



Dashwood Update

Buckland are looking ahead to next year and planning for the delivery of various elements of supporting infrastructure that will be needed for the early phases of Welborne Garden Village. Natural green space, formal parks, playgrounds and sports pitches are integral to the masterplan and vision for the new community. The first part of the Welborne SANGs (Suitable Alternative Natural Green space) to be delivered alongside the first phase of development will be a 2.8km circular footpath within Dashwood – a 38 hectare area of woodland in the northwest corner of Welborne. The next 12 – 18 months will see updates to the footpath planning application, forestry maintenance works and replanting to prepare Dashwood for the first phase of development at Welborne.

What planning application updates are being proposed?

Dashwood lies within Winchester City Council (WCC) area. Whilst linked to the Welborne masterplan and development, a separate planning application for the proposed footpath was submitted to Winchester City Council in 2017 and approved in 2019 (ref 17/01607/FUL). Since then further design work has been carried out on public access routes across Welborne and how these can best link together. The review identified that a route all the way from Fareham to Mayles Lane can be provided and resulted in the need to update the Dashwood plans to add this final element of connection. Buckland are also seeking to discharge the remaining existing planning conditions. This includes the submission of a Woodland Management Plan and a Construction Environmental Management Plan for approval by WCC. Buckland has continued discussion with both the WCC planning and ecology department and these updates will be submitted at the end of April.

Why are forestry works needed?

Dashwood has been owned and managed by Southwick Estate for many decades. It is part of the Estates wider programme of forestry maintenance works, unrelated to Welborne. Buckland has been liaising with the Southwick Estate team to ensure the forestry work co-ordinates with proposed plans for preparing Dashwood as part of Welborne SANGS.

Dashwood has a diverse range of tree types and ages typical of a mixed and Ancient Woodland. Some of the tree stock has reached the end of its life (pine trees) whilst other trees have been affected by disease (Ash Dieback). This has resulted in dead and dying trees within the wood that need to be selected for felling and thinning.

These works will improve tree safety, remove non-native tree species and allow for regeneration of the wood.

An area of approximately 4 hectares is expected to be felled later in 2020 with 3.5 hectares of that area then re-planted with native broadleaves including oak, beech, field maple and hazel in early 2021. The opportunity to plant new native trees will improve the ecological function of the woodland.

What about the ecology and Ancient Woodland?

Buckland has been undertaking specialist ecology surveys over many years to check for and monitor various protected species across the wood in addition to tree and ground flora surveys within the ancient woodland. All the data gathered from these surveys has informed the design of proposed footpath route ensuring it avoids potentially ecologically sensitive areas. The data has also informed the Woodland Management Plan to be approved by WCC. Buckland will continue to engage with WCC, the County Ecologist and Natural England throughout the delivery process.

In addition to the forestry activities, works will also be undertaken to remove the existing structures associated with the airsoft activity. Buckland have been liaising with Combat South over the last two years to help source possible new locations and provide initial planning advice.

All future works will need to comply with respective Forestry Commission and Natural England requirements and will be undertaken with the necessary ecology licenses and in accordance with the planning application conditions set by WCC.

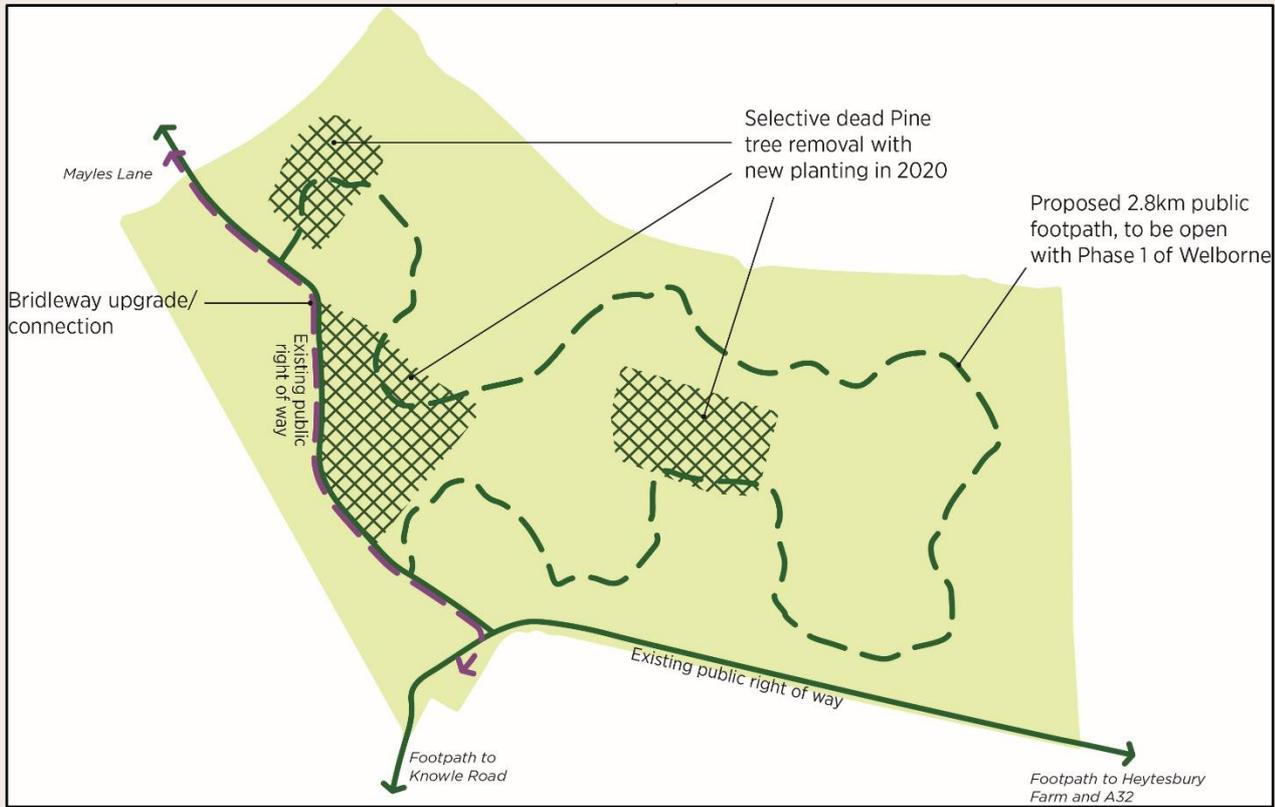
Will the existing public footpath remain open?

There will be no change to the existing public footpath which runs through the western edge of the woodland. It will continue to be fully accessible to the public, linking to footpaths to the east via Heytesbury Farm or south to Knowle Road. The proposals include an upgrade of the existing footpath (Footpath 23a) to a bridleway which will provide a link from Welborne to Mayles Lane. The private area of Dashwood will remain closed to public for the time being whilst forestry and preparation works continue.

What will the new footpath look like?

When it is open, the new footpath will link to the existing upgraded footpath. The route of the path will be set using a mix of way markings and change of surface where appropriate using a “no-dig” construction design to avoid tree root damage. Use of the path will be continuously monitored and additional surfacing carried out if needed. The new route will be completed in readiness for the first occupation of Welborne Phase 1 development.

Please see overleaf for further information.



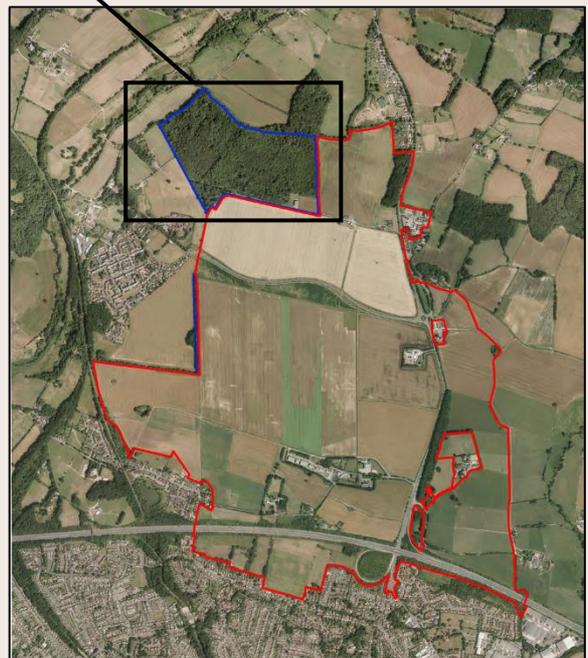
Next Steps

In the current climate of COVID-19 the following dates are provided as indicative and may be subject to change.

- April 2020** : submission of updates to WCC
- May 2020** : WCC consultation for 21 days
- Late Summer 2020** : forestry works
- Early 2021** : new tree planting
- Summer 2021** : preparation for new footpath

The new footpath will open to public with the first occupation of Welborne Phase 1.

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