site located on the coast in urban Gosport it is adjacent to the Portsmouth Harbour SSSI. The site comprises an old MOD arms depot to the north and an area of open grassland to the south. There is a wide variety of habitats present. There are stands of woodland and scrub as well as areas of grassland, marsh, swamp and salt-marsh. Much of the grassland has fairly recently established but the sward is diverse in grassland species and has a distinct coastal composition. There is some improved grassland to the west. There are several areas of reed-bed and swamp within the site. The woodland is not ancient, it is secondary and rather species poor. There are some patches of salt-marsh vegetation present which increase the wildlife value of the site. Overall there is a very good diversity of species, over 150 in total, including 4 acid/neutral grassland indicators and the County Scarce (*Lotus glaber*) and (*Linum bienne*) and the Nationally Rare (*Inula crithmoides*) and (*Carex divisa*). There is an active badger sett within the woodland.

Site Designations

Designation

MoD land
Site of Importance for Nature Conservation

Site Features

<u>Type</u>	<u>Description</u>
Features	Fencing (other)
Features	Plantation
Geology	Bracklesham Beds
Management	Grazing - Cattle
Management	Planting - Native Broadleaved

BAP Habitats

BAP Priority Habitats

Reedbeds
Coastal saltmarsh
Coastal and floodplain grazing marsh

Area

BAP/Notable Species

<u>Taxon Name</u>	<u>Common Name</u>	<u>Status</u>
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<i>Carex divisa</i>	Divided Sedge	UK BAP Species Hampshire BAP Species NERC Act 2006, Sect 41 IUCN (2001) - Vulnerable Nationally Scarce County Scarce
<i>Hyacinthoides non-scripta</i>	Bluebell	WACA Sch 8
<i>Inula crithmoides</i>	Golden-Samphire	Hampshire BAP Species Nationally Scarce
<i>Linaria repens</i>	Pale Toadflax	County Scarce



Survey Details

Priddy's Hard SINC

30/08/2007 - NORTHERN AREA GRASSLAND (SU61230124)

Habitats Recorded

Not determined at time of survey

Species Recorded

<u>Taxon Name</u>	<u>Taxon Common Name</u>	<u>Frequency</u>	<u>Notable</u>
<i>Acer campestre</i>	Field Maple	R	
<i>Achillea millefolium</i>	Yarrow	F	
<i>Agrostis capillaris</i>	Common Bent	O	
<i>Agrostis stolonifera</i>	Creeping Bent	F	
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	O	
<i>Armoracia rusticana</i>	Horse-Radish	R	
<i>Arrhenatherum elatius</i>	False Oat-Grass	A	
<i>Betula pendula</i>	Silver Birch	R	
<i>Bromus hordeaceus</i>	Soft-Brome	R	
<i>Centaurea nigra</i>	Common Knapweed	FLA	
<i>Cerastium fontanum</i>	Common Mouse-Ear	R	
<i>Chamerion angustifolium</i>	Rosebay Willowherb	R	
<i>Cirsium arvense</i>	Creeping Thistle	O	
<i>Cirsium vulgare</i>	Spear Thistle	R	
<i>Convolvulus arvensis</i>	Field Bindweed	O	
<i>Cornus sanguinea</i>	Dogwood	R	
<i>Corylus avellana</i>	Hazel	R	
<i>Crataegus monogyna</i>	Hawthorn	O	
<i>Crepis capillaris</i>	Smooth Hawk's-Beard	R	
<i>Cytisus scoparius</i>	Broom	R	
<i>Dactylis glomerata</i>	Cock's-Foot	F	
<i>Elytrigia atherica</i>	Sea Couch	R	
<i>Equisetum arvense</i>	Field Horsetail	R	
<i>Euonymus europaeus</i>	Spindle	R	
<i>Eupatorium cannabinum</i>	Hemp-Agrimony	OLF	
<i>Fallopia convolvulus</i>	Black Bindweed	R	
<i>Festuca arundinacea</i>	Tall Fescue	F	
<i>Festuca rubra</i>	Red Fescue	F	
<i>Galium mollugo</i>	Hedge Bedstraw	OLF	
<i>Geranium molle</i>	Dove's-Foot Crane's-Bill	R	
<i>Hedera helix</i>	Ivy	O	
<i>Heracleum sphondylium</i>	Hogweed	O	
<i>Hieracium</i>	Hawkweed	R	
<i>Holcus lanatus</i>	Yorkshire-Fog	O	
<i>Hypericum perforatum</i>	Perforate St. John's-Wort	R	
<i>Knautia arvensis</i>	Field Scabious	O	
<i>Lactuca serriola</i>	Prickly Lettuce	R	
<i>Lathyrus latifolius</i>	Broad-Leaved Everlasting-Pea	F	
<i>Lathyrus pratensis</i>	Meadow Vetchling	O	
<i>Leontodon hispidus</i>	Rough Hawkbit	O	
<i>Leucanthemum vulgare</i>	Oxeye Daisy	R	
<i>Linaria vulgaris</i>	Common Toadflax	OLF	
<i>Linum bienne</i>	Pale Flax	O	
<i>Lolium perenne</i>	Perennial Rye-Grass	R	
<i>Lotus corniculatus</i>	Common Bird's-Foot-Trefoil	O	

<u>Taxon Name</u>	<u>Taxon Common Name</u>	<u>Frequency</u>	<u>Notable</u>
<i>Malus domestica</i>	Apple	R	
<i>Medicago arabica</i>	Spotted Medick	R	
<i>Medicago lupulina</i>	Black Medick	O	
<i>Ononis repens</i>	Common Restharrow	R	
<i>Orobanche minor</i>	Common Broomrape	R	
<i>Picris echioides</i>	Bristly Oxtongue	R	
<i>Plantago lanceolata</i>	Ribwort Plantain	F	
<i>Poa pratensis</i>	Smooth Meadow-Grass	O	
<i>Polygonum aviculare</i>	Knotgrass	O	
<i>Potentilla reptans</i>	Creeping Cinquefoil	R	
<i>Pteridium aquilinum</i>	Bracken	OLA	
<i>Pulicaria dysenterica</i>	Common Fleabane	O	
<i>Quercus robur</i>	Pedunculate Oak	O	
<i>Ranunculus acris</i>	Meadow Buttercup	R	
<i>Rosa canina</i>	Dog Rose	R	
<i>Rubus fruticosus</i> agg.	Bramble	FLA	
<i>Rumex acetosa</i>	Common Sorrel	O	
<i>Rumex acetosella</i>	Sheep's Sorrel agg.	R	
<i>Rumex obtusifolius</i>	Broad-Leaved Dock	R	
<i>Salix cinerea</i>	Grey Willow	R	
<i>Senecio jacobaea</i>	Common Ragwort	O	
<i>Silene latifolia</i>	White Campion	O	
<i>Sisymbrium officinale</i>	Hedge Mustard	R	
<i>Sonchus asper</i>	Prickly Sow-Thistle	R	
<i>Sonchus oleraceus</i>	Smooth Sow-Thistle	R	
<i>Stachys sylvatica</i>	Hedge Woundwort	R	
<i>Stellaria graminea</i>	Lesser Stitchwort	O	
<i>Taraxacum officinale</i> agg.	Dandelion	O	
<i>Teucrium scorodonia</i>	Wood Sage	O	
<i>Trifolium campestre</i>	Hop Trefoil	R	
<i>Trifolium dubium</i>	Lesser Trefoil	R	
<i>Trifolium pratense</i>	Red Clover	F	
<i>Trifolium repens</i>	White Clover	O	
<i>Ulex europaeus</i>	Gorse	O	
<i>Verbascum thapsus</i>	Great Mullein	R	
<i>Vicia cracca</i>	Tufted Vetch	O	
<i>Vicia sativa</i>	Common Vetch	O	

Species Summary

Total no. of species : 82

Note : Indicator species may be present but have not have been flagged or counted as no habitat has been recorded.

Survey Details

Priddy's Hard SINC

30/08/2007 - NORTHERN AREA WOODLAND (SU61230124)

Habitats Recorded

Not determined at time of survey

Species Recorded

<u>Taxon Name</u>	<u>Taxon Common Name</u>	<u>Frequency</u>	<u>Notable</u>
<i>Agrostis stolonifera</i>	Creeping Bent	O	
<i>Arrhenatherum elatius</i>	False Oat-Grass	O	
<i>Betula pendula</i>	Silver Birch	R	
<i>Betula pubescens</i>	Downy Birch	F	
<i>Carex pendula</i>	Pendulous Sedge	R	
<i>Chamerion angustifolium</i>	Rosebay Willowherb	OLF	
<i>Crataegus monogyna</i>	Hawthorn	F	
<i>Dactylis glomerata</i>	Cock's-Foot	O	
<i>Dryopteris dilatata</i>	Broad Buckler-Fern	O	
<i>Dryopteris filix-mas</i>	Common Male Fern	O	
<i>Epilobium montanum</i>	Broad-Leaved Willowherb	R	
<i>Epilobium parviflorum</i>	Hoary Willowherb	R	
<i>Eupatorium cannabinum</i>	Hemp-Agrimony	R	
<i>Festuca rubra</i>	Red Fescue	O	
<i>Fraxinus excelsior</i>	Ash	R	
<i>Glyceria fluitans</i>	Floating Sweet-Grass	R	
<i>Hedera helix</i>	Ivy	ALD	
<i>Holcus lanatus</i>	Yorkshire-Fog	O	
<i>Hyacinthoides non-scripta</i>	Bluebell	O	Y
<i>Ilex aquifolium</i>	Holly	R	
<i>Juncus effusus</i>	Soft Rush	R	
<i>Lactuca serriola</i>	Prickly Lettuce	R	
<i>Lapsana communis</i>	Nipplewort	R	
<i>Linaria vulgaris</i>	Common Toadflax	R	
<i>Lonicera periclymenum</i>	Honeysuckle	OLF	
<i>Malus domestica</i>	Apple	O	
<i>Mycelis muralis</i>	Wall Lettuce	R	
<i>Phyllitis scolopendrium</i>	Hart's-Tongue	R	
<i>Picris echioides</i>	Bristly Oxtongue	R	
<i>Prunus avium</i>	Wild Cherry	R	
<i>Prunus domestica</i>	Wild Plum	O	
<i>Prunus spinosa</i>	Blackthorn	O	
<i>Pteridium aquilinum</i>	Bracken	FLD	
<i>Quercus robur</i>	Pedunculate Oak	F	
<i>Rosa canina</i>	Dog Rose	O	
<i>Rubus fruticosus agg.</i>	Bramble	A	
<i>Salix caprea</i>	Goat Willow	O	
<i>Salix cinerea</i>	Grey Willow	F	
<i>Salix fragilis</i>	Crack Willow	R	
<i>Sambucus nigra</i>	Elder	R	
<i>Senecio jacobaea</i>	Common Ragwort	R	
<i>Sisymbrium officinale</i>	Hedge Mustard	R	
<i>Solanum dulcamara</i>	Bittersweet	O	
<i>Sorbus aucuparia</i>	Rowan	R	
<i>Taxus baccata</i>	Yew	R	

<u>Taxon Name</u>	<u>Taxon Common Name</u>	<u>Frequency</u>	<u>Notable</u>
<i>Teucrium scorodonia</i>	Wood Sage	O	
<i>Ulex europaeus</i>	Gorse	F	
<i>Urtica dioica</i>	Common Nettle	O	

Species Summary

Total no. of species : 48

Note : Indicator species may be present but have not have been flagged or counted as no habitat has been recorded.

Survey Details

Priddy's Hard SINC

30/08/2007 - SOUTHERN AREA (SU61200100)

Habitats Recorded

BAP Priority Habitats

Coastal and floodplain grazing marsh
Coastal saltmarsh
Reedbeds

Area

National Vegetation Classifications

	<u>Area</u>
MG1e, Arrhenatherum elatius grassland: Centaurea nigra subcommunity	25 %
W10c, Quercus robur-Pteridium aquilinum-Rubus fruticosus woodland: Hedera helix subcommunity	23 %
W21, Crataegus monogyna-Hedera helix scrub	10 %
MG6a, Lolium perenne-Cynosurus cristatus grassland: Typical subcommunity	7 %
S4a, Phragmites australis swamp and reedbeds: Phragmites australis subcommunity	7 %
SM24, Elymus pycnanthus saltmarsh	4 %
MG1, Arrhenatherum elatius grassland	3 %
MG10, Holcus lanatus-Juncus effusus rush-pasture	3 %
MG12, Festuca arundinacea grassland	3 %
MG12a, Festuca arundinacea grassland: Lolium perenne-Holcus lanatus subcommunity	3 %
MG1a, Arrhenatherum elatius grassland: Festuca rubra subcommunity	2 %
SM16c, Festuca rubra saltmarsh: Festuca rubra-Glaux maritima subcommunity	2 %
W25, Pteridium aquilinum-Rubus fruticosus underscrub	2 %
S12c, Typha latifolia swamp: Alisma plantago-aquatica subcommunity	1 %
S21c, Scirpus maritimus swamp: Agrostis stolonifera subcommunity	1 %
W23, Ulex europaeus-Rubus fruticosus scrub	1 %

Species Recorded

<u>Taxon Name</u>	<u>Taxon Common Name</u>	<u>Frequency</u>	<u>Notable</u>
<i>Achillea millefolium</i>	Yarrow	O	
<i>Agrimonia eupatoria</i>	Agrimony	R	
<i>Agrostis capillaris</i>	Common Bent	F	
<i>Agrostis stolonifera</i>	Creeping Bent	F	
<i>Alisma plantago-aquatica</i>	Water-Plantain	R	
<i>Allium vineale</i>	Wild Onion	R	
<i>Alopecurus geniculatus</i>	Marsh Foxtail	R	
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	O	
<i>Arctium minus</i>	Lesser Burdock	R	
<i>Arrhenatherum elatius</i>	False Oat-Grass	F	
<i>Artemisia vulgaris</i>	Mugwort	O	
<i>Aster tripolium</i>	Sea Aster	R	
<i>Atriplex portulacoides</i>	Sea Purslane	R	
<i>Atriplex prostrata</i>	Spear-Leaved Orache	RLO	
<i>Beta vulgaris</i>	Beet	R	
<i>Bolboschoenus maritimus</i>	Sea Club-Rush	RLF	
<i>Calystegia sepium</i>	Hedge Bindweed	R	
<i>Carex divisa</i>	Divided Sedge	RLF	Y
<i>Carex flacca</i>	Glaucous Sedge	R	
<i>Carex otrubae</i>	False Fox-Sedge	O	
<i>Carex ovalis</i>	Oval Sedge	R	
# <i>Carex panicea</i>	Carnation Sedge	R	
* <i>Carex pendula</i>	Pendulus Sedge	R	

<u>Taxon Name</u>	<u>Taxon Common Name</u>	<u>Frequency</u>	<u>Notable</u>
<i>Carex spicata</i>	Spiked Sedge	R	
<i>Centaurea nigra</i>	Common Knapweed	F	
<i>Centaureum erythraea</i>	Common Centaury	R	
<i>Cerastium fontanum</i>	Common Mouse-Ear	R	
<i>Cirsium arvense</i>	Creeping Thistle	O	
<i>Cirsium vulgare</i>	Spear Thistle	R	
<i>Convolvulus arvensis</i>	Field Bindweed	OLF	
<i>Conyza canadensis</i>	Canadian Fleabane	R	
<i>Crataegus monogyna</i>	Hawthorn	O	
<i>Cynosurus cristatus</i>	Crested Dog's-Tail	OLF	
<i>Cytisus scoparius</i>	Broom	O	
<i>Dactylis glomerata</i>	Cock's-Foot	F	
<i>Daucus carota</i>	Wild Carrot	OLF	
<i>Dipsacus fullonum</i>	Wild Teasel	R	
<i>Eleocharis palustris</i>	Common Spike-Rush	RLF	
<i>Elytrigia atherica</i>	Sea Couch	OLA	
<i>Elytrigia repens</i>	Common Couch	O	
<i>Epilobium hirsutum</i>	Great Willowherb	R	
<i>Epilobium tetragonum</i>	Square-Stalked Willowherb	R	
<i>Equisetum arvense</i>	Field Horsetail	O	
<i>Equisetum palustre</i>	Marsh Horsetail	R	
<i>Eupatorium cannabinum</i>	Hemp-Agrimony	O	
<i>Festuca arundinacea</i>	Tall Fescue	F	
<i>Festuca rubra</i>	Red Fescue	O	
<i>Galium mollugo</i>	Hedge Bedstraw	O	
<i>Geranium molle</i>	Dove's-Foot Crane's-Bill	R	
<i>Glaux maritima</i>	Sea-Milkwort	R	
<i>Heracleum sphondylium</i>	Hogweed	O	
<i>Holcus lanatus</i>	Yorkshire-Fog	F	
<i>Hordeum murinum</i>	Wall Barley	R	
# <i>Hordeum secalinum</i>	Meadow Barley	OLF	
<i>Hypericum perforatum</i>	Perforate St. John's-Wort	O	
<i>Hypochaeris radicata</i>	Cat's-Ear	R	
<i>Inula crithmoides</i>	Golden-Samphire	R	Y
<i>Iris pseudacorus</i>	Yellow Iris	R	
<i>Juncus articulatus</i>	Jointed Rush	OLA	
<i>Juncus bufonius</i>	Toad Rush	R	
<i>Juncus effusus</i>	Soft Rush	O	
<i>Juncus gerardii</i>	Saltmarsh Rush	RLA	
<i>Juncus inflexus</i>	Hard Rush	O	
<i>Lactuca serriola</i>	Prickly Lettuce	R	
<i>Lathyrus pratensis</i>	Meadow Vetchling	F	
<i>Leontodon autumnalis</i>	Autumnal Hawkbit	RLF	
<i>Leontodon hispidus</i>	Rough Hawkbit	R	
<i>Linaria repens</i>	Pale Toadflax	OLF	Y
<i>Linaria vulgaris</i>	Common Toadflax	O	
<i>Lolium perenne</i>	Perennial Rye-Grass	OLF	
<i>Lotus corniculatus</i>	Common Bird's-Foot-Trefoil	F	
<i>Lotus glaber</i>	Narrow-Leaved Bird's-Foot-Trefoil	F	
<i>Lycopus europaeus</i>	Gipsywort	RLF	
<i>Lythrum salicaria</i>	Purple-Loosestrife	R	
<i>Medicago lupulina</i>	Black Medick	O	
<i>Mentha aquatica</i>	Water Mint	RLF	
<i>Odontites vernus</i>	Red Bartsia	OLF	
<i>Ononis repens</i>	Common Restharrow	R	

<u>Taxon Name</u>	<u>Taxon Common Name</u>	<u>Frequency</u>	<u>Notable</u>
<i>Persicaria maculosa</i>	Redshank	R	
<i>Phalaris arundinacea</i>	Reed Canary-Grass	RLF	
<i>Phleum pratense</i>	Timothy	O	
<i>Phragmites australis</i>	Common Reed	FLD	
<i>Picris echioides</i>	Bristly Oxtongue	OLF	
<i>Plantago coronopus</i>	Buck's-Horn Plantain	RLF	
<i>Plantago lanceolata</i>	Ribwort Plantain	F	
<i>Plantago major</i>	Greater Plantain	O	
<i>Poa pratensis</i>	Smooth Meadow-Grass	O	
<i>Poa trivialis</i>	Rough Meadow-Grass	R	
<i>Polygonum aviculare</i>	Knotgrass	R	
<i>Populus</i>	Poplar	R	
<i>Potentilla anserina</i>	Silverweed	OLF	
<i>Potentilla reptans</i>	Creeping Cinquefoil	O	
<i>Prunus spinosa</i>	Blackthorn	OLF	
<i>Puccinellia maritima</i>	Common Saltmarsh-Grass	RLA	
<i>Pulicaria dysenterica</i>	Common Fleabane	F	
<i>Quercus robur</i>	Pedunculate Oak	O	
<i>Ranunculus acris</i>	Meadow Buttercup	OLF	
<i>Ranunculus repens</i>	Creeping Buttercup	O	
<i>Ranunculus sardous</i>	Hairy Buttercup	RLF	
<i>Rosa canina</i>	Dog Rose	O	
<i>Rubus fruticosus agg.</i>	Bramble	FLA	
<i>Rumex acetosa</i>	Common Sorrel	R	
<i>Rumex crispus</i>	Curled Dock	R	
<i>Rumex obtusifolius</i>	Broad-Leaved Dock	O	
<i>Salicornia</i>	Glasswort	RLO	
<i>Salix caprea</i>	Goat Willow	R	
<i>Salix cinerea</i>	Grey Willow	O	
# <i>Senecio erucifolius</i>	Hoary Ragwort	O	
<i>Senecio jacobaea</i>	Common Ragwort	O	
<i>Solanum dulcamara</i>	Bittersweet	R	
<i>Sonchus oleraceus</i>	Smooth Sow-Thistle	R	
<i>Spergularia media</i>	Greater Sea-Spurrey	RLO	
<i>Suaeda maritima</i>	Annual Sea-Blite	RLF	
<i>Tanacetum vulgare</i>	Tansy	R	
<i>Teucrium scorodonia</i>	Wood Sage	R	
# <i>Trifolium fragiferum</i>	Strawberry Clover	R	
<i>Trifolium pratense</i>	Red Clover	F	
<i>Trifolium repens</i>	White Clover	O	
<i>Triglochin maritimum</i>	Sea Arrowgrass	R	
<i>Tripleurospermum inodorum</i>	Scentless Mayweed	R	
<i>Tussilago farfara</i>	Colt's-Foot	R	
<i>Typha latifolia</i>	Bulrush	OLA	
<i>Ulex europaeus</i>	Gorse	F	
<i>Urtica dioica</i>	Common Nettle	O	
<i>Verbascum thapsus</i>	Great Mullein	R	
<i>Vicia cracca</i>	Tufted Vetch	OLF	
<i>Vicia sativa</i>	Common Vetch	O	
<u>Taxon Name</u>	<u>Taxon Common Name</u>	<u>Present</u>	<u>Notable</u>
<i>Lacerta vivipara</i>	Viviparous Lizard	P	
<i>Vulpes vulpes</i>	Fox	P	

Species Summary

Total no. of species :	129
No. of woodland species :	41
* No. of AWVP indicators :	1
# No. of acid/neutral grassland indicators :	4

Notes

Habitat Classifications :

BAP Priority: Habitats identified as the highest priority for conservation action in the UK

NVC: A system of classifying natural habitat communities according to species associations

Phase 1: A standardised system for surveying, classifying and mapping broad wildlife habitats including urban areas

Peterken: A stand type classification that describes woodlands by tree species

Indicators Species :

- * Ancient Woodland Vascular Plants (AWVP) - species most strongly associated with ancient woodland and are typical components of botanically rich ancient woodland communities
- # Acid/neutral grassland indicators - species which seldom occur outside of unimproved acid/neutral grasslands or are indicative of a long period of uninterrupted grassland management
- ~ Chalk grassland indicators - species characteristic of unimproved chalk downland or have a strong affinity to calcareous soil

Species Abundance:

Frequency: D=dominant A=abundant F=frequent O=occasional R=rare L=locally

Frequencies within brackets () indicate non-native occurrences

Priddy's Hard SU 6150 0130

Site description

The site is an old MOD site located on the coast in urban Gosport and is adjacent to the Portsmouth Harbour SSSI. It comprises an old MOD arms depot to the north and an area of open grassland to the south. There is a wide variety of habitats present. There are stands of woodland and scrub as well as areas of grassland, marsh, swamp and salt-marsh. Much of the grassland has fairly recently established but the sward is diverse in grassland species and has a distinct coastal composition. There is some improved grassland to the west. There are several areas of reed-bed and swamp within the site. The woodland is not ancient, it is secondary and rather species poor. There are some patches of salt-marsh vegetation present which increase the wildlife value of the site. Overall there is a very good diversity of species, over 150 in total, including 4 acid/neutral grassland indicators and the County Scarce *Lotus glaber* and *Linum bienne* and the Nationally Rare *Inula crithmoides* and *Carex divisa*. There is an active badger sett within the woodland.

Management

The site is managed by a local conservation group. Most of the grassland is grazed by highland cattle in the winter. Only the westernmost field appears to be heavily grazed. There has been some past landscaping of the southern grassland area, the topsoil was removed as hazardous waste and some of these scrapings are still evident. Ditches have recently been cut in this area as well. The woodland has grown up on the slopes of the old arms depot and now completely shade the moats encircling the buildings. These moats once supported great crested newts. The small strip of land linking the two main areas was retained during development due to the presence of badgers. There has been some recent planting of broad-leaf trees here.

Subsite description

Area 1 – MG1a *Arrhenatherum elatius* grassland, *Festuca rubra* sub-community (IHS GI0.GM11)

The sward is patchy due to recent disturbance. The main species are false oat-grass, couch, yorkshire fog, ribwort plantain, bents, clovers and scrub.

Area 2 – MG1e *Arrhenatherum elatius* grassland, *Centaurea nigra* sub-community (IHS GNZ.CF1.GM11)

The grassland is fairly coarse but it is rich in species and with an element of coastal grassland. The sward is a mix of false oat-grass, tall fescue, yorkshire fog, bents, cock's-foot, black knapweed, bird's-foot trefoil, wild carrot, ribwort plantain and clovers. There is also much couch, fleabane, meadow vetchling, field bindweed, vetches, bristly oxtongue, red fescue and narrow-leaved bird's-foot trefoil. There is some bramble and gorse scrub present. Other species noted include sweet vernal grass, rushes, false fox sedge, hemp-agrimony, meadow barley, hoary ragwort, carnation sedge and pale flax.

Area 3 – MG1v *Arrhenatherum elatius* grassland, variant (IHS.GI0.GM11)

In this area the sward is also rough but the diversity is reduced and there is frequent common reed.

Area 4 – MG6a *Lolium perenne-Cynosurus cristatus* grassland, typical sub-community (GI0.GM11)

The grassland is improved and less diverse in species. The main species are rye grass, yorkshire fog, bents, crested dog's-tail, buttercups, fleabane and red bartsia. Others species noted include hairy buttercup, meadow barley and narrow-leaved buttercup.

Area 5 – MG10 *Holcus lanatus-Juncus effusus* rush-pasture (GI0.GM11)

The sward is patchy in places due to disturbance and inundation. The sward is composed of creeping bent, yorkshire fog, soft rush, silverweed and fleabane. There is also some false fox sedge, jointed rush and willow.

Area 6 – MG12a *Festuca arundinacea* grassland, *Lolium perenne*-*Holcus lanatus* sub-community (IHS GNZ.GM11)

This is an area of rough coastal grassland. The sward is composed of tall fescue, sea couch, cock's-foot, ribwort plantain, meadow vetchling, yorkshire fog and fleabane. Other species noted bird's-foot trefoil, clovers, common reed, creeping bent and flax hybrid.

Area 7 – MG12v *Festuca arundinacea* grassland, variant (IHS GNZ.GM11)

The sward here is rough and formed of tall fescue, common reed, bents, cooch, silverweed, narrow-leaved bird's-foot trefoil, ribwort plantain, meadow vetchling, clovers, false fox sedge and willow.

Area 8 – SM16c *Juncus gerrardii* salt-marsh, *Glaux maritima* sub-community (IHS LS3)

This is a small area of salt-marsh. The vegetation is short and has abundant salt-marsh rush and much sea club-rush, creeping bent and common salt-marsh grass. Other species noted include sea-milkwort, buck's-horn plantain, sea arrow-grass, spear-leaved orache, sea aster, greater sea-spurrey, glasswort sp., annual sea-blite, meadow barley, divided sedge and golden-samphire.

Area 9 – SM24 *Elymus pycanthus* salt-marsh community (IHS LS3)

The vegetation here is rough and dominated by sea couch. There is also much yorkshire fog, false oat-grass, tall fescue, hogweed and common reed. Other species noted include fleabane, black knapweed, ribwort plantain, mugwort and meadow vetchling.

Area 10 – S4a *Phragmites australis* swamp and reed-beds, *Phragmites australis* sub-community (IHS EM11)

These stands of swamp are dominated by common reed. There are some open areas and also species such as reed mace, common spike-rush, hemp-agrimony, stinging-nettle, grasses, rushes and willow.

Area 11 – S12c *Typha latifolia* swamp, *Alisma plantago-lanceolata* sub-community (IHS EM1)

The new ditches have some locally frequent reed mace, common spike-rush, grasses, rushes and willow.

Area 12 – S21c *Scirpus maritimus* swamp, *Agrostis stolonifera* sub-community (IHS EM1)

This is a small stand of sea club-rush. There is also abundant creeping bent.

Area 13 – W10c *Quercus robur*-*Pteridium aquilinum*-*Rubus fruticosus* woodland, *Hedera helix* sub-community (IHS WB3Z.WF11.WM7)

Canopy The canopy is rather scrubby and immature. Birch is the main tree, there is also some oak and willow.

Shrub layer The shrub layer is dense under the more open canopy. It is formed of gorse, oak, hawthorn, birch, willow and domestic plum and apple.

Field layer The field layer is very poor in diversity. Ivy dominates and there is abundant bramble. There is also some bracken, grasses, stinging-nettle, honeysuckle, broad buckler fern and bluebell.

Area 14 – W21 *Crataegus monogyna*-*Hedera helix* scrub (IHS WB2.WF11)

There are many areas of scrub within the site. This is formed of hawthorn, blackthorn and bramble, with some gorse, oak and willow.

Area 15 – W23 *Ulex europaeus*-*Rubus fruticosus* scrub (IHS WB2.WF11)

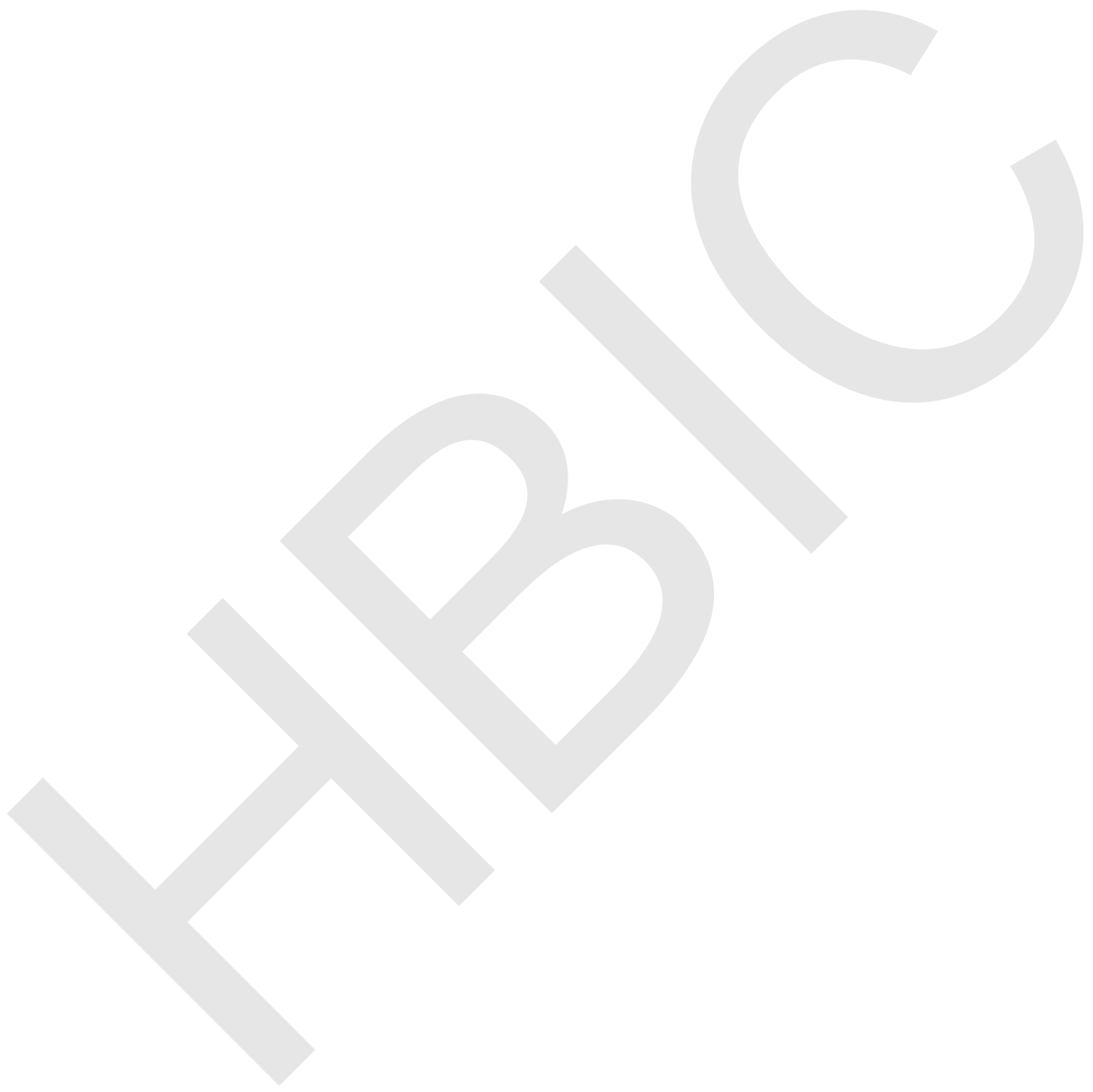
Gorse forms a dense scrub in a few areas. There is also some bramble, grasses and rosebay willowherb present.

Area 16 – W25 *Pteridium aquilinum-Rubus fruticosus* underscrub (IHS BR0)

Bracken and bramble form this vegetation.

Area 17 – Broad-leaved plantation, immature (IHS WB3Z.WF21)

There is some recent planting of broad-leaved woodland linking up the areas of woodland on the site.



sharing information about Hampshire's wildlife

The Hampshire Biodiversity Information Centre Partnership includes local authorities, government agencies, wildlife charities and biological recording groups.

PRIDDY'S HART

SU 6150 030

30/08/07

4N



- AREA 1 - MG 1a GRASSLAND
- AREA 2 - MG 1e GRASSLAND
- AREA 3 - MG 1v GRASSLAND, VARIANT
- AREA 4 - MG 6a GRASSLAND
- AREA 5 - MG 10 RUSH-PASTURE
- AREA 6 - MG 12a GRASSLAND
- AREA 7 - MG 12v GRASSLAND, VARIANT
- AREA 8 - SM 16c SALT-MARSH
- AREA 9 - SM 24 SALT-MARSH
- AREA 10 - SH 4 REED-BED
- AREA 11 - S12c SWAMP
- AREA 12 - S21c SWAMP
- AREA 13 - W1c WOODLAND
- AREA 14 - W21 SCRUB
- AREA 15 - W23 SCRUB
- AREA 16 - W25 UNDER-SCRUB
- AREA 17 - (BROAD-LEAVED) PLANTATION, IMMATURE

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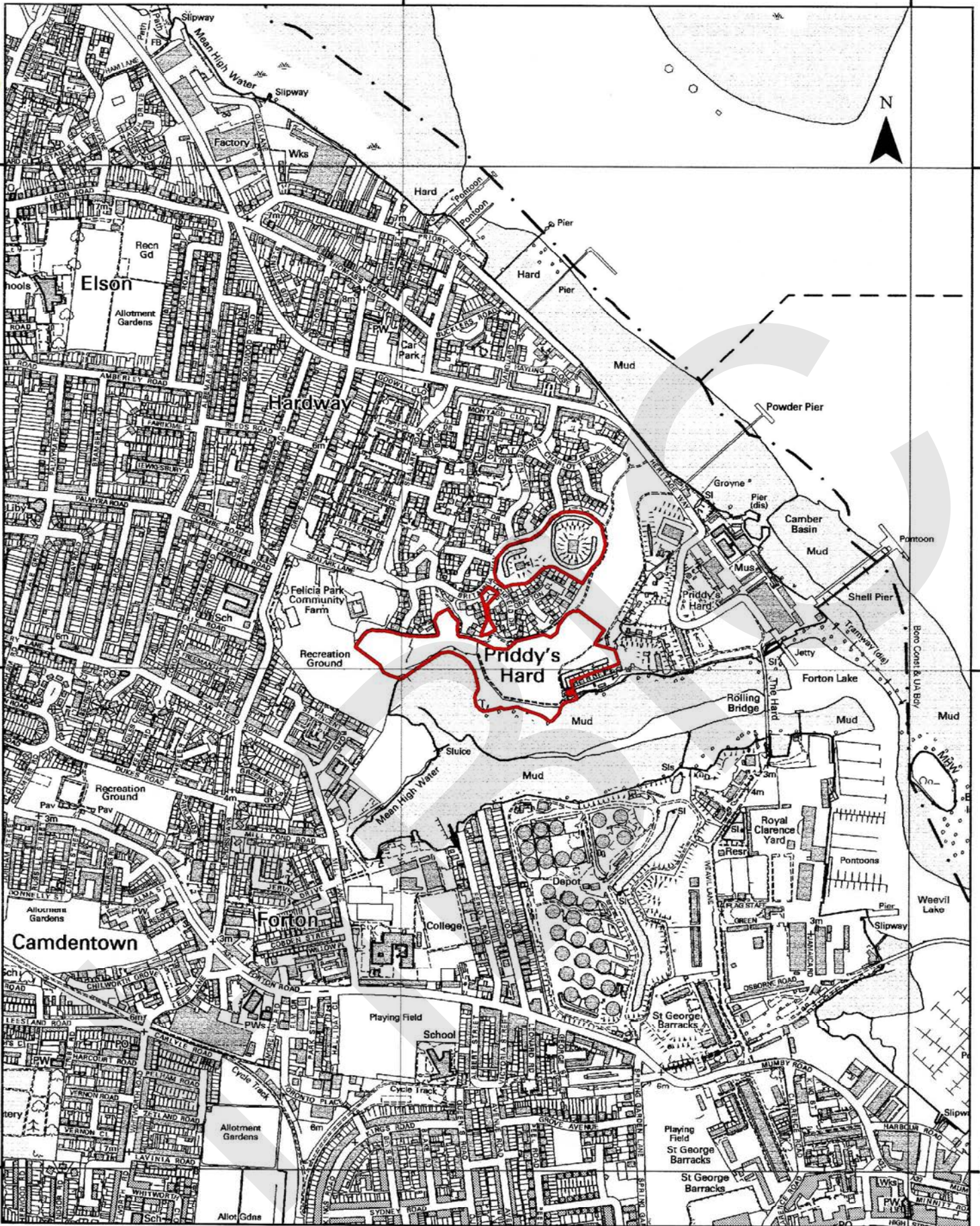
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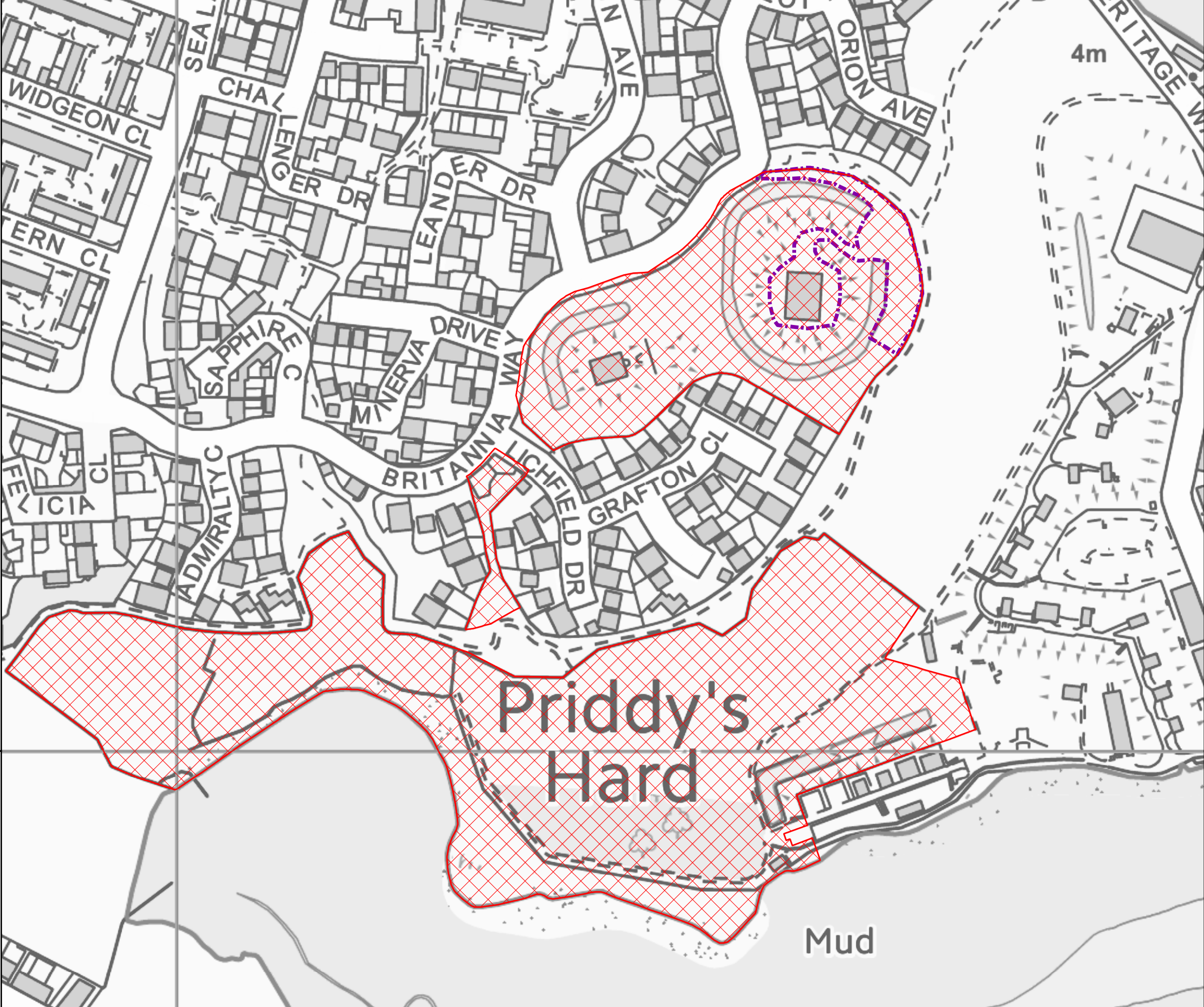
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Hampshire Biodiversity
Information Centre

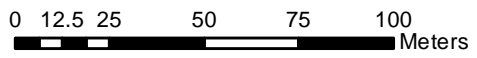
HBIC Ref: 5020

Location and boundary of
Priddy's Hard SINC

Legend

-  Priddy's Hard SINC
-  Site Location

Created: 07/08/2014
Scale at A3: 1:2,000



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DATED 24 February 1998

COPY

SECRETARY OF STATE FOR DEFENCE (1)

THE COUNCIL OF THE BOROUGH OF GOSPORT (2)

PLANNING OBLIGATION

made pursuant to Section 299A of the Town
and Country Planning Act 1990 concerning the
development of land at Priddy's Hard Gosport

Nicholson Graham & Jones
110 Cannon Street London EC4N 6AR

THIS DEED is made the *twenty fourth* day of *February* 1998

BETWEEN :-

- (1) SECRETARY OF STATE FOR DEFENCE ("the Owner"); and
- (2) THE COUNCIL OF THE BOROUGH OF GOSPORT of Town Hall High Street Gosport in Hampshire ("the Council")

WHEREAS :

- (A) The Owner is interested in the Development Land and the Access Land in the manner described in the First Schedule hereto
- (B) For the purposes of the 1990 Act the Council are the local planning authority for the area within which the Development Land and the Access Land are situated
- (C) The Council has resolved to grant the Permission subject to the execution of this Deed
- (D) At the request of the Secretary of State an Environmental Assessment of the impact of the Development has been undertaken which has indicated that it is likely to have an impact upon flora and fauna including migrating birds using the Development Land and that the measures referred to in this Deed are necessary to mitigate such impact

NOW THIS DEED IS CREATED as follows :

1. **Interpretation**
- 1.1 In this Deed, unless the context otherwise requires:-
- 1.1.1 "Access Land" : means the land described in Part Two of the First Schedule

- 1.1.2 "Application" : means the application for outline planning permission registered by the Council and bearing application reference number K.14026 for the construction of 700 dwellings in the manner set out in the Application and in the plans specifications and particulars deposited with the Council and forming part of the Application
- 1.1.3 "1990 Act" : means the Town and Country Planning Act 1990, as amended
- 1.1.4 "Development" : means the development described in the Application and permitted by the Permission
- 1.1.5 "Development Land" : means the land described in Part One of the First Schedule
- 1.1.6 "Material Operation" : means a material operation as defined in Section 56 (4) of the 1990 Act as varied by the provisions of Clause 2.4
- 1.1.7 "Permission" : means the planning permission to be granted pursuant to the Application by the Council or the Secretary of State for the Development in the form annexed hereto as Annexure 1
- 1.1.8 "Secretary of State" : means the Secretary of State for the Environment for the time being or any officer of the Department of the Environment lawfully acting on his behalf

1.2 Where the context so requires:

1.2.1 the singular includes the plural

1.2.2 references to any party shall include the successors in title of that party

1.2.3 where a party includes more than one person any obligations of that party shall be joint and several

1.2.4 references to Clauses and Schedules are references to clauses in and schedules to this Deed and

1.2.5 save as otherwise provided in this Deed any approval in writing or consent to be given by the Council under this Deed shall not be unreasonably withheld or delayed

2. Legal effect

2.1 This Deed is made pursuant to Section 299A of the 1990 Act and is a planning obligation for the purposes of that provision and is enforceable by the Council to the extent specified in section 299A(3)(a) of the 1990 Act

2.2 No person or company shall be liable for any breach of this Deed after he or it shall have parted with all interest in the Development Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest

2.3 The obligations contained in this Deed shall not take effect until the following conditions precedent have been fulfilled:

2.3.1 the Permission has been granted for the Development; and

2.3.2 the Permission has been implemented by the carrying out of a Material Operation

2.4 For the purposes of determining whether or not a Material Operation has been carried out there shall be disregarded such operations as works of decontamination archaeological investigation demolition site clearance the erection of fences and hoardings

2.5 If the Permission expires within the meaning of Sections 91 to 93 of the 1990 Act or is revoked or otherwise withdrawn or modified by any statutory procedure without the consent of the Owner this Deed shall cease to have effect

- 2.6 The Owner's covenant set out in Clause 3.1 and the obligations contained in the Second Schedule hereto (including any further or additional requirement of the Council or the Highway Authority (including the payment of money)) shall be interpreted in accordance with the guidance contained in the Department of the Environment Circular 16/91 or any substitution thereof so as not to impose on the Owner any further or additional obligation which is not fairly and reasonably related in scale and kind to the Development **PROVIDED** and for the avoidance of doubt this Clause shall not be interpreted so as to relieve the Owner of any obligation to construct or provide the access road junctions and traffic control measures referred to in paragraph 3 of the Second Schedule
- 2.7 Nothing in this Deed shall be construed as prohibiting or limiting any right to develop any part of the Development Land in accordance with a planning permission (other than the Permission) granted by the Council or by the Secretary of State on appeal or reference to him after the date of this Deed
- 2.8 Nothing in this Deed shall derogate from any of the rights powers and duties of the Council pursuant to any of its statutory functions or in any capacity
- 2.9 The obligations under this Deed shall not be enforceable against the persons and their mortgagees who purchase for their own private occupation (including purchase by way of a lease) individual dwelling units erected as part of the Development
- 2.10 This Agreement is a Local Land Charge and shall be registered as such
- 2.11 The Council will upon the written request of the Owner at any time after the Owner's obligations have been performed or otherwise discharged issue written confirmation thereof and thereafter forthwith effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Deed

2.12 Any notice required to be given or served hereunder shall be sufficiently served on the Council if sent by Registered or Recorded Delivery Post to the Council at the address herein before mentioned and shall unless or until the Owner otherwise in writing directs be sufficiently served on the Owner if addressed to the Secretary of State for Defence and sent by Registered or Recorded Delivery Post to the Ministry of Defence Estate Organisation (Lands) (South West) High Street Durrington Salisbury Wiltshire SP4 8AF and (unless non delivery is proved) a notice so sent by post shall be deemed to be given at the time when it ought in due course of post to be delivered at the address to which it is sent

3 **Covenants**

The Owner covenants with the Council as follows:-

- 3.1 To submit to the Council proposals for the construction of an access road along the approximate line of the Access Land in such a manner as to provide a continuous and accessible link between the Development Land and the A32 Gosport/Fareham road such proposals to accord with the obligations contained in the Second Schedule and subject to obtaining all necessary consents to carry out the construction of such access road in accordance with those proposals
- 3.2 Prior to the commencement of the Development to enter into a management plan approved by the Council for the purpose of mitigating adverse effects on wildlife within the Development Land such management plan to have regard to the conservation measures contained in the Third Schedule **PROVIDED ALWAYS THAT** this obligation and the measures contained in the Third Schedule shall be deemed to have been satisfied by the payment to the Nature Conservancy Council for England (English Nature) or as English Nature may direct of such sum or sums of money as shall have been agreed between English Nature and the Owner for the purpose of the satisfaction of any such obligation

IN WITNESS of which the parties have sealed this Deed as a deed on the date first above written

THE FIRST SCHEDULE
(PART ONE)
The Development Land

All that freehold Land situated at Priddy's Hard Gosport which for the purpose of identification is outlined in red on Plan "A" annexed hereto

(PART TWO)
The Access Land

All that land shown on Plan "B" annexed hereto as to which the part coloured green is in the freehold ownership of the Owner and the part coloured pink is in the freehold of the Council and is subject to the rights in favour of the Owner contained in the Deed of Grant dated 4 August 1995 and made between the Council of the one part and the Owner of the other part

THE SECOND SCHEDULE
Access Road Obligations

1. An obligation to obtain any necessary planning consents
2. An obligation to comply with the requirements of any development brief for the time being approved by the Council for the purposes of regulating development on the Development Land so far as such requirements affect the construction of the access road and any associated timing or phasing thereof
3. An obligation to comply with such specifications and conditions for the construction of the access road as may reasonably be imposed by the Highway Authority including the provisions of appropriate junctions and the undertaking of traffic control measures as appropriate both on and off the

- access road including (if so required by the Highway Authority) the completion of an Agreement under Section 278 of the Highways Act 1980
- 4 An obligation to provide in conjunction with the Development and any detailed planning application for construction of the access road thereto a Traffic Impact Assessment and/or an Environmental Assessment in accordance with the detailed requirements of the Local Planning Authority
 - 5 An obligation (so far as such works are reasonably necessary to comply with any reasonable requirements of the Highway Authority arising out of the Development Traffic Impact Assessment and/or Environmental Assessment referred to in (4) above) to carry out such off-site highway improvement works including improvement works to the A32 traffic corridor as may be reasonably required by the Highway Authority or to make such financial contribution thereto as the Highway Authority may reasonably require PROVIDED ALWAYS THAT any obligation to be implied hereunder by the Highway Authority shall be only directly applicable to the Development
 - 6 An obligation to ensure that the said access road is made up to an adoptable standard and dedicated to the public so as to be freely available for use by the general public at all times

THE THIRD SCHEDULE

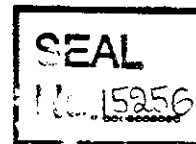
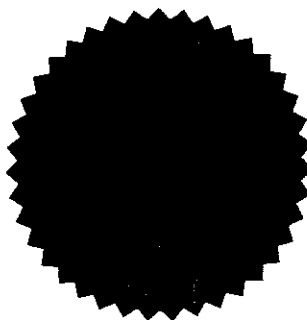
Management Plan Relating to Environmental Protection

- 1 The north eastern magazine and moat edged blue on Plan "A" attached hereto will be retained and protected from development to provide conditions suitable for the retention and breeding of the Great Crested Newt
- 2 The area of the embanked magazine edged green on Plan "A" attached hereto will be retained and protected from development to provide protection for the badger sett located within that area
- 3 An area of grassland and scrub to be identified in the Management Plan will be retained for the purpose of providing a link between the heritage area as the same is identified on the plan attached hereto and those areas identified in paragraphs 1 and 2

4 The area edged yellow on Plan "A" will be retained and protected from development. Within this area land will be identified to provide the following habitats:-

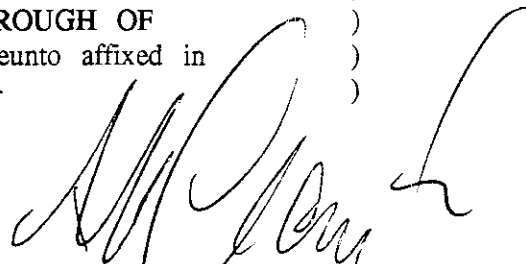
- (a) Coastal slacks suitable for wetland plants and winter feeding by wading birds
- (b) Short grassland suitable for Brent Geese
- (c) Taller grassland for insects and other fauna
- (d) Open ponds for aquatic plants and animals

THE CORPORATE SEAL of THE)
SECRETARY OF STATE FOR)
DEFENCE hereunto affixed is)
authenticated by:-)

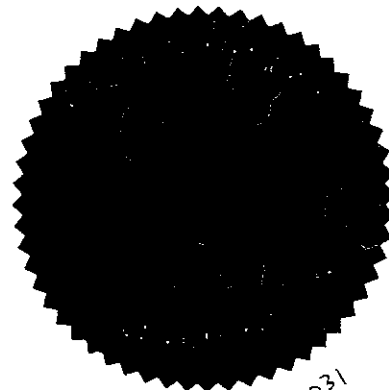


Authorised by The Secretary of State

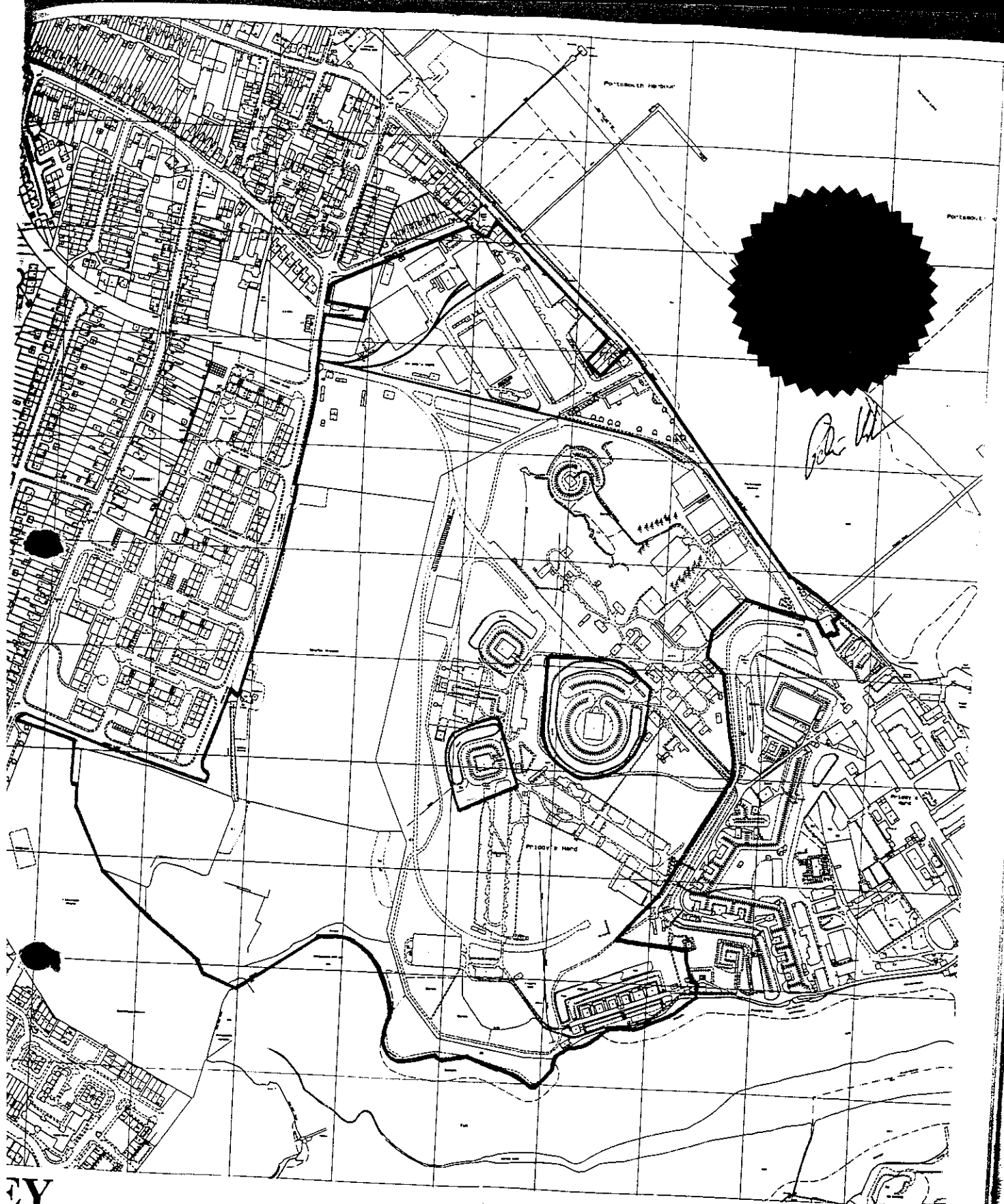
THE COMMON SEAL of The)
Council of the BOROUGH OF)
GOSPORT was hereunto affixed in)
in the presence of:-)



Head of Legal Services



2031



KEY

APPLICATION SITE

NORTH EASTERN MAGAZINE & MOAT
(NEWT MAGAZINE)

SOUTH WESTERN MAGAZINE
(BADGER MAGAZINE)

OPEN SPACE

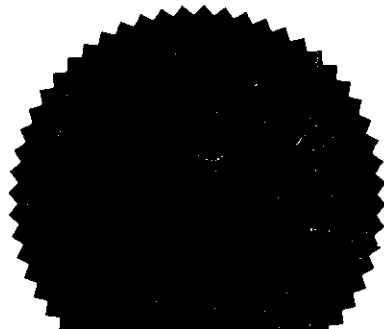
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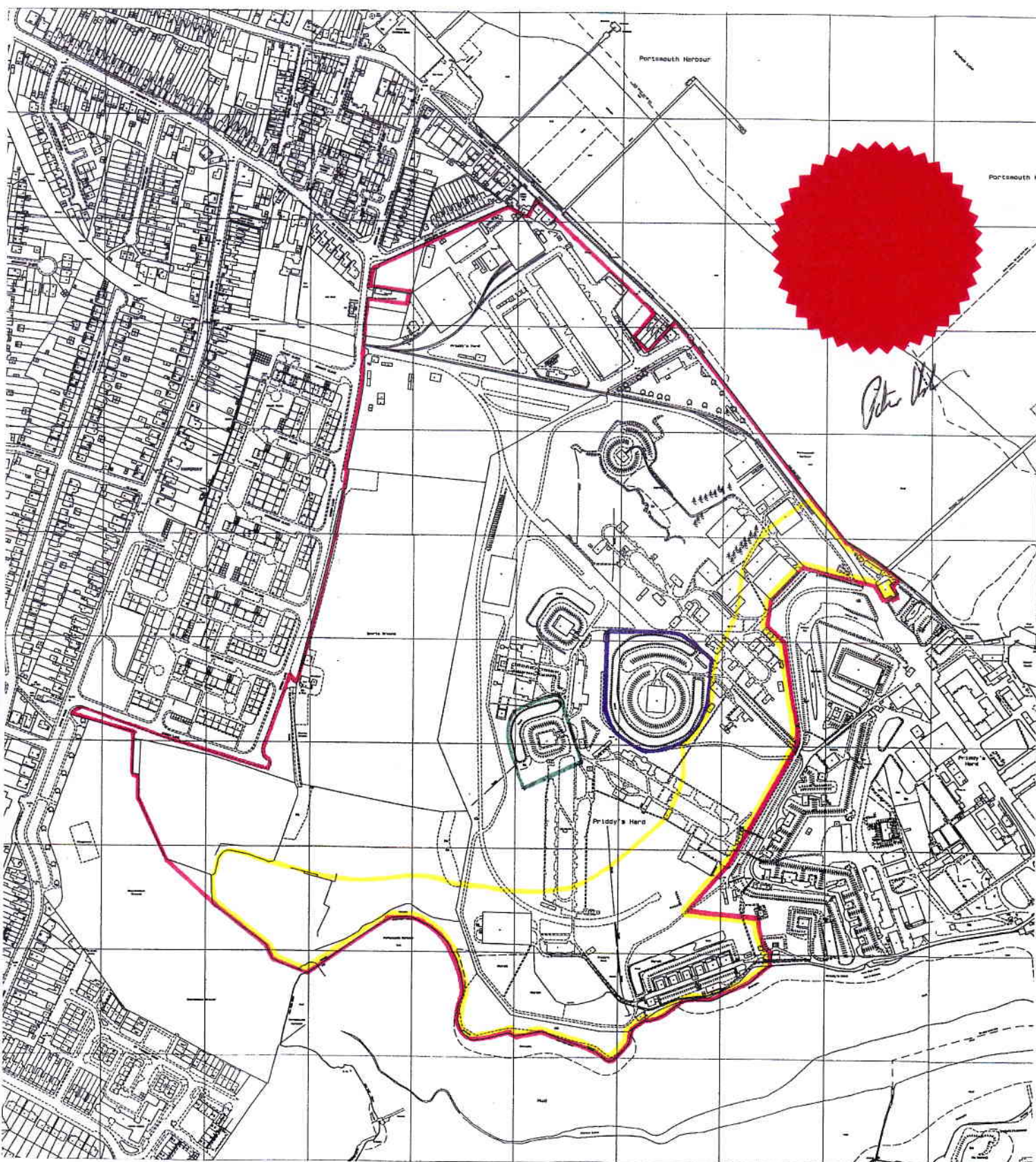


PLAN A





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Head of Land Services





KEY

-  **APPLICATION SITE**
-  **NORTH EASTERN MAGAZINE & MOAT (NEWT MAGAZINE)**
-  **SOUTH WESTERN MAGAZINE (BADGER MAGAZINE)**
-  **OPEN SPACE**



PLAN A

1:5000

McCart
Head of Legal Services



2032