

Habitats Regulations Assessment of East Hampshire's Regulation 18 Local Plan

East Hampshire District Council

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1. Introduction

1.1 Background to the Project

- 1.1.1 AECOM has been appointed by East Hampshire District Council (hereafter 'the Council') to assist in undertaking a Habitats Regulations Assessment (HRA) of its Regulation 18 Local Plan (hereafter 'the Plan'). The Plan sets out the Council's proposed strategy to meet economic and housing needs in the Planning Authority Area (the 'Area') which is the area of the district outside the South Downs National Park up to 2036. The Plan also details development management policies and infrastructure requirements.
- 1.1.2 The objective of this assessment is to identify any aspects of the Plan that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs), (as a matter of Government policy) Ramsar sites, and 'potential' sites for any such designations), either in isolation or in combination with other plans and projects. Advice on appropriate policy mechanisms for delivering mitigation where such effects have been identified is also provided.
- 1.1.3 The HRA process is a continuous one throughout Local Plan development. This document will be updated for the later Regulation 19 Local Plan consultation and will culminate in an HRA report to accompany the Local Plan submitted to the Secretary of State for Examination. As such, this current document is a work in progress and certain elements (such as traffic and air quality modelling and development of a recreational pressure mitigation solution for Wealden Heaths Phase II SPA) are still to be undertaken.

1.2 Legislation

- 1.2.1 The need for Appropriate Assessment (AA) is set out within Article 6 of the EC Habitats Directive 1992, and transposed into British law by the Conservation of Habitats and Species Regulations 2017. The ultimate aim of the Directive is to "*maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of community interest*" (Habitats Directive, Article 2(2)). This aim relates to habitats and species rather than the European sites themselves, although the sites have a significant role in delivering favourable conservation status.
- 1.2.2 The Habitats Directive applies the Precautionary Principle¹ to European sites. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. Plans and projects with predicted adverse effects on European sites may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should proceed. In such cases, compensation would be necessary to ensure the overall integrity of the site network.
- 1.2.3 In order to determine whether or not site integrity will be affected, an Appropriate Assessment should be undertaken of the plan or project in question (Box 1).

¹ The Precautionary Principle, which is referenced in Article 191 of the Treaty on the Functioning of the European Union, has been defined by the United Nations Educational, Scientific and Cultural Organisation (UNESCO, 2005) as: "*When human activities may lead to morally unacceptable harm [to the environment] that is scientifically plausible but uncertain, actions shall be taken to avoid or diminish that harm. The judgement of plausibility should be grounded in scientific analysis*".

Box 1: The legislative basis for Appropriate Assessment

Habitats Directive 1992

Article 6 (3) states that:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”

Conservation of Habitats and Species Regulations 2017

The Regulations state that:

“A competent authority, before deciding to ... give any consent for a plan or project which is likely to have a significant effect on a European site ... shall make an appropriate assessment of the implications for the site in view of that site’s conservation objectives... The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site”.

1.2.4 Over time the phrase ‘Habitats Regulations Assessment’ has come into wide currency to describe the overall process set out in the Habitats Directive from screening through IROPI. This has arisen in order to distinguish the process from the individual stage described in the law as an Appropriate Assessment. For the purpose of this report the term HRA refers to the overall process, whilst use of the term Appropriate Assessment is restricted to the specific stage of that name.

1.3 Scope of the Project

1.3.1 There is no pre-defined guidance that dictates the physical scope of an HRA of a Local Plan document. Therefore, the physical scope of the assessment was guided primarily by the identified impact pathways rather than by arbitrary ‘zones’. Current guidance suggests that the following European sites be included in the scope of assessment:

- All sites within the District boundary; and
- Other sites shown to be linked to development within the District boundary through a known ‘pathway’ (discussed below).

1.3.2 Briefly defined, pathways are routes by which a change in activity provided within a Local Plan document can lead to an impact on an internationally designated site. Department for Communities and Local Government (DCLG) guidance states that the HRA should be *“proportionate to the geographical scope of the [plan policy]”* and that *“an AA need not be done in any more detail, or using more resources, than is useful for its purpose”* (CLG, 2006, p.6)². More recently, the Court of Appeal³ ruled that, providing the Council (as competent authority) was duly satisfied that proposed mitigation could be *‘achieved in practice’* such that the proposed development would have no adverse effect, this would suffice. This ruling has since been applied to a planning permission (rather than a Local Plan document)⁴. In this case the High Court ruled that for *“a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice, it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of the Habitats Regulations”*.

1.3.3 The following European sites lie (entirely or partially) within the District:

- Butser Hill SAC;
- East Hampshire Hangers SAC;
- Shortheath Common SAC; and,
- Wealden Heaths Phase II SPA and Woolmer Forest SAC.

1.3.4 The following European sites are located sufficiently close to the District boundary that they could be subject to impacts stemming from the Plan (approximate distances from the District boundary are in brackets):

² CLG. (2006) Planning for the Protection of European Sites, Consultation Paper.

³ No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015.

⁴ High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015.

- Solent European sites (2.8km south): including Chichester and Langstone Harbours SPA and Ramsar site, Portsmouth Harbour SPA and Ramsar site and Solent Maritime SAC;
 - Solent and Isle of Wight Lagoons SAC (6.3km south);
 - Solent and Dorset Coast Potential SPA (2.8km south);
 - Thames Basin Heaths SPA (3.2km north); and
 - Thursley, Hankley and Frensham Commons (Wealden Heaths Phase I) SPA, Thursley, Ash, Pirbright and Chobham SAC and Thursley and Ockley Bogs Ramsar site (0.1km north-east).
- 1.3.5 The following European sites in the vicinity of the District boundary were excluded from further consideration for the reasons cited:
- Singleton and Cocking Tunnels SAC, Ebernoe Common SAC and The Mens SAC: designated for its hibernating barbastelle *Barbastella barbastellus* and Bechstein's bat *Myotis bechsteinii* populations. Natural England in Sussex has produced the 'Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol' (2017)⁵. This identifies a maximum 12km zone around the three Sussex bat SACs (Ebernoe Common, The Mens and Singleton and Cocking Tunnels) that, based on radio-tracking data, encompasses the wider conservation area which is the full extent of the range of foraging areas required by the bats. The nearest significant settlement in the District will be Rowlands Castle approximately 15km to the west of the SAC. As such there is no mechanism whereby development at Rowlands Castle could affect these bat populations;
 - Kingley Vale SAC and Rook Cliff SAC: designated for its woodland and calcareous grassland interest. These sites are over 10km from the nearest significant settlement proposed by the Plan, and several much larger internationally important woodlands (e.g. East Hampshire Hangers SAC, Woolmer Forest SAC) are much closer and more accessible to these settlements. Impacts on these European sites are therefore considered inherently unlikely; and
 - Solent and Southampton Water SPA and Ramsar site: designated for its breeding and wintering bird populations. This site is considerably further from the District than other similar sites (e.g. Chichester and Langstone Harbours SPA and Ramsar site), and is therefore unlikely to attract sufficient visitor numbers to be significantly affected by development proposed in the Plan.
 - At its closest the River Itchen SAC is located approximately 3.8km west of the District boundary: It is designated for its water courses of plain to montane levels with Ranunculion fluitantis and Callitriche-Batrachion vegetation, southern damselfly, bullhead and white-clawed crayfish. Whilst the SAC features have the potential to be vulnerable to impact pathways that could link to a Plan (such as changes to air quality, water quality and water resources, due to the distance of the SAC from the District boundary and the fact that there are no hydrological connects between the SAC and the District, it is considered that there are no realistic linking impact pathways present. This European site is not discussed further.
- 1.3.6 In order to fully inform the HRA process, recent studies have been interrogated to identify Likely Significant Effects (LSE) that could arise from the Plan. These include:
- Wealden Heaths and Shortheath Common 2018 Visitor Surveys, Footprint Ecology⁶;
 - Natural England Sussex Bat Protocol;
 - Water Resource Management Plans for Southern Water, Portsmouth Water, South East Water and Thames Water;
 - The Solent Wader and Brent Goose Strategy;
 - The recreational pressure investigation work undertaken on behalf of Partnership for Urban South Hampshire, culminating in the Solent Recreation Management Strategy (Bird Aware Solent); and
 - Partnership for Urban South Hampshire Integrated Water Management Study 2018. Amec Foster Wheeler Environment and Infrastructure UK Limited⁷.

⁵ Final draft version

⁶ Panter, C. (2018) Wealden Heaths and Shortheath Common 2018 Visitor Surveys. Footprint Ecology. Unpublished report.

1.4 Overlapping Local Authorities

- 1.4.1 Fifty-seven percent of the District lies within the South Downs National Park. The South Downs National Park Authority (SDNPA) has its own Local Plan, which was subject to HRA in 2018. As such, development outlined in the East Hampshire District Local Plan, which is the focus of this HRA, is confined to areas outside the South Downs National Park (in the north and south of the District). The location of the National Park boundary in relation to the District boundary is displayed in Appendix A.

1.5 This Report

- 1.5.1 Chapter 2 of this report explains the process by which this HRA has been carried out. Chapter 3 explores the relevant pathways of impact. Chapters 4 to 12 examine the potential impacts of the Plan on the European sites detailed in Subsections 1.3.3 and 1.3.4. For each site these Chapters cover background information and qualifying features for the site's designation, key conditions for the site's qualifying and priority features, current pressures on the site, potential impacts on the site stemming from the Plan, and Appropriate Assessment (where necessary) when potential impacts cannot not be screened out. Overall conclusions based on the findings of this report are discussed in Chapter 13. The locations of the site allocations and European sites within the scope of this report are illustrated in Appendix A. Detailed screening of LSE is provided for site allocations and policies in Appendices B and C respectively.

⁷ PUSH. (2018) Integrated Water Management Study. Final Amended Report 07/03/2018. Amec Foster Wheeler Environment and Infrastructure UK Limited.

2. Methodology

2.1 Introduction

- 2.1.1 This HRA has been carried out in the continuing absence of formal central Government guidance, although general EC guidance on HRA does exist⁸. The DCLG released a consultation paper on the Appropriate Assessment of Plans in 2006⁹. As yet, no further formal guidance has emerged. However, Natural England has produced its own internal guidance¹⁰, as has the RSPB¹¹. Both of these have been referred to in undertaking this HRA.
- 2.1.2 Figure 2-1 below outlines the stages of HRA according to current draft DCLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.

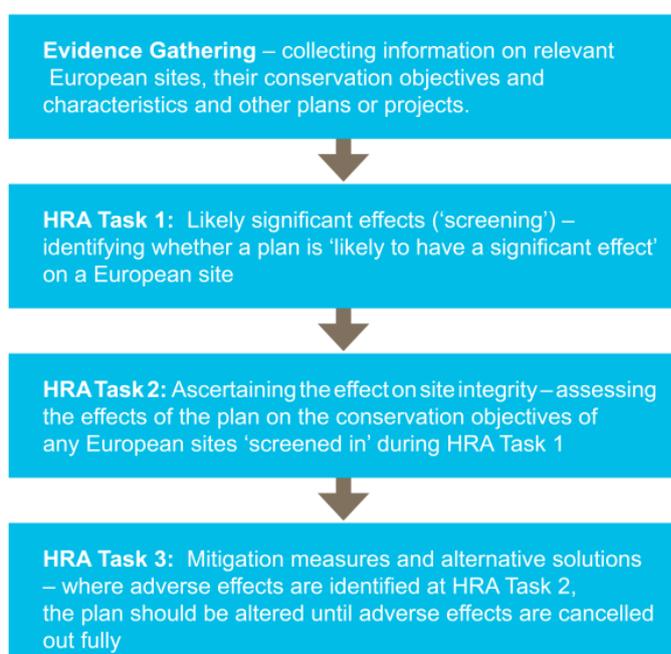


Figure 2-1 Four stage approach to Habitats Regulations Assessment (CLG, 2006)

2.2 HRA Task 1: Screening (Test of Likely Significant Effects)

- 2.2.1 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Test of Likely Significant Effects. This is essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

“Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?”

- 2.2.2 The objective is to ‘screen out’ those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction with a European site.
- 2.2.3 In evaluating significance, AECOM has relied on professional judgement as well as the results of previous stakeholder consultation regarding development impacts on the European sites considered within this assessment.

⁸ European Commission. (2001) *Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive*.

⁹ CLG (2006) Planning for the Protection of European Sites, Consultation Paper.

¹⁰ http://www.ukmpas.org/pdf/practical_guidance/HRGN1.pdf

¹¹ Dodd, A.M., Cleary, B.E., Dawkins, J.S., Byron, H.J., Palframan, L.J. & Williams, G.M. (2007) *The Appropriate Assessment of Spatial Plans in England: a guide to why, when and how to do it*. The RSPB, Sandy.

2.2.4 The level of detail in land use plans concerning developments that will be permitted under the plans is rarely sufficient to allow the fullest quantification of potential adverse effects. It is therefore necessary to be cognisant of the fact that HRAs for plans can be tiered, with assessments being undertaken with increasing specificity at lower tiers. This is in line with DCLG guidance and court rulings that the level of detail of the assessment, whilst meeting the relevant requirements of the Habitats Regulations, should be ‘appropriate’ to the level of plan or project that it addresses. This ‘tiering’ of assessment is summarised in Figure 2-2.

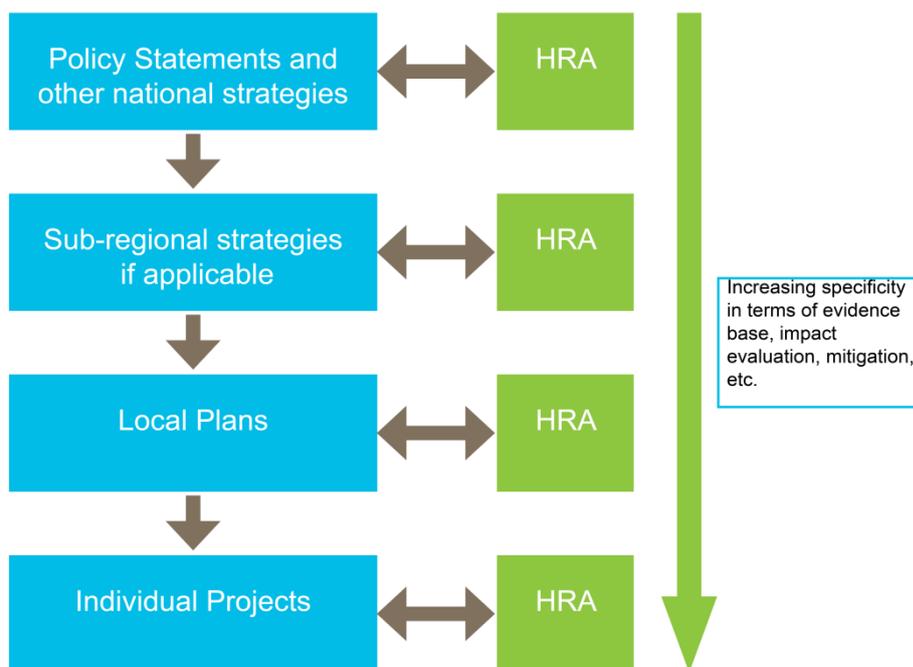


Figure 2-2 Tiering in HRA of land use plans

2.2.5 On these occasions the advice of Advocate-General Kokott¹² to the European Court of Justice is worth considering. She commented that: “*It would ...hardly be proper to require a greater level of detail in preceding plans [rather than planning applications] or the abolition of multi-stage planning and approval procedures so that the assessment of implications can be concentrated on one point in the procedure. Rather, adverse effects on areas of conservation must be assessed at every relevant stage of the procedure to the extent possible on the basis of the precision of the plan. This assessment is to be updated with increasing specificity in subsequent stages of the procedure*” [emphasis added].

2.3 HRA Task 2: Appropriate Assessment

2.3.1 Where it is determined that a conclusion of no LSE cannot be drawn, analysis proceeds to the next stage of HRA known as Appropriate Assessment. Case law has clarified that Appropriate Assessment is not a technical term. In other words, there are no particular technical analyses, or level of technical analysis, that are classified by law as belonging to Appropriate Assessment.

¹² Opinion of Advocate-General Kokott, 9th June 2005, Case C-6/04. Commission of the European Communities v United Kingdom of Great Britain and Northern Ireland, paragraph 49.
<http://curia.europa.eu/juris/document/document.jsf?docid=58359&doclang=EN>

2.3.2 A 2018 decision by the European Court of Justice¹³ (ECJ) concluded that measures intended to avoid or reduce the harmful effects of a proposed project on a European site, but which are not an integral part of the project or plan, may no longer be taken into account by competent authorities at the LSE stage of HRA, essentially meaning that the role of avoidance and measures should be discussed in the subsequent Appropriate Assessment stage. A more recent 2018 case¹⁴ also confirmed that an appropriate assessment must consider the interest features of European sites even where those features may be found outside the strict boundaries of those sites and must also consider other habitat types or species, which are present on the site, but for which that site has not been listed but which are necessary to the conservation of the habitat types and species listed for the protected area. The former matter is traditionally captured in Appropriate Assessment in England (and in this HRA) through consideration of the concept of 'functionally linked land' (e.g. land outside the Solent SPA boundaries which supports wintering Brent goose and waders or the aforementioned 12km core zone surrounding the Sussex bat SACs) while the latter is captured where, for example, habitats within a European site that are not themselves designated are nonetheless considered when assessing impacts because of the functional role in enabling the site to meet its conservation objectives (e.g. the plantation woodlands of Wealden Heaths Phase II SPA).

2.4 HRA Task 3: Avoidance and Mitigation

2.4.1 Where necessary, measures will be recommended for incorporation into the Plan in order to avoid or mitigate adverse effects on European sites. There is considerable precedent concerning the level of detail that a Local Plan document needs to contain regarding mitigation for recreational impacts on European sites. The implication of this precedent is that it is not necessary for all measures that will be deployed to be fully developed prior to adoption of the Local Plan, but the Local Plan must provide an adequate policy framework within which these measures can be delivered.

2.4.2 When evaluating significance, AECOM has relied on professional judgement as well as the results of previous stakeholder consultation regarding development impacts on the European sites considered within this assessment.

2.4.3 When discussing mitigation for a Local Plan, one is concerned primarily with the policy framework to enable the delivery of such mitigation rather than the details of the mitigation measures themselves since the Local Plan document is a high-level policy document.

2.5 Principal Other Plans and Projects that May Act 'In Combination'

2.5.1 In practice, in combination assessment is of greatest relevance when the Local Plan would otherwise be screened out because its individual contribution is inconsequential. A number of other plans and projects relate to the additional housing and commercial/industrial development proposed for other authorities over the lifetime of the Plan (Table 1). These were deemed to be relevant to the Plan if they related to neighbouring authorities or if the authority encompassed one of the European designated sites discussed. Plans and projects that could cause effects in combination with the Plan are:

- Existing commitment sites (i.e. those with planning permission but which are yet to be delivered);
- The adopted South East Plan (2009) and associated HRA (2009);
- Waverley LDF Core Strategy (Preferred Options 2011);
- Havant LDF Core Strategy (Adopted 2011);
- The Portsmouth Plan (Adopted 2012);
- Gosport LDF Core Strategy (Preferred Options 2011);
- Fareham LDF Core Strategy (Adopted 2011);
- Southampton LDF Core Strategy (Adopted 2010, Amended 2015);
- New Forest LDF Core Strategy (Adopted 2010);
- South Downs Local Plan 2014 – 2033 (Submitted 2018);

¹³ People Over Wind and Sweetman v Coillte Teoranta (C-323/17).

¹⁴ Holohan et al vs. An Bord Pleanála (C-461/17)

- Solent Transport Strategy (2011);
- Portsmouth Water Resource Management Plan (Draft 2018);
- South East Water Resource Management Plan (Draft 2019);
- Southern Water Resource Management Plan (Draft 2019);
- Thames Water Resource Management Plan (Draft 2019);
- Hampshire, Portsmouth, Southampton and New Forest National Park Minerals and Waste Core Strategy (Adopted 2007); and
- A3 Hindhead Tunnel.

Table 2-1 Housing levels to be delivered across authorities surrounding East Hampshire District

Local authority	Annual housing average	Total housing provided over the relevant plan period
South Downs National Park	250	4750
Basingstoke and Deane	945	18,900
Chichester	480	9,600
Eastleigh	354	7,080
Fareham	186	3,720
Fareham SDA	500	10,000
Gosport	125	2,500
Hart	220	4,400
Havant	315	6,300
New Forest	196	3,920
Portsmouth	735	14,700
Rushmoor	310	6,200
Southampton	815 (expected to be lower)	16,300
Test Valley	501	10,020
Waverley	250	5,000
Whitehill & Bordon	275	4,000-5,500
Winchester	612	12,240

3. Pathways of Impact

3.1 Introduction

3.1.1 When carrying out an HRA it is important to determine the various ways in which land use plans can affect internationally designated sites. This means studying the pathways along which development can be connected with internationally designated sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which a change in activity associated with a plan document or development can lead to an effect upon an internationally designated site. The following pathways have been identified as requiring further analysis in this HRA:

- Recreational pressure;
- Urbanisation;
- Air quality;
- Water quality; and
- Water resources.

Effects on functionally-linked land outside European site boundaries are not discussed in this HRA because no relevant habitat has been identified in East Hampshire.

3.2 Recreational Pressure

3.2.1 Development near to European sites has the potential to result in increased recreational use of these sites. Impacts of recreational use may include:

- Mechanical/ abrasive damage and nutrient enrichment;
- Disturbance to sensitive species, particularly ground-nesting birds and wintering wildfowl; and
- Prevention of appropriate management or exacerbation of existing management difficulties.

3.2.2 Different internationally designated sites are subject to different recreational pressures and have different vulnerabilities. Studies across a range of species have shown that the effects of recreation can be complex.

3.2.3 **Mechanical and abrasive damage:** most types of terrestrial internationally designated site can be affected by trampling, which causes soil compaction and erosion. Motorcycle scrambling and off-road vehicle use are particularly significant contributors to erosion. There have been several papers published that empirically demonstrate that damage to vegetation in woodlands and other habitats can be caused by vehicles, walkers, horses and cyclists:

- Wilson and Seney¹⁵ examined the degree of track erosion caused by hikers, motorcycles, horses and cyclists from 108 plots along tracks in the Gallatin National Forest, Montana. Although the results proved difficult to interpret, it was concluded that horses and hikers disturbed more sediment on wet tracks, and therefore caused more erosion, than motorcycles and bicycles.
- Cole^{16,17} conducted experimental off-track trampling in 18 closed forest, dwarf scrub and meadow and grassland communities (each tramped between 0–500 times) over five mountain regions in the US. Vegetation cover was assessed two weeks and one year after trampling, and an inverse relationship with trampling intensity was discovered, although this relationship was weaker after one year than two weeks, indicating some vegetation recovery. Differences in plant morphological characteristics were found to explain more variation in response between different vegetation types than soil and topographic factors. Low-growing, mat-forming grasses regained their cover best after two weeks and were considered most resistant to trampling, while tall forbs (non-woody vascular plants other than grasses, sedges, rushes and ferns) were considered least

¹⁵ Wilson, J.P. & Seney, J.P. (1994) Erosional impact of hikers, horses, motorcycles and off road bicycles on mountain trails in Montana. *Mountain Research and Development* 14:77-88.

¹⁶ Cole, D.N. (1995a) Experimental trampling of vegetation. I. Relationship between trampling intensity and vegetation response. *Journal of Applied Ecology* 32: 203-214.

¹⁷ Cole, D.N. (1995b) Experimental trampling of vegetation. II. Predictors of resistance and resilience. *Journal of Applied Ecology* 32: 215-224.

resistant. Cover of hemicryptophytes and geophytes (plants with buds below the soil surface) was heavily reduced after two weeks but recovered well after one year, indicating that these were most resilient to trampling in the long-term. Chamaephytes (plants with buds above the soil surface) were least resilient to trampling, and it was concluded that these would be the least tolerant of a regular cycle of disturbance.

- Cole¹⁸ conducted a follow-up study (in four vegetation types) in which shoe type (trainers or walking boots) and trampler weight were varied. Although immediate damage was greater with walking boots, there was no significant difference after one year. Heavier trampers caused a greater reduction in vegetation height than lighter trampers, but there was no difference in effect on cover.
- Cole and Spildie¹⁹ experimentally compared the effects of off-track trampling by hiker and horse (at two intensities – 25 and 150 passes) in two woodland vegetation types (one with an erect forb understorey and one with a low shrub understorey). Horse traffic was found to cause the largest reduction in vegetation cover. The forb-dominated vegetation suffered greatest disturbance, but recovered rapidly. Higher trampling intensities caused more disturbance.

3.2.4 **Nutrient enrichment:** walkers with dogs can contribute to pressure on sites through nutrient enrichment via dog fouling. The implications are particularly significant for habitats characterised by low nutrient levels (e.g. heathland)²⁰. The total volume of dog faeces deposited on sites can be surprisingly large. For example, at Burnham Beeches National Nature Reserve over one year Barnard²¹ estimated the total amounts of urine and faeces from dogs to be 30,000 litres and 60 tonnes respectively.

3.2.5 **Disturbance:** disturbance causes birds to expend energy unnecessarily and reduce time spent feeding²². Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the condition and ultimately the survival of birds. In addition, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds²³.

3.2.6 The potential for disturbance may be lower in winter than in summer due to the reduction in recreational users. In addition, the consequences of disturbance at a population level may be reduced because birds are not breeding. However, winter activity can still cause disturbance, especially as birds are particularly vulnerable at this time of year due to food shortages, such that disturbance which results in abandonment of suitable feeding areas can have severe consequences. Several empirical studies have, through correlative analysis, demonstrated that out-of-season (October-March) recreational activity can result in quantifiable disturbance:

- Underhill *et al.*²⁴ counted waterfowl and all disturbance events on 54 water bodies within the South West London Waterbodies SPA and clearly correlated disturbance with a decrease in bird numbers at weekends in smaller sites and with the movement of birds within larger sites from disturbed to less disturbed areas.
- Evans & Warrington²⁵ found that on Sundays total water bird numbers (including northern shoveler *Anas clypeata* and gadwall *Anas strepera*) were 19% higher on Stocker's Lake LNR in Hertfordshire, and attributed this to displacement of birds resulting from greater recreational activity on surrounding water bodies at weekends relative to week days.

¹⁸ Cole, D.N. (1995c) Recreational trampling experiments: effects of trampler weight and shoe type. Research Note INT-RN-425. U.S. Forest Service, Intermountain Research Station, Utah.

¹⁹ Cole, D.N. & Spildie, D.R. (1998) Hiker, horse and llama trampling effects on native vegetation in Montana, USA. *Journal of Environmental Management* 53: 61-71.

²⁰ Shaw, P.J.A., Lankey, K. & Hollingham, S.A. (1995) Impacts of trampling and dog fouling on vegetation and soil conditions on Headley Heath. *The London Naturalist*, 74, 77-82.

²¹ Barnard, A. (2003) Getting the Facts - Dog Walking and Visitor Number Surveys at Burnham Beeches and their Implications for the Management Process. *Countryside Recreation*, 11, 16-19.

²² Riddington, R., Hassall, M., Lane, S. J., Turner, P. A., & Walters, R. (1996) The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279.

²³ Gill, J.A., Sutherland, W.J. & Norris, K. (1998) The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72.

²⁴ Underhill, M. C., Kirby, J. S., Bell, M. C. & Robinthwaite, J. (1993) Use of Waterbodies in South West London by Waterfowl. An Investigation of the Factors Affecting Distribution, Abundance and Community Structure. Report to Thames Water Utilities Ltd. and English Nature. Wetlands Advisory Service, Slimbridge.

²⁵ Evans, D.M. & Warrington, S. (1997) The effects of recreational disturbance on wintering waterbirds on a mature gravel pit lake near London. *International Journal of Environmental Studies* 53: 167-182.

- Tuite *et al.*²⁶ used a large (379 site), long-term (ten-year) dataset (September-March species counts) to correlate seasonal changes in wildfowl abundance with the presence of various recreational activities. They found that on inland water bodies northern shoveler was one of the most sensitive species to disturbance. The greatest impact on winter wildfowl numbers was associated with sailing/windsurfing and rowing.
 - Pease *et al.*²⁷ investigated the responses of seven species of dabbling duck to a range of potential causes of disturbance, ranging from pedestrians to vehicle movements. They determined that walking and biking created greater disturbance than vehicles and that gadwall were among the most sensitive of the species studied.
 - During a three-year study of wetland birds at the Stour and Orwell SPA, Ravenscroft²⁸ found that walkers, boats and dogs were the most regular source of disturbance. Despite this, the greatest responses came from relatively infrequent events, such as gun shots and aircraft noise. Birds seemed to habituate to frequent 'benign' events such as those involving vehicles, sailing and horses, but there was evidence that apparent habituation to more disruptive events related to reduced bird numbers (i.e. birds were avoiding the most frequently disturbed areas). Disturbance was greatest at high tide on the Orwell, but birds on the Stour showed greatest sensitivity.
- 3.2.7 A number of studies have shown that birds are affected more by dogs and people with dogs than by people alone, with birds flushing more readily, more frequently, at greater distances and for longer. Dogs move more erratically and are less likely to keep to marked footpaths. In addition, dogs, rather than people, tend to be the cause of many management difficulties, notably by worrying grazing animals and causing eutrophication near paths. Underhill-Day²⁹ summarises the results of visitor studies that have collected data on the use of semi-natural habitat by dogs. In surveys where 100 observations or more were reported, the mean percentage of visitors who were accompanied by dogs was 54.0%.
- 3.2.8 The outcomes of many of these studies need to be treated with care. For instance, the effect of disturbance is not necessarily correlated with the impact of disturbance (i.e. the most easily disturbed species are not necessarily those that will suffer the greatest impacts). It has been shown that, in some cases, the most easily disturbed birds simply move to other feeding sites, whilst others may remain (possibly due to an absence of alternative sites) and thus suffer greater impacts on their populations³⁰. A literature review undertaken for the RSPB³¹ also urges caution when extrapolating the results of one disturbance study because responses differ between species and the response of one species may differ according to local environmental conditions. These factors have to be taken into account when attempting to predict the impacts of future recreational pressure on internationally designated sites.
- 3.2.9 Disturbing activities are on a continuum. The most disturbing activities are likely to be those that involve irregular, infrequent, unpredictable loud noise events, movement or vibration of long duration, such as construction activities. Birds are least likely to be disturbed by activities that involve regular, frequent, predictable, quiet patterns of sound or movement or minimal vibration. The further any activity is from the birds, the less likely it is to result in disturbance. Construction-related disturbance (e.g. through noise and vibration) has the potential to affect animal species within European sites if construction activities occur within 400m of the site boundary.
- 3.2.10 The factors that influence a species' response to a disturbance are numerous, but the three key factors are species sensitivity, proximity of disturbance sources and timing/duration of the potentially disturbing activity.

²⁶ Tuite, C.H., Hanson, P.R. & Owen, M. (1984) Some ecological factors affecting winter wildfowl distribution on inland waters in England and Wales and the influence of water-based recreation. *Journal of Applied Ecology* 21: 41-62.

²⁷ Pease, M.L., Rose, R.K. & Butler, M.J. (2005) Effects of human disturbances on the behavior of wintering ducks. *Wildlife Society Bulletin* 33 (1): 103-112.

²⁸ Ravenscroft, N. (2005) Pilot study into disturbance of waders and wildfowl on the Stour-Orwell SPA: analysis of 2004/05 data. Era report 44, Report to Suffolk Coast & Heaths Unit.

²⁹ Underhill-Day, J.C. (2005). A literature review of urban effects on lowland heaths and their wildlife. Natural England Research Report 623.

³⁰ Gill, J.A., Norris, K. & Sutherland, W.J. (2001) Why behavioural responses may not reflect the population consequences of human disturbance. *Biological Conservation*, 97, 265-268.

³¹ Woodfield, E. & Langston, R. (2004) Literature review on the impact on bird population of disturbance due to human access on foot. RSPB research report No. 9.

3.2.11 With respect to heathland birds specifically, Liley and Clarke^{32,33} found that the density of European nightjar *Caprimulgus europaeus* was directly related to the amount of surrounding development, with sites surrounded by higher levels of development supporting fewer nightjars. The species' breeding success appears to be much higher at less visited sites³⁴, with path proximity correlating strongly with nest failure, up to 225m from the path edge. Similarly, woodlark *Lullula arborea* and Dartford warbler *Sylvia undata* are also affected significantly by disturbance. Mallord estimated that, for 16 sites in southern England, 34% more woodlark chicks would be raised if all sites were free from disturbance^{35,36}. Although Dartford warblers do not appear to be as sensitive to human disturbance (possibly as they are not ground-nesting), their breeding parameters are still affected by disturbance levels from humans and their pets³⁷.

3.3 Urbanisation

3.3.1 Urbanisation is closely related to recreational pressure, in that both result from increased populations within close proximity of sensitive sites. Urbanisation is considered separately as the detail of the impacts is distinct from the trampling, disturbance and dog fouling that specifically results from recreational activity. Urbanisation impacts can be diverse³⁸, including:

- Increased fly-tipping: not only rubbish-tipping is unsightly, but disposal of garden waste often aids the dispersal of non-native invasive species. Such species are inherent likely to be tipped, as they are often the 'most troublesome' to landowners³⁹. Alien species may also be introduced deliberately or dispersed by birds;
- Arson: heathlands are particularly vulnerable to arson or accidental fires. Wildfires can result in the rapid loss of large areas of important habitat, to the detriment of priority species. For example, approximately 1.6% of Shortheath Common SAC was lost to wildfires in 2010, whilst four fires logged between 2008 and 2010 covered a total area of 5.6ha on Broxhead Common; and
- Cat predation: urbanisation is likely to lead to increased cat numbers. Cats are a significant predator of native wildlife, with the nine million cats in the UK catching 92 million prey items over a five month period in 1997⁴⁰.

3.3.2 Research into urbanisation impacts relating to Thames Basin Heaths SPA recommended the implementation of zones around the European site which would be subject to different levels of development constraint. The subsequent delivery plan⁴¹ concluded that adverse effects of development could not be satisfactorily mitigated for new housing within 400m of Thames Basin Heaths SPA, and as such no new housing should be located within 400m of the SPA.

3.3.3 Arson is a particular threat to heathland bird species for which several European sites within the scope of this report are designated. Dartford warbler is especially vulnerable as it nests in gorse *Ilex europaeus* and tall heather.

3.4 Air Quality

3.4.1 The main pollutants of concern for European sites are oxides of nitrogen (NOx), ammonia (NH₃) and sulphur dioxide (SO₂). Ammonia can be directly toxic to vegetation, and research suggests that this may also be true for NOx at very high concentrations. More significantly, greater NOx or ammonia

³² Liley, D. & Clarke, R.T. (2003) The impact of urban development and human disturbance on the numbers of nightjar *Caprimulgus europaeus* on heathlands in Dorset, England. *Biological Conservation*, 114: 219-230.

³³ Liley, D. & Clarke, R.T. (2002) The impact of human disturbance and human development on key heathland bird species in Dorset. Sixth National Conference (eds Underhill, J.C. & Liley, D.). RSPB, Bournemouth.

³⁴ Murison, G. (2002) The Impact of Human Disturbance on the Breeding Success of the Nightjar *Caprimulgus europaeus* on Heathlands in South Dorset, England. *English Nature*.

³⁵ Mallord, J. (2005) Predicting the consequences of human disturbance, urbanisation and fragmentation for a woodlark *Lullula arborea* population. PhD Thesis, University of East Anglia, Norwich, UK.

³⁶ Liley, D. (2005) A summary of the evidence base for disturbance effects to Annex 1 bird species on the Thames Basin Heaths & research on human access patterns to heathlands in southern England. *Footprint Ecology/English Nature*.

³⁷ Murison, G.C. (2007) *The impact of human disturbance, urbanisation and habitat type on a Dartford warbler *Sylvia undata* population* (Doctoral dissertation, University of East Anglia).

³⁸ Underhill-Day, J.C. (2005) A Literature Review of Urban Effects on Lowland Heaths and their Wildlife: *English Nature Research Report 623*.

³⁹ Gilbert, O. & Bevan, D. (1997) The effect of urbanisation on ancient woodlands. *British Wildlife* 8:13-2018.

⁴⁰ Woods, M., McDonald, R.A. & Harris, S. (2003) Predation of wildlife by domestic cats *Felis catus* in Great Britain. *Mammal review*, 33(2), pp.174-188.

⁴¹ www.southeast-ra.gov.uk/documents/sustainability/thames_basin_heaths/delivery_framework.march2009.pdf

concentrations within the atmosphere lead to greater rates of nitrogen deposition to vegetation and soils. An increase in the deposition of nitrogen from the atmosphere is generally regarded to increase soil fertility, which can have a serious deleterious effect on the quality of semi-natural, nitrogen-limited terrestrial habitats.

Table 3-1 Main sources and effects of air pollutants on habitats and species

Pollutant	Source	Effects on habitats and species
Acid deposition	SO ₂ , NO _x and ammonia all contribute to acid deposition. Although future trends in SO ₂ emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, it is likely that increased NO _x emissions may cancel out any gains produced by reduced SO ₂ levels.	Can affect habitats and species through both wet (acid rain) and dry deposition. Some sites will be more at risk than others depending on soil type, bed rock geology, weathering rate and buffering capacity.
Ammonia (NH ₃)	Ammonia is released following decomposition and volatilisation of animal wastes. It is a naturally occurring trace gas, but levels have increased considerably with the expansion in agricultural livestock numbers. Ammonia reacts with acid pollutants such as the products of SO ₂ and NO _x emissions to produce fine ammonium (NH ₄ ⁺) - containing aerosol which may be transferred much longer distances (and can therefore be a significant trans-boundary issue).	Adverse effects are as a result of nitrogen deposition leading to eutrophication. As emissions mostly occur at ground level in the rural environment and NH ₃ is deposited rapidly, some of the most acute problems of NH ₃ deposition are for small relict nature reserves located in intensive agricultural landscapes.
Nitrogen oxides (NO _x)	Nitrogen oxides are mostly produced in combustion processes. About one quarter of the UK's emissions are from power stations, one half from motor vehicles, and the rest from other industrial and domestic combustion processes.	Deposition of nitrogen compounds (e.g. nitrates (NO ₃), nitrogen dioxide (NO ₂) and nitric acid (HNO ₃)) can lead to soil and freshwater acidification. In addition, NO _x can cause eutrophication of soils and water. This alters the species composition of plant communities and can eliminate sensitive species.
Nitrogen (N) deposition	The pollutants that contribute to nitrogen deposition derive mainly from NO _x and NH ₃ emissions. These pollutants cause acidification (see also acid deposition) as well as eutrophication.	Species-rich plant communities with relatively high proportions of slow-growing perennial species and bryophytes are most at risk from nitrogen eutrophication, due to its promotion of competitive and invasive species which can respond readily to elevated nitrogen levels. Nitrogen deposition can also increase the risk of damage from abiotic factors (e.g. drought, frost).
Ozone (O ₃)	A secondary pollutant generated by photochemical reactions from NO _x and volatile organic compounds (VOCs). These are mainly released by the combustion of fossil fuels. The increased combustion of fossil fuels in the UK has led to a large rise in background ozone concentration, increasing the number of days when levels across the region are above 40ppb. Reducing ozone pollution is believed to require action at an international level to reduce levels of the precursors that form ozone.	Concentrations of O ₃ above 40ppb can be toxic to humans and wildlife and can affect buildings. Increased ozone concentrations may lead to a reduction in growth of agricultural crops, decreased forest production and altered species composition in semi-natural plant communities.
Sulphur dioxide (SO ₂)	Main sources of SO ₂ emissions are electricity generation, industry and domestic fuel combustion. May also arise from shipping and increased atmospheric concentrations in busy ports. Total SO ₂ emissions have decreased substantially in the UK since the 1980s.	Wet and dry deposition of SO ₂ acidifies soils and freshwater, and alters the species compositions of plant and associated animal communities. The significance of impacts depends deposition levels and the buffering capacity of soils.

3.4.2 Sulphur dioxide emissions are overwhelmingly influenced by the output of power stations and industrial processes that require the combustion of coal and oil. Ammonia emissions are dominated by agriculture, with some chemical processes also making notable contributions. Emissions of nitrogen oxides are dominated by the output of vehicle exhausts. Within a 'typical' housing development, by far the largest contribution to nitrogen oxides (92%) will be made by the associated road traffic. Other

sources, although relevant, are of minor importance in comparison⁴². Emissions of nitrogen oxides could therefore be reasonably expected to increase as a result of greater vehicle use as an indirect effect of the Plan.

- 3.4.3 According to the Department of Transport's Transport Analysis Guidance, "beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant"⁴³. This distance has therefore been used in this HRA to determine whether European sites are likely to be significantly affected by development under the Local Plan (Figure 3-1).

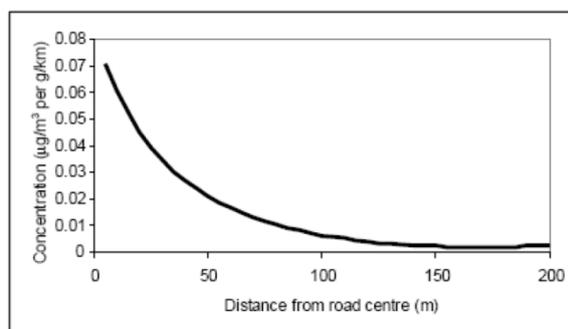


Figure 3-1 Traffic contribution to pollutant concentrations in relation to the distance from a road (DfT)

- 3.4.4 According to the World Health Organisation, the critical NO_x concentration (critical threshold) for the protection of vegetation is 30 µg_m⁻³; the threshold for sulphur dioxide is 20 µg_m⁻³. In addition, ecological studies have determined 'critical loads'⁴⁴ of atmospheric nitrogen deposition (that is, NO_x combined with ammonia NH₃).

3.5 Water Quality

- 3.5.1 The quality of the water that feeds European sites is an important determinant of the nature of their habitats and species. Poor water quality can have a range of environmental impacts.
- 3.5.2 At high levels, toxic chemicals and metals can result in immediate death of aquatic life and have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour.
- 3.5.3 Eutrophication, the enrichment of plant nutrients in water, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly occur due to eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, augmenting the oxygen-depleting effects of eutrophication. In the marine environment nitrogen is the limiting plant nutrient, so eutrophication is often associated with discharges containing available nitrogen.
- 3.5.4 Some pesticides, industrial chemicals, and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life.
- 3.5.5 Sewage and industrial effluent discharges contribute to increased nutrients levels in European sites, particularly to phosphate levels in watercourses. Diffuse pollution, including that from urban run-off, is considered to be a major factor in the unfavourable condition of European sites. Tidal mudflats, on which many SPA bird species depend, are vulnerable to smothering by increased macroalgal growth due to treated effluent discharge, and scouring by increased flow volumes.
- 3.5.6 Greater pressure on water treatment services due to new development, especially housing, may increase the risk of effluent escape into aquatic environments. Waste water within the District is currently handled by Southern Water and Thames Water. The former is particularly relevant within regard to water quality in the Solent European sites.

⁴² Proportions calculated based upon data presented in Dore *et al.* 2005. UK Emissions of Air Pollutants 1970 – 2003. UK National Atmospheric Emissions Inventory. <http://www.airquality.co.uk/archive/index.php>

⁴³ www.webtag.org.uk/archive/feb04/pdf/feb04-333/pdf

⁴⁴ The critical load is the rate of deposition beyond which research indicates that adverse effects can reasonably be expected to occur.

- 3.5.7 The Partnership for Urban South Hampshire (PUSH), Natural England (NE) and Environment Agency (EA) have devised an Integrated Water Management Study⁴⁵ (IWMS) with the aim of assessing the region's potential to accommodate future housing growth without detrimental effects on water quality and resources.
- 3.5.8 The IWMS identifies existing mechanisms to reduce nitrogen input into rivers and coastal waterbodies. Defra's Catchment Sensitive Farming programme seeks to reduce diffuse agricultural pollution from fertiliser and slurry run-off, and both Portsmouth Water and Southern Water are undertaking upgrades to their wastewater treatment works to reduce nitrogen inputs from human sewage. The IWMS highlights the need for physical upgrades to seven Wastewater Treatment Works (WwTWs) and six sewer networks to accommodate current and future increases in sewage volume.
- 3.5.9 According to the IWMS, relevant development within the District for the Solent European sites is that associated with Budds Farm Havant WwTW which discharges into Langstone Harbour (part of Chichester & Langstone Harbours SPA and Ramsar site and Solent Maritime SAC). Whilst the water quality assessments found no significant constraints to housing growth in the District, improvements (e.g. capacity upgrades) may be required by 2036. The catchment for Budds Farm Havant WwTW is identified as having nitrate problems which require immediate measures. The IWMS cites the need to respond to emerging evidence when assessing the impacts of future housing developments.

3.6 Water Resources

- 3.6.1 Housing growth has the potential to increase regional water abstraction rates, which can have serious negative impacts on European sites. Over-abstraction from rivers can reduce water levels, causing flow velocity to fall. This can have wide ranging effects on river parameters, including increased temperatures and nutrient concentrations and reduced oxygen concentrations. Such impacts can be significantly detrimental to rivers' floristic characteristics and to notable species.
- 3.6.2 Changes in the use of water sources by a Local Plan also have the potential to affect terrestrial habitats. According to the Joint Nature Conservation Committee⁴⁶, lowland heaths (especially those supporting bog and mire habitats) are especially vulnerable to abstraction, insertion of drainage ditches and peat cuttings within or around raised bogs. Excessive abstraction from underlying aquifers can cause a lowering of the water table and affect the water quality of sensitive habitats. When wet heathland habitats become too dry they are susceptible to invasion by successional woodland, which risks habitat becoming unsuitable for the priority species that rely on these specialised lowland heathland habitats.
- 3.6.3 The South East is generally an area of high water stress. Within the Planning Authority area, water demands are supplied by South East Water and Portsmouth Water. South East Water covers the north of the District, whilst Portsmouth Water covers the south of the District. The HRA of the South East Water draft WRMP19⁴⁷ identified that no options within the WRMP have the potential to result in likely significant effects on any European sites in proximity to East Hampshire as a result of increased water abstraction.
- 3.6.4 The Portsmouth Water supply area is primarily reliant on groundwater, abstracting an average of around 170 Ml/d per day from boreholes, natural springs and rivers. The Environment Agency's revised assessment of water stress deemed that Portsmouth Water's supply area is 'Moderately Water Stressed'. Portsmouth Water's Draft 2019 WRMP outlines steps to reduce water demands within its supply area by 5%, with PCC falling from 140 to 135 litres per head per day by 2024/25. Assessments undertaken by Portsmouth Water indicate that, even after housing growth of approximately 68,000 homes, they will be in water surplus by 2040. The PUSH IWMS deems that if Local Plans adopt a water efficiency standard of 110 litres per person per day, new housing growth could be accommodated without issue. The HRA of the Portsmouth Water draft WRMP19⁴⁸ concluded that the Plan would not result in likely significant effect either alone or in combination.

⁴⁵PUSH. (2018) Integrated Water Management Study. Final Amended Report 07/03/2018. Amec Foster Wheeler Environment and Infrastructure UK Limited.

⁴⁶JNCC. (2016) Threats to UK Lowland Wetland Habitats. Available at <http://jncc.defra.gov.uk/page-5856-theme=default> [Accessed 30/11/18].

⁴⁷<https://corporate.southeastwater.co.uk/media/2199/dwrmp19-sea-report-appendices.pdf> [accessed 03/01/2019]

⁴⁸<https://www.portsmouthwater.co.uk/wp-content/uploads/2018/02/Draft-Water-Resources-Management-Plan-2019-Redacted-Feb-2018.pdf> [accessed 03/01/2019]

- 3.6.5 Having introduced the relevant impact pathways the rest of the report constitutes an assessment of each European site. For each European site Likely Significant Effects of the plan are first introduced followed by an appropriate assessment.

4. Butser Hill SAC

4.1 Introduction

- 4.1.1 Butser Hill is a chalk massif supporting extensive semi-natural dry grassland and dense yew *Taxus baccata* woodlands. The latter are outstanding examples of a habitat which has a very small representation in Britain. The site also contains chalk heath, deciduous woodland and mixed scrub.
- 4.1.2 The varied topography of the calcareous grassland, which is grazed by sheep and rabbits, creates conditions for diverse vascular and lower flora (especially lichens, liverworts and mosses). This diversity supports an array of butterflies, notably Duke of Burgundy *Hemearis lucina*, for which Butser Hill SAC is considered a stronghold.

4.2 Reasons for Designation

- 4.2.1 Butser Hill qualifies as an SAC due to the presence of the following Habitats Directive Annex I habitats:
- Dry grasslands and scrublands on chalk or limestone: supporting the richest terricolous lichen flora of any chalk grassland site in England. The site also supports the distinctive *Scapanietum asperae* or southern hepatic mat association of leafy liverworts and mosses on north-facing chalk slopes (the largest known example of this very rare association in the UK); and
 - Yew-dominated woodland.

4.3 Key Conditions and Current Pressures

- 4.3.1 Key conditions for the features for which Butser Hill SAC is designated are:
- Well-drained soils;
 - Maintenance of grazing;
 - Minimal air pollution (e.g. nitrogen and sulphur deposition);
 - Absence of direct fertilisation;
 - Absence of spray-drift from surrounding intensive arable land;
 - Controlled recreational pressure;
- 4.3.2 Most of the site, including the yew woodlands, is deemed to currently be in favourable condition. However, condition assessment suggests that in distinct areas of the dry grassland sward height is above target and scrub is encroaching into the sward⁴⁹.
- 4.3.3 The features for which Butser Hill SAC is designated are threatened by:
- Inappropriate scrub control within dry grassland: without adequate scrub control, encroachment by bramble *Rubus fruticosus* agg., gorse and other scrub is likely to result in a reduction in dry grassland. Also, large-scale habitat management may result in insufficient sward heterogeneity to be favourable for Duke of Burgundy.
 - Undergrazing of dry grassland: probably due in part to the marked decline in rabbit numbers following disease outbreaks. Undergrazing risks the sward becoming too tall and/or tussocky, and allows scrub to encroach into the sward, reducing dry grassland coverage.
 - Air pollution: atmospheric nitrogen deposition currently exceeds the site's critical load for the yew woodland and is close to the upper critical load for the dry grassland. Exceeding critical loads of nitrogen deposition may create conditions that are less favourable to the characteristic vegetation of the SAC features.

⁴⁹ Natural England. (2014) Site Improvement Plan: Butser Hill (SIP033). Improvement Programme for England's Natura 2000 Sites (IPENS).

4.4 Likely Significant Effects of the Plan

4.4.1 The screening process detailed in Appendices B and C identified the following impact pathways that could potentially affect Butser Hill SAC as a result of the Plan, and therefore needed Appropriate Assessment:

- Recreational pressure; and
- Air quality.

4.4.2 Site allocations proposed in the Plan with the potential to affect Butser Hill SAC are:

- SA32 Clanfield Country Farms, South Lane (100 dwellings) – approximately 2.4km away; and
- SA35 Parsonage Farm, Catherington Lane (5 dwellings) – approximately 4.6km away.

4.4.3 Plan policies with the potential to affect Butser Hill SAC are:

- S1 Quanta and location of development;
- DM9 Residential annexes;
- S9 Gypsies, Travellers and Travelling Showpeople Accommodation Policy;
- S12 New Homes in the Countryside;
- DM12 Conversion of an Existing Agricultural or Other Rural Building to Residential Use;
- DM13 Rural Worker Dwellings;
- S13 Planning for Economic Development;
- DM14 Provision and Enhancement of Tourism Uses;
- DM16 Diversification of Agricultural or Land Based Business; and
- DM23 Whitehill & Bordon New Town Centre.

These are all included because they promote housing or employment development.

4.5 Appropriate Assessment

4.5.1 According to the Site Improvement Plan, the principal threats facing Butser Hill SAC are inappropriate scrub control, undergrazing and air pollution.

Recreational pressure

4.5.2 Butser Hill SAC lies partially within Queen Elizabeth Country Park (run by Hampshire County Council and Hampshire Wildlife Trust). The site is accessible to recreational users by established footpaths and public rights of way, and has hosted numerous recreational events. Given that the majority of the site is in favourable condition, and that the primary cause for the deterioration of areas of dry grassland within the SAC is inadequate management rather than recreational use, it appears that the grassland is relatively resilient to well-managed recreational activity.

4.5.3 The only site allocations proposed in the Plan with the potential for LSE on Butser Hill SAC due to recreational pressure are SA32 Clanfield Country Farms, South Lane and SA35 Parsonage Farm, Catherington Lane. SA32 is approximately 2.4km from the SAC and will accommodate approximately 100 dwellings, whilst SA35 is approximately 4.6km away and only accounts for 5 dwellings. Coupled with the relative resilience of this site to recreational activity, it is considered that increased recreational pressure from these site allocations and housing development generally associated with the policies identified above will not adversely affect the integrity of Butser Hill SAC.

4.5.4 With regard to in combination assessment, the nearest significant settlement outside East Hampshire District is Waterlooville in Havant but this is 6km from the SAC at its closest. The conclusion of the South Downs Local Plan HRA was identical to that in this HRA regarding the potential for adverse effects from growth. As a result no 'in combination' effects are expected through this impact pathway.

Air quality

- 4.5.5 The priority habitats for which Butser Hill SAC is designated are already exceeding or nearing their critical loads for atmospheric nitrogen deposition. Increased atmospheric nitrogen as a result of additional traffic from development proposed in the Plan could have adverse effects on the site's integrity, which requires investigation. Over 90% of Butser Hill is more than 200m from the A3 and even the closest areas are generally separated from the A3 by a 20m-40m wide road embankment; this embankment is the zone within which the vast majority of traffic related nitrogen will be deposited.
- 4.5.6 There are no site allocations near to Butser Hill SAC that are likely to result in a significant increase in local traffic. However, under the policies identified in the preceding section, the Plan proposes development at various locations along the A3 corridor including Clanfield, Liphook and Whitehill & Bordon. In addition, housing is likely to be delivered along this corridor by other district plans and the South Downs National Park Local Plan, leading to a potential effect 'in combination' with growth in other local authorities that connect to the A3 corridor, notably South Downs National Park, Havant and Portsmouth.
- 4.5.7 Considering this, there is potential for increased traffic in close proximity to the European site (especially when viewed in combination with other plans), which could result in increased local nitrogen deposition. Road transport is likely to remain a relatively minor contributor to overall nitrogen deposition within the site, which is supported by nitrogen source attribution data for the SAC on APIS, indicating that the entire UK vehicle fleet (not just local roads) is responsible for 11% of nitrogen deposited at the SAC, compared to 43% from agriculture (livestock and fertiliser). Nonetheless, this issue will be investigated further during HRA of the Regulation 19 Local Plan through traffic and air quality modelling.
- 4.5.8 The plan already has a mechanism in place to address air quality via Policy S30 Transport, which states that development will be permitted that *"Takes appropriate measures to avoid adverse impact on air quality, including on European nature conservation sites"*. The Plan also states that *"In respect of air quality, the Environment Act 1995 requires the Local Planning Authority to monitor air quality across the Area against a set of national air quality objectives. Where monitoring reveals that any of these objectives are at, or close to, being exceeded, under the precautionary principle the Local Planning Authority will implement measures to improve air quality, including, where appropriate, the designation of an air quality action plan. This will also help to address issues of air quality impacts upon the European sites of nature conservation value in the Area."*

4.6 Conclusions

- 4.6.1 The Plan will not result in adverse effects on the integrity of Butser Hill SAC through increased recreational pressure. However, development proposed in the Plan could have adverse effects on site integrity through air quality impacts. This issue will be investigated further during HRA of the Regulation 19 Local Plan through traffic and air quality modelling. The Plan recognises the need to only permit development that takes appropriate measures to avoid adverse air quality impacts on European sites.

5. East Hampshire Hangers SAC

5.1 Introduction

5.1.1 The East Hampshire Hangers are a series of woodlands on the western edge of the Weald, which themselves are designated Special Sites of Scientific Interest (SSSIs). The SAC comprises:

- Upper Greensand Hangers: Empshott to Hawkley;
- Upper Greensand Hangers: Wyck to Wheatley;
- Coombe Wood and the Lythe;
- Wick Wood and Worldham Hangers;
- Selborne Common;
- Noar Hill; and
- Wealden Edge Hangers.

5.1.2 The hangers are of ecological importance due to the presence of beech *Fagus sylvatica* forests, sloped mixed woodland (with areas of small-leaved lime *Tilia cordata*) and chalk grassland. The Wealden Edge Hangers support yew woodland.

5.1.3 The beech forests are extremely rich in vascular plants, and the diverse moss flora includes several species that are rare in the lowlands. Noar Hill is particularly significant for orchids, supporting important populations of musk orchid *Herminium monorchis* (one of the largest UK populations) and early gentian *Gentianella anglica*.

5.2 Reasons for Designation

5.2.1 East Hampshire Hangers qualifies as an SAC due to the presence of the following habitats:

- *Asperulo-Fagetum* beech forests in south-east England: extremely rich in vascular plants (particularly orchids); and
- *Tilio-Acerion* forest of slopes, screes and ravines in the south of England: rich bryophyte flora.

5.3 Key Conditions and Current Pressures

5.3.1 Key conditions for the features for which East Hampshire Hangers SAC is designated are:

- Well-drained soils;
- Maintenance of grazing;
- Low nutrient run-off from the surrounding land;
- Absence of direct fertilisation;
- Minimal air pollution (e.g. nitrogen and sulphur deposition); and
- Controlled off-track recreational activity (e.g. trampling);

5.3.2 Condition assessment suggests that sensitive features are generally favourable, although the levels of nitrogen deposition (in excess of the critical load) are of particular concern. A small area is in unfavourable condition due to lack of understorey⁵⁰. The presence of non-native invasive species and inadequate grazing regimes has adversely affected the condition of certain areas.

5.3.3 The features for which East Hampshire Hangers SAC is designated are threatened by:

- Forestry and woodland management: inappropriate management could allow more woodland to become less favourable;

⁵⁰ Natural England. (2014) Site Improvement Plan: East Hampshire Hangers (SIP071). Improvement Programme for England's Natura 2000 Sites (IPENS).

- Air pollution: atmospheric nitrogen deposition currently exceeds the site's critical load. Exceeding the critical load of nitrogen deposition may create conditions that are less favourable to the characteristic vegetation of the SAC features; and
- Invasive species: a non-native hybrid ivy is smothering ground flora in one of the hangers.

5.4 Likely Significant Effects of the Plan

5.4.1 The screening process detailed in Appendices B and C identified the following impact pathways that could potentially affect East Hampshire Hangers SAC as a result of the Plan, and therefore needed Appropriate Assessment:

- Recreational pressure; and
- Air quality.

5.4.2 Site allocations proposed in the Plan within 5km of the site and thus with the potential to affect East Hampshire Hangers SAC are:

- SA8 Land off Hollywater and Whitehill Road (100-360 dwellings) – approximately 4.4km away;
- SA11 Bordon Garrison (3,700 dwellings plus employment space) – approximately 2.2km away;
- SA12 Mill Chase Academy (150 dwellings) – approximately 4.3km away;
- SA17 Land at Wilsom Road (employment land) – approximately 2.4km away.
- SA18 Molson Coors Brewery (140-200 dwellings) – approximately 3.3km away;
- SA19 Land at Brick Kiln Lane and Basingstoke Road (171-255 dwellings) – approximately 4.7km away;
- SA20 Treloar College, Holybourne (staff accommodation plus reconfiguration of existing space) – approximately 3.2km away;
- SA21 Land at Northbrook Park (at least 800 dwellings) – approximately 4.0km away;
- SA22 Land at Lynch Hill, Alton (employment land) – approximately 2.5km away.
- SA23 Land north of Wolf's Hall Lane, Chawton (12 travelling showpeople plots) – approximately 3.4km away;
- SA24 Land adjoining Northfield Lane, Alton (employment land) – approximately 4.2km away; and
- SA26 Janeland, Willis Lane (5-6 gypsy/traveller pitches) – approximately 4.5km away;
- SA27 Land at Briars Lodge, Willis Lane (4-8 gypsy/traveller pitches) – approximately 5.0km away.

5.4.3 Plan policies with the potential to affect East Hampshire Hangers SAC are:

- S1 Quanta and location of development;
- DM9 Residential annexes;
- S9 Gypsies, Travellers and Travelling Showpeople Accommodation Policy;
- S12 New Homes in the Countryside;
- DM12 Conversion of an Existing Agricultural or Other Rural Building to Residential Use;
- DM13 Rural Worker Dwellings;
- S13 Planning for Economic Development;
- DM14 Provision and Enhancement of Tourism Uses;
- DM16 Diversification of Agricultural or Land Based Business; and
- DM23 Whitehill & Bordon New Town Centre.

These are all included because they promote housing or employment development.

- 5.4.4 Sites within the SAC at greatest risk to adverse effects stemming from the Plan are Wick Wood and Worldham Hangers, Selborne Common, and Upper Greensand Hangers: Wyck to Wheatley.

5.5 Appropriate Assessment

- 5.5.1 According to the Site Improvement Plan, the principal threats facing East Hampshire Hangers SAC are inappropriate woodland management, air pollution and invasive non-native species.

Recreational pressure

- 5.5.2 Twelve site allocations lie within 5km of East Hampshire Hangers SAC, accounting for approximately 5,000-5,645 dwellings. Housing allocations include relatively large developments such as SA11 Bordon Garrison (by far the largest allocation and also the closest, being 2.2km from the European site) and SA21 Land at Northbrook Park, as well as over 20 gypsy, traveller and travelling showpeople pitches/plots. The proposed increase in the number of people living within close proximity of the European site is likely to cause a rise in recreational use.
- 5.5.3 The main recreational pressure risk would be off-track activity causing vegetation damage and erosion. However, recreational access around much of the site is inherently limited by the challenging topography, which physically limits off-track activity, and the absence of car parks. This would appear to be reflected in the fact that recreational pressure is not identified as a specific threat to the site on the Site Improvement Plan. Whilst the total absence of off-track activity cannot be assumed, the inherent structure of the site means that it is unlikely to increase to such an extent as to have adverse effects on integrity (e.g. through trampling). Moreover, the continuation of the existing SANG approach for Whitehill & Bordon to protect Wealden Heaths Phase II SPA and Shortheath Common SAC will ensure a net increase in large areas of alternative recreational greenspace within the catchment of this SAC and thus minimise any increase in visitors from the largest and closest allocation. The conclusion of the South Downs Local Plan HRA was identical to that in this HRA regarding the potential for adverse effects from growth. As a result no 'in combination' effects are expected through this impact pathway.

Air quality

- 5.5.4 Air quality (nitrogen deposition) is a concern for this site in that nitrogen deposition currently exceeds the critical load, being a maximum of 30 kgN/ha/yr to the various woodland communities, compared to a critical load for woodland of 10 kgN/ha/yr. However, atmospheric nitrogen derives from multiple sources and it is clear from source attribution data on the UK Air Pollution Information System (APIS) from this site that nitrogen deposition is dominated by non-road sources. Approximately 42% of nitrogen deposited on the SAC derives from agriculture (fertiliser and livestock) and 14% is imported from Europe, compared to 11% from traffic (note that this is the entire UK road network rather than just local roads).
- 5.5.5 With regard to the local road network, no major roads lie within 200m of the European site. Routes passing between Whitehill & Bordon and Alton (e.g. B3004, B3006), both of which contain site allocations proposed in the Plan, do run close to hanger woodlands, but since they are minor roads they are less likely to experience significant changes in traffic flows. Traffic use of these roads may increase following development proposed in the Plan, particularly SA11 Bordon Garrison (approximately 3,700 dwellings plus employment space).
- 5.5.6 This issue will be investigated further during HRA of the Regulation 19 Local Plan through traffic and air quality modelling. Importantly, Policy S30 Transport of the Plan ensures that only developments that take appropriate measures to avoid air quality impacts on European sites will be permitted.

5.6 Conclusions

- 5.6.1 The Plan is unlikely to result in any adverse effects on the integrity of East Hampshire Hangers SAC through increased recreational pressure. There is potential for development proposed in the Plan to result in adverse impacts on site integrity through air quality impacts. However, the Plan recognises the need to only permit development that takes appropriate measures to avoid adverse air quality impacts on European sites. This issue will be investigated further during HRA of the Regulation 19 Local Plan.

6. Shortheath Common SAC

6.1 Introduction

- 6.1.1 Shortheath Common SAC is a heathland site located on the western Weald. Habitat diversity is considerable, with large areas of open heathland, the seral stages of the succession to oakwood, and substantial *Sphagnum*-dominated valley mire.
- 6.1.2 The valley mire contains a large-population of cranberry *Vaccinium oxycoccus*, a rare and declining species in southern England. Invertebrates include particularly diverse Orthoptera and Odonata assemblages. The latter is represented by 23 breeding species, several of which are rare and local (e.g. small red damselfly *Ceragrion tenellum*).

6.2 Reasons for Designation

- 6.2.1 Shortheath Common qualifies as an SAC due to the presence of Annex I habitats:
- Transition mires and quaking bogs, with rich ground flora (including a high cover of cranberry) and bog-mosses; and
 - European dry heaths and bog woodland (as qualifying features).

6.3 Key Conditions and Current Pressures

- 6.3.1 Key conditions for the features for which Shortheath Common SAC is designated are:
- Maintenance of a sufficiently high water table to prevent habitat from drying out;
 - Control of scrub;
 - Good air quality; and
 - Control of recreational activity.
- 6.3.2 Condition assessment suggests that areas of acid grassland and dry heath are being lost due to recreational disturbance⁵¹.
- 6.3.3 According to the Site Improvement Plan, the features for which Shortheath Common SAC is designated are threatened by:
- Inappropriate scrub control: without active management scrub and leaf litter continue to build up, resulting in the loss of designated habitats;
 - Recreational pressure: recreational use may reduce the extent of acid grassland and dry heath;
 - Householder encroachment: the dry heath mosaic habitat is frequently encroached onto by householders, which cumulatively affects a significant area; and
 - Air pollution: nitrogen deposition exceeds the critical load for the site. This risks detrimental effects on characteristically nutrient-poor SAC habitats.

6.4 Likely Significant Effects of the Plan

- 6.4.1 The screening process detailed in Appendices B and C identified the following impact pathways that could potentially affect Shortheath Common SAC as a result of the Plan, and therefore needed Appropriate Assessment:
- Recreational pressure; and
 - Air quality.
- 6.4.2 Site allocations proposed in the Plan with the potential to affect Shortheath Common SAC (those located within 4km, the zone within which 75% of visitors originate) are:
- SA11 Bordon Garrison (3,700 dwellings plus employment space) – approximately 2.2km away;

⁵¹ Natural England. (2014) Site Improvement Plan: Shortheath Common (SIP215). Improvement Programme for England's Natura 2000 Sites (IPENS).

- SA12 Mill Chase Academy (150 dwellings) – approximately 4.3km away.
- 6.4.3 As the nearest site allocation is over 2km from Shortheath Common SAC, urbanisation effects can be screened out.
- 6.4.4 Plan policies with the potential to affect Shortheath Common SAC are:
- S1 Quanta and location of development;
 - DM9 Residential annexes;
 - S9 Gypsies, Travellers and Travelling Showpeople Accommodation Policy;
 - S12 New Homes in the Countryside;
 - DM12 Conversion of an Existing Agricultural or Other Rural Building to Residential Use;
 - DM13 Rural Worker Dwellings;
 - S13 Planning for Economic Development;
 - DM14 Provision and Enhancement of Tourism Uses;
 - DM16 Diversification of Agricultural or Land Based Business; and
 - DM23 Whitehill & Bordon New Town Centre.

These are all included because they promote housing or employment development.

6.5 Appropriate Assessment

- 6.5.1 The principal threats facing Shortheath Common SAC are inappropriate scrub control, recreational pressure, householder encroachment and air pollution.

Recreational pressure

- 6.5.2 Condition assessment in 2013 identified that habitats for which Shortheath Common SAC is designated, specifically dry heath and acid grassland, are being lost due to recreational use. The Site Improvement Plan therefore specifically flags recreational pressure as a threat. Visitor surveys of Shortheath Common SAC in 2018⁵² indicate that the site is visited relatively little compared with Wealden Heaths Phase II SPA. In total, surveys of Shortheath Common SAC and Wealden Heaths Phase II SPA found that 85% of visitors were from within East Hampshire District, and that approximately 66% of these travelled by car. Approximately 60% of recreational users of Shortheath Common live within 2km of the site (75% within 4km), and car use is relatively lower than for Wealden Heaths Phase II SPA.
- 6.5.3 Two housing site allocations identified within the Plan are sufficiently close to Shortheath Common SAC to potentially result in adverse effects from recreational use: SA12 Mill Chase Academy and SA11 Bordon Garrison, which will deliver a total of 3,850 dwellings between them (the vast majority - 96% - on the latter site). The only other plan that would pose effects 'in combination' is the South Downs Local Plan. However, this plan allocates a total of only 58 new dwellings within 5km of Shortheath Common SAC, with 35-40 of these being within 2km of the SAC (at Greatham).
- 6.5.4 The findings of the visitor surveys suggest that East Hampshire Local Plan Review developments are unlikely to cause a major increase in recreational use of Shortheath Common SAC given the distances involved (60% of visitors to the SAC living within 2km of the site). However, given the sensitivity of the heathland features for which the site is designated, the large amount of housing (in relative terms) proposed within the East Hampshire Local Plan Review and the potential of Plan developments to contribute to overall recreational pressure on the Site, without mitigation adverse effects on site integrity could occur.
- 6.5.5 Site SA11 Bordon Garrison, which has the greatest implications for the SAC's integrity due to its size and proximity, already incorporates approximately 80ha of Suitable Alternative Natural Greenspace (SANG), consisting of:

⁵² Panter, C. (2018) Wealden Heaths and Shortheath Common 2018 Visitor Surveys. Footprint Ecology. Unpublished report.

- 54.6ha at the Hogmoor Inclosure (to include a natural play area, education centre, toilets and parking);
 - 12.3ha at Oxley Farm; and
 - 13ha at the Slab.
- 6.5.6 Mitigation for any adverse effects from recreational pressure on the SAC could also be incorporated into a strategic recreation mitigation strategy, in combination with Wealden Heaths Phase II SPA and Woolmer Forest SAC. This could include measures to implement objectives set out in Shortheath Common SAC's SIP, which suggests "*education/awareness-raising to prevent damaging forms of public recreational use*". This will be investigated further as the strategic recreation mitigation strategy is devised.

Air quality

- 6.5.7 Shortheath Common SAC is over 200m from any roads that are likely to form significant commuting routes. The only roads within 200m are relatively minor local roads which will not experience a significant change in traffic flow due to housing and employment growth. Local road traffic is therefore not expected to be a significant source of deposited nitrogen.

6.6 Conclusions

- 6.6.1 The Plan is unlikely to result in any adverse effects on the integrity of Shortheath Common SAC through air quality impacts. There is potential for development proposed in the Plan to have adverse effects on site integrity through increased recreational pressure. Visitor surveys indicate that the potential for such effects is relatively limited and the allocation most likely to result in such effects (Whitehill & Bordon) already includes extensive mitigation, in the form of SANG. However, this issue will be considered further with a view to the need to include Shortheath Common within the strategic recreation mitigation strategy being prepared for Wealden Heaths Phase II SPA and Woolmer Forest SAC.

7. Solent European Sites

7.1 Introduction

7.1.1 The Solent European sites of relevance to the Plan consist of:

- Chichester and Langstone Harbours SPA and Ramsar site;
- Portsmouth Harbour SPA and Ramsar site.
- Solent Maritime SAC.

7.1.2 **Chichester and Langstone Harbours SPA and Ramsar site** encompasses two large sheltered estuarine basins, Chichester Harbour and Langstone Harbour, which are separated by Hayling Island. Both harbours are designated as SSSIs.

7.1.3 Chichester Harbour SSSI is a large estuarine basin within which extensive mud and sandflats are exposed at low tide. The site is of particular significance for wintering wildfowl and waders and also for breeding birds both within the harbour and in the surrounding pastures and woodlands. There is also a wide range of habitats which have important plant communities.

7.1.4 **Portsmouth Harbour SPA and Ramsar site** comprises a large industrialised estuary accounting for one of the four largest expanses of mud-flats and tidal creeks on Britain's south coast. The site is unusual in its hydrology by virtue of its narrow connection to the sea via the Solent, and receives relatively little fresh water. The site is notable for its wintering population of dark-bellied brent goose.

7.1.5 Chichester Harbour and Langstone Harbour, along with the coastal waters between the two harbours, form part of the **Solent Maritime SAC**, along with Portsmouth Harbour SPA and Ramsar site, and Solent and Southampton Water SPA and Ramsar site. The system formed by Chichester, Langstone and Portsmouth Harbours is among the ten most important intertidal areas for waders in Britain.

7.2 Reasons for Designation

7.2.1 Chichester and Langstone Harbours SPA qualifies under Article 4.1 of the Birds Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

During the breeding season:

- Common Tern *Sterna hirundo*: 0.3% of the UK breeding population (5-year mean, 1992-1996);
- Sandwich Tern *Sterna sandvicensis*: 0.2% of the UK breeding population (5-year mean, 1993-1997); and
- Little Tern *Sternula albifrons*: 4.2% of the UK breeding population (5-year mean, 1992-1996).

Over winter:

- Bar-tailed Godwit *Limosa lapponica*: 3.2% of the UK wintering (5-year peak mean 1991/92-1995/96).

7.2.2 Chichester and Langstone Harbours SPA also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

Over winter:

- Northern pintail *Anas acuta*: 1.2% of the UK population (5-year peak mean 1991/92-1995/96);
- Northern shoveler: 1.0% of the UK population (5-year peak mean 1991/92-1995/96);
- Eurasian teal *Anas crecca*: 0.5% of the UK population (5-year peak mean 1991/92-1995/96);
- Eurasian wigeon *Anas penelope*: 0.7% of the UK population (5-year peak mean 1991/92-1995/96);

- Ruddy turnstone *Arenaria interpres*: 0.7% of the UK population (5-year peak mean 1991/92-1995/96);
- Dark-bellied brent goose *Branta bernicla bernicla*: 5.7% of the UK population (5-year peak mean 1991/92-1995/96);
- Sanderling *Calidris alba*: 0.2% of the UK population (5-year peak mean 1991/92-1995/96);
- Dunlin *Calidris alpina alpina*: 3.2% of the UK population (5-year peak mean 1991/92-1995/96);
- Ringed plover *Charadrius hiaticula*: 3.0% of the UK population (5-year peak mean 1991/92-1995/96);
- Red-breasted merganser *Mergus serrator*: 3.0% of the UK population (5-year peak mean 1991/92-1995/96);
- Eurasian curlew *Numenius arquata*: 1.6% of the UK population (5-year peak mean 1991/92-1995/96);
- Grey plover *Pluvialis squatarola*: 2.3% of the UK population (5-year peak mean 1991/92-1995/96);
- Common shelduck *Tadorna tadorna*: 3.3% of the UK population in Great Britain (5-year peak mean 1991/92-1995/96); and
- Common redshank *Tringa totanus*: 1.0% of the UK population (5-year peak mean 1991/92-1995/96).

7.2.3 Chichester and Langstone Harbours SPA also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting an internationally important assemblage of birds. Over winter, the area regularly supports 93,230 individual waterfowl (5-year peak mean 01/04/1998) including Eurasian wigeon, bar-tailed godwit, dark-bellied brent goose, ringed plover, grey plover, dunlin, common redshank, common shelduck, Eurasian curlew, Eurasian teal, northern pintail, northern shoveler, red-breasted merganser, sanderling and ruddy turnstone.

7.2.4 Chichester and Langstone Harbours Ramsar site qualifies under the following Ramsar criteria (Table 8-1):

Table 7-1 Chichester and Langstone Harbours Ramsar site criteria

Ramsar criterion	Description of criterion	Chichester and Langstone Harbours
1	A wetland should be considered internationally important if it contains a representative, rare, or unique example of a natural or near-natural wetland type found within the appropriate biogeographic region.	Two large estuarine basins linked by the channel which divides Hayling Islands from the main Hampshire coastline. The site includes intertidal mudflats, saltmarsh, sand and shingle spits and sand dunes.
5	A wetland should be considered internationally important if it regularly supports assemblages of waterbirds of international importance.	76,480 waterfowl (5-year peak mean 1998/99–2002/03).
6	A wetland should be considered internationally important if it regularly supports 1% of the individuals in a population of one species or subspecies of waterbird.	Species with peak counts in spring/autumn: Ringed plover: 853 individuals, representing an average of 1.1% of the UK population (5-year peak mean 1998/99–2002/03); Black-tailed godwit <i>Limosa limosa islandica</i> : 906 individuals, representing an average of 2.5% of the UK population (5-year peak mean 1998/99–2002/03); and

Ramsar criterion	Description of criterion	Chichester and Langstone Harbours
		<p>Common redshank: 2,577 individuals, representing an average of 1% of the UK population (5-year peak mean 1998/99–2002/03).</p> <p>Species with peak counts in winter:</p> <p>Dark-bellied brent goose: 12,987 individuals, representing an average of 6% of the UK population (5-year peak mean 1998/99–2002/03);</p> <p>Common shelduck: 1,468 individuals, representing an average of 1.8% of the UK population (5-year peak mean 1998/99–2002/03);</p> <p>Grey plover: 3,043 individuals, representing an average of 1.2% of the UK population (5-year peak mean 1998/99–2002/03); and</p> <p>Dunlin: 33,436 individuals, representing an average of 2.5% of the UK population (5-year peak mean 1998/99–2002/03).</p> <p>Species regularly supported during the breeding season:</p> <p>Little tern: 130 apparently occupied nests, representing an average of 1.1% of the UK breeding population⁵³</p>

7.2.5 Portsmouth Harbour qualifies as an SPA for its passage bird species, particularly:

- Dark-bellied brent goose: 2,847 individuals representing at least 0.9% of the wintering Western Siberia/Western Europe population (5-year peak mean 1991/2-1995/6)

7.2.6 Chichester and Langstone Harbours Ramsar site qualifies under the following Ramsar criteria (Table 8-2):

Table 7-2 Portsmouth Harbour Ramsar site criteria

Ramsar criterion	Description of criterion	Portsmouth Harbour
3	A wetland should be considered internationally important if it supports populations of plant and/or animal species important for maintaining the biological diversity of a particular biogeographic region.	The intertidal mudflat areas possess extensive beds of eelgrass <i>Zostera angustifolia</i> and <i>Zostera noltei</i> which support the grazing dark-bellied brent geese populations. The mud-snail <i>Hydrobia ulvae</i> is found at extremely high densities, which helps to support the wading bird interest of the site. Common cord-grass <i>Spartina anglica</i> dominates large areas of the saltmarsh and there are also extensive areas of green algae <i>Enteromorpha</i> spp. and sea lettuce <i>Ulva lactuca</i> . More locally the saltmarsh is dominated by sea purslane <i>Halimione portulacoides</i> which gradates to more varied communities at the higher shore levels. The site also includes a number of saline lagoons hosting nationally important species.
6	A wetland should be considered internationally important if it regularly supports 1% of the individuals in a population of one species or subspecies of waterbird.	Dark-bellied brent goose: 2105 individuals, representing an average of 2.1% of the GB population (5-year peak mean 1998/9-2002/3)

⁵³ Species identified subsequent to designation for future possible consideration.

7.2.7 Solent Maritime SAC qualifies as an SAC for both habitats and species. The site contains the following Habitats Directive Annex I habitats:

- Estuaries;
- Cord-grass *Spartina* swards *Spartinion maritimae*;
- Atlantic salt meadows *Glauco-Puccinellietalia maritimae*;
- Subtidal sandbanks (sandbanks which are slightly covered by seawater all the time);
- Intertidal mudflats and sandflats (mudflats and sandflats not covered by seawater at low tide);
- Lagoons (coastal lagoons);
- Annual vegetation of drift lines;
- Coastal shingle vegetation (perennial vegetation of stony banks);
- Glasswort *Salicornia* and other annuals colonising mud and sand; and
- Shifting dunes with marram (shifting dunes along the shoreline with *Ammophila arenaria* 'white dunes').

7.2.8 The site also qualifies for the following Habitats Directive Annex II species:

- Desmoulin's whorl snail *Vertigo moulinsiana*.

7.3 Key Conditions and Current Pressures

7.3.1 Key conditions for the features for which the Solent European sites are designated are:

- Unpolluted water;
- Absence of nutrient enrichment;
- Maintenance of salinity levels;
- Maintenance of space between coastal habitats and development to facilitate managed retreat and avoid coastal squeeze;
- Short grasslands suitable for foraging birds (especially brent goose);
- No dredging or land claim of coastal habitats; and
- Absence of non-native species;

7.3.2 22% of Chichester Harbour SSSI is in favourable condition, with the remaining 78% considered to be recovering from unfavourable condition. For Langstone Harbour SSSI these figures are 9% and 91% respectively⁵⁴. Chichester and Langstone Harbours and Portsmouth Harbours are deemed to have a eutrophication problem, requiring immediate measures to reduce nitrogen input.

7.3.3 The features for which the Solent European sites are designated are threatened by:

- Recreational pressure: activities including dog walking, bird-watching and water sports can disturb birds and affect vegetation on stony banks and drift lines. Off-roading also damages grassland used by foraging birds;
- Coastal squeeze: habitats risk being lost as they are squeezed between rising sea levels and hard coastal defences. This would have significant impacts on the availability of foraging habitat for birds;
- Commercial fisheries: dredges, trawls and seines;
- Water pollution: affects habitat features and bird species through eutrophication and toxicity, from point source discharges and diffuse water pollution (e.g. run-off from agriculture and roads);
- Air pollution: atmospheric nitrogen deposition currently exceeds site's critical load, potentially leading to eutrophication;

⁵⁴ Natural England. (2014) Site Improvement Plan: Solent (SIP043). Improvement Programme for England's Natura 2000 Sites (IPENS).

- Direct land take for development: resulting the loss of designated habitat and exacerbating coastal squeeze (e.g. when private sea defences are created);
- Land management and hydrological changes: risk altering water levels and salinities, affecting designated habitats and species; and
- Invasive non-native species: notable species risk being detrimentally affected by invasive species.

7.4 Likely Significant Effects of the Plan

7.4.1 The screening process detailed in Appendices B and C identified the following impact pathways that could potentially affect Solent European sites, and therefore needed Appropriate Assessment:

- Recreational pressure; and
- Water quality

7.4.2 There are no areas in the Planning Authority Area that constitute significant functionally-linked land for the wintering Brent geese and waders for which the SPA is designated, according to work undertaken for the Solent Brent Goose and Wader Strategy⁵⁵.

7.4.3 The Solent Forum project undertook a project to investigate recreational pressure issues and their mitigation⁵⁶ as a result of development within all the Solent authorities. Phase 1 of this project:

- Collated existing data on the distribution of housing and human activities around the Solent;
- Assessed stakeholder opinion of the importance of recreational disturbance on birds through a series of workshops and interviews;
- Collated data on bird distribution and abundance around the Solent; and
- Outlined the range of mitigation measures that could potentially minimise the impacts of increased recreational disturbance caused by increased housing in the Solent area.

7.4.4 Phase 2 of the project assessed the impact of current visitor numbers and activities on the survival rates of shorebirds throughout the Solent⁵⁷. Visitor surveys were undertaken during 2009/10 at a number of locations around the harbours. In contrast to the previous study⁵⁶ most visitors were local in origin, with median distances travelled to points around the harbours ranging from 2.3-9.1km. A core catchment area for the Solent European sites has been identified at 5.6km. Net new housing growth within that area will therefore result in a likely significant effect in combination with each other.

7.4.5 At a strategic level it has been agreed that any development within 5.6km of the Solent European sites can address the effects of increased recreational pressure upon the European designated sites via financial contributions per dwelling towards the Solent Recreation Mitigation Scheme and/ or by providing measures associated with development designated to avoid or mitigate any adverse effect.⁵⁸

7.4.6 Site allocations proposed in the Plan with the potential to affect Solent European sites through recreational pressure and water quality pathways are those housing sites located within 5.6km:

- SA39 Land at Oaklands House, Rowlands Castle (50 dwellings) – approximately 4.3km from Chichester and Langstone Harbours SPA and approximately 4.4km from Solent Maritime SAC;
- SA38 – Land south of Oaklands (106 dwellings). This site is located within 5.6km of the Solent European sites. It has however been granted planning permission so is not reassessed within this Plan level HRA.
- SA40 Land North of Bartons Road, Rowlands Castle (50-60 dwellings) – approximately 2.7km from Chichester and Langstone Harbours SPA and approximately 2.8km from Solent Maritime SAC; and

⁵⁵ <https://solentwbgs.wordpress.com/page-2/>

⁵⁶ Stillman, R. A., Cox, J., Liley, D., Ravenscroft, N., Sharp, J. & Wells, M. (2009) Solent disturbance and mitigation project: Phase I report. Report to the Solent Forum

⁵⁷ Fearnley, H., Clarke, R. T. & Liley, D. (2010). The Solent Disturbance & Mitigation Project. Phase II - On-site visitor survey results from the Solent region. ©Solent Forum /Footprint Ecology.

⁵⁸ If site specific mitigation is provided (i.e. not a contribution towards the SDMP), evidence of the effectiveness of the mitigation will need to be provided as will a separate provision for monitoring.

- SA41 Land South of Little Leigh Farm, Rowlands Castle (100-115 dwellings) – approximately 3.4km from Chichester and Langstone Harbours SPA and Solent Maritime SAC.
- 7.4.7 The nearest site allocation to Solent European sites, SA40 Land North of Bartons Road, Rowlands Castle, is approximately 2.7km from Chichester and Langstone Harbours SPA. There is therefore no linking impact pathway for urbanisation effects on Solent European sites stemming from development proposed in the Plan.
- 7.4.8 Plan policies with the potential to affect Solent European sites are:
- S1 Quanta and location of development;
 - DM9 Residential annexes;
 - S9 Gypsies, Travellers and Travelling Showpeople Accommodation Policy;
 - S12 New Homes in the Countryside;
 - DM12 Conversion of an Existing Agricultural or Other Rural Building to Residential Use;
 - DM13 Rural Worker Dwellings;
 - S13 Planning for Economic Development;
 - DM14 Provision and Enhancement of Tourism Uses; and
 - DM16 Diversification of Agricultural or Land Based Business;

These are all included because they promote housing or employment development.

7.5 Appropriate Assessment

- 7.5.1 According to the Site Improvement Plan, the principal threats facing Solent European sites are recreational pressure, land take and coastal squeeze, land management and hydrological changes, water quality, air quality, commercial fisheries and invasive non-native species.

Recreational pressure

- 7.5.2 Policy S22 Solent Special Protection Areas aims to protect the integrity of Solent European sites. It states that *“Evidence has shown that any new residential development within 5.6 km of the Solent coast may have an impact from disturbance, much of which is caused by recreation, on the protected species which use the Solent SPAs”*.
- 7.5.3 With this in mind, Subsection S22.1 Policy S22 Solent Special Protection Areas requires that *“Development proposals for residential development resulting in a net increase in dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots within the 5.6km buffer of the Solent SPAs must be supported by a Habitats Regulation Assessment setting out the likely impact of the development on the interest features of the Solent SPAs and details of any mitigation measures proposed”*.
- 7.5.4 The features for which Solent Maritime SAC is designated are unlikely to be susceptible to recreational pressure stemming from the Plan. However, features of Chichester and Langstone Harbours SPA and Ramsar site, and Portsmouth Harbours SPA and Ramsar site, most notably wintering bird populations, may be adversely affected by increased recreational use of wintering habitat.
- 7.5.5 Three site allocations proposed in the Plan lie within 5.6km of Solent European sites. Whilst these developments are relatively small (the largest consists of 100-115 dwellings), and may not have an adverse effect when viewed in isolation, they may contribute to adverse impacts when viewed in combination with other development in the rest of the South Hampshire sub-region.
- 7.5.6 Policy S22 Solent Special Protection Areas requires that the increased recreational use of Solent European sites resulting from these site allocations is mitigated against. Suggested mitigation measures (under Subsection 22.2) include:
- A financial contribution;
 - A developer provided package of measures associated with the proposed development, designed to avoid or mitigate any LSE on the SPAs subject to meeting the tests of the Habitats Regulations; or

- A combination of the above measures.

7.5.7 Considering this, housing provided by these allocations should provide financial contributions towards the Solent Disturbance and Mitigation Project. If this mitigation strategy is adhered to, it is considered that Plan development will have not adversely affect the integrity of Solent European sites through increased recreational pressure.

Water quality

7.5.8 Housing developments in the south of the District and which are served by Budds Farm Havant WwTW have a connection to the Solent European sites as this WwTW discharges into Langstone Harbour. It is therefore important that development does not risk exceeding the capacity of this WwTW, as otherwise adverse effects on water quality may occur.

7.5.9 Whilst water quality assessments documented in the PUSH IWMS found no significant constraints to housing growth in the District, they noted that improvements (e.g. capacity upgrades) may be required by 2036. The catchment for Budds Farm Havant WwTW is identified as having nitrate problems which require immediate measures. Due to uncertainty around such measures, the IWMP recommended that Plan proposals should acknowledge that, due to lack of current evidence, emerging evidence will need to be consulted when determining the need for mitigation against effects on site integrity from housing development in later stages of the Plan period.

7.5.10 Policy DM29 Water Quality and Water Supply already allows for such phasing of development where it states, under Subsection DM29.1, that *“New development must be phased using appropriate timescales, and funded in advance, for the construction of any necessary water and/or wastewater infrastructure associated with development proposals”*.

7.5.11 In addition, under Subsection DM29.2 *“New development will be required to incorporate well designed mitigation measures to ensure the water environment does not deteriorate, both during construction and during the lifetime of the development to ensure the Water Framework objectives are not compromised and any development meets the requirements of the Habitats Directive”*.

7.5.12 Within the IWMS Action Plan it is a requirement to *“Identify where phasing of new development is necessary to ensure that headroom in the most sensitive WwTWs is not exceeded prior to the review of IWMS and any necessary mitigation being identified and secured”*. Although proposed development is already phased throughout the Plan period, it may be necessary to assess this in more detail as the Plan period progresses.

7.6 Conclusions

7.6.1 Development proposed in the Plan could potentially result in adverse effects on site integrity through increased recreational pressure. However, the Plan recognises the need to only permit development that takes appropriate measures to mitigate impacts from recreational pressure. In this case, a financial contribution per dwelling to the Solent Recreation Mitigation Strategy is the most appropriate strategy. If this is followed, development in the Plan is not expected to adversely affect the integrity of Solent European sites.

7.6.2 Increased housing resulting from the Plan is likely to increase pressure on Budds Farm Havant WwTW, which drains into Solent and Langstone Harbour. In parallel with the phasing of Plan development it may be necessary to undertake improvements to Budds Farm Havant WwTW to ensure that its capacity is not exceeded.

8. Solent and Isle of Wight Lagoons SAC

8.1 Introduction

8.1.1 Solent and Isle of Wight Lagoons SAC encompasses multiple widely-distributed coastal lagoons, which exhibit a range of salinities and substrates. Consequently, the lagoons support diverse invertebrates including nationally scarce species.

8.2 Reasons for Designation

8.2.1 Solent and Isle of Wight Lagoons qualifies as an SAC due to the presence of the following Annex I habitat:

- Coastal lagoons: containing large populations of the nationally rare foxtail stonewort *Lamprothamnium papulosum* and the nationally scarce lagoon sand shrimp *Gammarus insensibilis* and starlet sea anemone *Nematostella vectensis*.

8.3 Key Conditions and Current Pressures

8.3.1 Key conditions for the features for which Solent and Isle of Wight Lagoons SAC is designated are:

- Unpolluted water;
- Absence of nutrient enrichment;
- The correct balance of saltwater to freshwater input to maintain current salinity levels;
- Maintenance of space between coastal habitats and development to facilitate managed retreat and avoid coastal squeeze;
- No dredging or land claim of coastal habitats; and
- Absence of non-native species;

8.3.2 According to the Site Improvement Plan the features for which Solent and Isle of Wight Lagoons SAC is designated are threatened by⁵⁹:

- Hydrological changes: sluices are in poor condition and may not be functioning properly, resulting in water quality issues;
- Coastal squeeze: habitats risk being lost as they are squeezed between rising sea levels and hard coastal defences. This would have significant impacts on the availability of foraging habitat for birds;
- Water pollution: affects habitat features and bird species through eutrophication and toxicity from point source discharges and diffuse water pollution (e.g. run-off from agriculture and roads);
- Air pollution: atmospheric nitrogen deposition currently exceeds site critical loads, potentially leading to eutrophication; and
- Invasive non-native species: notable species risk being detrimentally affected by invasive species, particularly sensitive invertebrates.

8.4 Likely Significant Effects of the Plan

8.4.1 The screening process detailed in Appendices B and C identified the following impact pathways that could potentially affect Solent and Isle of Wight Lagoons SAC sites:

- Air quality; and
- Water quality and resources.

⁵⁹ Natural England. (2014) Site Improvement Plan: Solent and Isle of Wight Lagoons (SIP270). Improvement Programme for England's Natura 2000 Sites (IPENS).

- 8.4.2 However, the nearest Site allocation, SA40 Land North of Bartons Road, Rowlands Castle, is approximately 6.4km from Solent and Isle of Wight Lagoons SAC. Impacts resulting from urbanisation and recreational pressure stemming from the Plan can therefore be screened out.
- 8.4.3 The nearest site covered by Solent and Isle of Wight Lagoons SAC is approximately 6.2km from the District boundary. Whilst it is located approximately 400m from the A27, which represents a possible commuting route between Plan housing allocations (e.g. at Rowlands Castle) and Portsmouth, with is not sufficiently close as so result in LSE through atmospheric pollution (Figure 3-1).
- 8.4.4 With respect to water quality, the lagoons are generally vulnerable only to direct discharges due to their physical separation from other waterbodies. If these discharges of freshwater are substantial, they can reduce the salinity of the lagoons, to the detriment of SAC features.
- 8.4.5 Given that the lagoons lie outside of the East Hampshire district boundary, direct discharge to them is not possible, and so there is no impact pathway by which Plan development and policies could significantly affect Solent and Isle of Wight Lagoons. Solent and Isle of Wight Lagoons SAC is not identified as a concern within the PUSH IWMP.

8.5 Conclusions

- 8.5.1 Therefore the East Hampshire Local Plan is deemed unlikely to significantly affect Solent and Isle of Wight Lagoons SAC even in combination with other plans and projects.

9. Solent and Dorset Coast Potential SPA

9.1 Introduction

- 9.1.1 Solent and Dorset Coast Potential SPA (pSPA) is proposed to include approximately 89,000ha of offshore feeding grounds (used in April-September) for important seabird colonies: specifically common tern, sandwich tern and little tern. The site follows the coastline either side of the Isle of Wight, from the Isle of Purbeck in the west to Bognor Regis in the east.
- 9.1.2 This pSPA forms part of the wider protection area for terns, which contribute to the designation of four neighbouring SPAs within the Greater Solent.

9.2 Reasons for Designation

- 9.2.1 The qualifying features for Solent and Dorset Coast pSPA are the following Annex I bird populations:
- Common tern: 4.8% of the UK breeding population (2009-2014);
 - Sandwich tern: 4.0% of the UK breeding population (2008-2014); and
 - Little tern: 3.3% of the UK breeding population (2009-2014).

9.3 Key Conditions and Current Pressures

- 9.3.1 As this SPA as only recently been proposed, there is relatively little information available regarding its current condition and threats to the site's integrity. The features for which the site is designated are likely to be dependent on:
- Careful management of fish stocks on which the tern populations depend for food;
 - Limited disturbance of terns whilst fishing and travelling to and from fishing grounds; and
 - Maintenance of water quality, ensuring the health of the marine ecosystems on which the terns rely.
- 9.3.2 Development activities that threaten these conditions risk adversely affecting the tern populations for which the site is designated.

9.4 Likely Significant Effects of the Plan

- 9.4.1 The nearest site allocations, SA40 Land North of Bartons Road, Rowlands Castle, and SA41 Land South of Little Leigh Farm, Rowlands Castle, are approximately 8.6km from Solent and Dorset Coast pSPA.
- 9.4.2 Chichester and Langstone Harbours SPA and Ramsar site and Solent Maritime SAC overlap with the Solent and Dorset Coast SPA; unlike the other SPA designations the Solent and Dorset Coast SPA extends much further out into coastal waters. This SPA is proposed to protect the open water feeding grounds for internationally important populations of common, sandwich and little terns. Since nothing in the Local Plan would affect the ability of the open waters in the Solent and Dorset Coast to continue to provide adequate fish resources for foraging terns, the site allocations are extremely unlikely to affect the potential Solent and Dorset Coast SPA.
- 9.4.3 Due to the location of the Solent and Dorset Coast pSPA beyond the harbours and within the 'open sea' environment it is considered that it is not sensitive to changes in water quality of draining rivers as its open tidal location ensures continuous mixing. In addition, the plan does not provide any linking impact pathways that could result in increased disturbance at sea from shipping activities or recreational activities that could interact with the pSPA.

9.5 Conclusions

- 9.5.1 The Plan is not expected to result in a likely significant effect Solent and Dorset Coast pSPA alone or in combination with other plans and projects.

10. Thames Basin Heaths SPA

10.1 Introduction:

10.1.1 The Thames Basin Heaths Special Protection Area (SPA) consists of a number of fragments of lowland heathland scattered across Surrey, Hampshire and Berkshire. It is predominantly dry and wet heath but also includes area of deciduous woodland, gorse scrub, acid grassland and mire, as well as associated conifer plantations. Around 75% of the SPA has open public access being either common land or designated as open country under the Countryside and Rights of Way Act 2000. The SPA consists of 13 Sites of Special Scientific Interest. Three of the SSSIs are also designated as part of the Thursley, Ash, Pirbright and Chobham Special Area of Conservation. The SAC is discussed in the subsequent chapter).

10.2 Reasons for Designation

10.2.1 Thames Basin Heaths qualifies as an SPA due to the presence of the following bird populations:

- European nightjar: at least 7.8% of the UK breeding population (mean 1998-1999);
- Woodlark: at least 9.9% of the UK breeding population (1997); and
- Dartford warbler: at least 27.8% of the UK breeding population (1999).

10.3 Key Conditions and Current Pressures

10.3.1 The key environmental conditions that support the features of European interest have been defined as:

- Appropriate management
- Management of disturbance during breeding season (March to July)
- Minimal air pollution
- Absence or control of urbanisation effects, such as fires and introduction of invasive non-native species
- Maintenance of appropriate water levels
- Maintenance of water quality

10.4 Effects of the Plan

10.4.1 The screening process detailed in Appendices B and C identified the following impact pathways that could potentially affect Thames Basin Heaths SPA, and therefore needed Appropriate Assessment:

- Recreational pressure; and
- Air quality.

10.4.2 A long-standing mitigation strategy for the Thames Basin Heaths based upon detailed surveys has identified that all net new housing within 5km of the SPA could result in a likely significant effect 'in combination' via recreational pressure. A single Site allocation proposed in the Plan with the potential to affect the Thames Basin Heaths SPA is:

- SA21 Land at Northbrook Park (at least 800 dwellings) – approximately 4.0km from Thames Basin Heaths SPA (nearest site: Heath Brow SSSI).

10.4.3 Plan policies with the potential to affect Thames Basin Heaths SPA and associated heathland European sites are:

- S1 Quanta and location of development;
- DM9 Residential annexes;
- S9 Gypsies, Travellers and Travelling Showpeople Accommodation Policy;
- S12 New Homes in the Countryside;

- DM12 Conversion of an Existing Agricultural or Other Rural Building to Residential Use;
- DM13 Rural Worker Dwellings;
- S13 Planning for Economic Development;
- DM14 Provision and Enhancement of Tourism Uses;
- DM16 Diversification of Agricultural or Land Based Business; and

10.4.4 These are included as they all promote housing or employment.

10.5 Appropriate Assessment

10.5.1 According to the Site Improvement Plan, the principal threats facing Thames Basin Heaths SPA are inappropriate scrub control, recreational pressure, householder encroachment and air pollution.

Recreational pressure

10.5.2 Policy S21 Thames Basin Heaths Special Protection Area aims to protect the integrity of Thames Basin Heaths SPA. It states that *“research suggests that increased population arising from housing developments at a distance of up to 5km away from the SPA can cause significant disturbance to the breeding success of these rare bird populations”*.

10.5.3 With this in mind, Subsection S21.1 Policy S21 Thames Basin Heaths Special Protection Area requires that *“Development proposals for residential development resulting in a net increase in dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots within the buffers of the Thames Basin Heaths Special Protection Area (TBHSPA) must be supported by a Habitats Regulation Assessment setting out the likely impact of the development on the interest features of the SPA and details of any avoidance and/or mitigation measures”*.

10.5.4 Additionally, Subsection S21.3 states that *“Large scale residential development (over 50 new dwellings) within 5-7km of the SPA will be assessed individually and, if needed, bespoke mitigation will be required in accordance with Natural England guidance”*.

10.5.5 With respect to mitigation measures. Subsection 21.2 states that *“The mitigation measures will include provision of, or contributions towards Suitable Alternative Natural Green Space (SANGS) and contributions towards Strategic Access Management and Monitoring (SAMM)”*.

10.5.6 One housing allocation, SA21 Land at Northbrook Park, is located approximately 4.0km from Thames Basin Heaths SPA. As such, it would not otherwise be required to provide mitigation if not captured by Policy S21. This accounts for at least 800 new dwellings, which have the potential to increase recreational pressure on the Thames Basin Heaths SPA.

10.5.7 There is a long-established mitigation strategy for Thames Basin Heaths SPA. This site allocation may need to contribute to this strategy. The strategy adopted by Waverley Borough Council states that *“New residential development which the Council considers that either alone or in combination is likely to have a significant adverse effect on the SPA beyond 400m and within 5 km of the SPA boundary (in a straight line) must provide:*

- *Appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) identified by the Council; or*
- *A bespoke solution to provide adequate mitigation measures to avoid any potential adverse effects; and*
- *A financial contribution towards wider Strategic Access Management and Monitoring (SAMM)”*.

Air quality

10.5.8 No roads within 200m of these European sites are likely to constitute commuting routes that will experience significant changes in traffic flow as a result of the Plan. There is not considered to be potential for adverse air quality effects on these sites.

10.6 Conclusions

10.6.1 The Plan is not expected to result in any adverse effects on the integrity of Thames Basin Heaths SPA through air quality impacts. However, there is potential for development proposed in the Plan to have adverse impacts on site integrity through increased recreational pressure. For one site allocation, SA21 Land at Northbrook Park, this may require mitigation in line with the existing mitigation strategy to avoid adverse effects on the integrity of Thames Basin Heaths SPA. It is possible that the site is large enough to deliver its own bespoke SANG. This will need to be confirmed for the Regulation 19 Local Plan and its HRA.

11. Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA, Thursley, Ash, Pirbright & Chobham SAC and Thursley & Ockley Bogs Ramsar site

11.1 Introduction

11.1.1 The following heathland European sites within Surrey and its surrounds are relevant to the Plan:

- Thursley, Hankley and Frensham Commons (Wealden Heaths Phase I) SPA;
- Thursley, Ash, Pirbright and Chobham SAC; and
- Thursley and Ockley Bogs Ramsar site.

11.1.2 At its closest point, this SPA is 100m from the boundary of East Hampshire district.

11.1.3 This extensive site represents some of the finest remaining heathland on the Lower Greensand in Southern England. The valley mire on Thursley Common is regarded as one of the best in Britain. The site is of national importance for its bird, reptile and invertebrate populations.

11.1.4 Hankley Common has the most extensive tracts of dry heath, but the habitat is also well represented on the other Commons. Peatland is of greatest value on Thursley Common, but on the other commons is less extensive but still important.

11.1.5 The site is one of the richest for birds in Southern England. Breeding birds specifically associated with the heathland include woodlark, Dartford warbler, and nightjar.

11.2 Reasons for Designation

11.2.1 Thursley, Hankley and Frensham Commons contain the following qualifying SPA features:

- European nightjar: 0.6% of the UK breeding population (5-year mean, 1985-1990);
- Woodlark: 1.8% of the UK breeding population (1994); and
- Dartford warbler: 1.3% of the UK breeding population (1984).

11.2.2 Thursley, Ash, Pirbright and Chobham contain the following qualifying SAC features:

- Northern Atlantic wet heaths with *Erica tetralix*: supports rare plants including great sundew *Drosera anglica* and bog orchid *Hammarbya paludosa*;
- European dry heaths: a key representative of NVC type H2 dry heathland, with transitions to wet heath and valley mire, scrub, woodland and floristically diverse acid grassland. Important to numerous rare and local invertebrates, reptiles and birds; and
- Depressions on peat substrates of the *Rhynchosporion*: vegetation found in natural bog pools of patterned valley mire and in disturbed peat.

11.2.3 Thursley and Ockley Bogs Ramsar site qualifies under the following Ramsar criteria (Table 11-1):

Table 11-1 Thursley and Ockley Bogs Ramsar site criteria

Ramsar criterion	Description of criterion	Thursley and Ockley Bogs
2	A wetland should be considered internationally important if it supports vulnerable, endangered or critically endangered species or threatened	Supports a community of rare wetland invertebrate species including notable numbers of breeding dragonflies.

Ramsar criterion	Description of criterion	Thursley and Ockley Bogs
	ecological communities.	
3	A wetland should be considered internationally important if it supports populations of plant and/or animal species important for maintaining the biological diversity of a particular biogeographic region.	It is one of few sites in Britain to support all six native reptile species. The site also supports nationally important breeding populations of European nightjar and woodlark.

11.3 Key Conditions and Current Pressures

11.3.1 Key conditions for the features for which these European sites are designated are:

- Maintenance of grazing and other traditional management practices;
- Avoidance of habitat fragmentation;
- Minimising recreational pressure and incidence of wildfires; and
- Maintaining water levels.

11.3.2 82% of Thursley and Hankley Commons is deemed to be in favourable condition, whilst 18% is deemed to be unfavourable but recovering.

11.3.3 The features for which the SAC, SPA and Ramsar site are designated are threatened by:

- Changes in land management: neglect results in a lack of structural diversity due to bracken encroachment and scrub development.
- Recreational pressure on ground-nesting birds; especially during the nesting season;
- Hydrological changes: wet heath and mire areas are sensitive to changes (especially drops) in the water table;
- Air pollution: nitrogen deposition can alter the habitat composition, affecting designated features; and
- Invasive non-native species.

11.4 Effects of the Plan

11.4.1 The screening process detailed in Appendices B and C identified the following impact pathways that could potentially affect the above mentioned European sites, and therefore needed Appropriate Assessment:

- Recreational pressure; and
- Air quality.

11.4.2 Site allocations proposed in the Plan with the potential to affect the above mentioned European sites are:

- SA5 Land at Headley Nurseries, Glayshers Hill, Headley Down (12 dwellings) – approximately 3.1km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA;
- SA6 Land adjacent to Hillside Close, Headley Down (12-15 dwellings) – approximately 3.1km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA;
- SA7 Land at Middle Common, Grayshott Road, Headley Down (6 travelling showpeople plots) – approximately 3.1km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA;
- SA11 Bordon Garrison (3,700 dwellings plus employment space) – approximately 5.0km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA; and

- SA21 Land at Northbrook Park (at least 800 dwellings) – approximately 4.6km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA.
- 11.4.3 The nearest site allocation to Thursley and Ockley Bogs and Ramsar site is SA7 Land at Middle Common, Grayshott Road, Headley Down, approximately 6.3km from the European site.
- 11.4.4 Plan policies with the potential to affect the above mentioned European sites are:
- S1 Quanta and location of development;
 - DM9 Residential annexes;
 - S9 Gypsies, Travellers and Travelling Showpeople Accommodation Policy;
 - S12 New Homes in the Countryside;
 - DM12 Conversion of an Existing Agricultural or Other Rural Building to Residential Use;
 - DM13 Rural Worker Dwellings;
 - S13 Planning for Economic Development;
 - DM14 Provision and Enhancement of Tourism Uses;
 - DM16 Diversification of Agricultural or Land Based Business; and
 - DM23 Whitehill & Bordon New Town Centre.
- 11.4.5 These are included as they all promote housing or employment.

11.5 Appropriate Assessment

- 11.5.1 The delivery of large amounts of new development within 400m of a European site designated for nightjar, woodlark and Dartford warbler could result in adverse effects on the integrity of that site. Around the Thames Basin Heaths SPA and Dorset Heathlands SPA the scale of existing residential development within 400m is already high; as such, it was considered that a policy specifically prohibiting further net residential development within 400m was required, otherwise historic development patterns indicated that a large amount of further residential development would come forward in that zone, exacerbating the existing situation. However, the same pattern of historic development intensity does not apply to the Wealden Heaths Phase I SPA as was confirmed in the HRA of Local Plan Part I. No housing is proposed within the East Hampshire Local Plan Review within 400m of this SPA.
- 11.5.2 The latest Natural England condition assessment of Thursley, Hankley and Frensham Commons SSSI determined that 77% of the site was in favourable condition, whilst the remainder was recovering from unfavourable status⁶⁰. The improvements predominantly stemmed from the introduction of Higher Level Stewardship schemes, including for wetter habitats and water bodies on the SSSI.

Recreational pressure

- 11.5.3 As with Thames Basin Heaths, it is the change in population within the core catchment that will be of greatest importance in influencing impacts on the SPA. Visitor surveys were undertaken by UE Associates for Whitehill & Bordon in East Hampshire in 2009 for Thursley, Hankley & Frensham Commons SPA and those parts of Thursley, Ash, Pirbright & Chobham SAC that overlap. Further analysis of the data has been undertaken by UE Associates for the purposes of this HRA. That analysis indicates that 85% of all dog walkers surveyed and 70% of all visitors generally derived from within 9km of the SPA. Beyond this distance the source of origin for visitors becomes dispersed⁶¹.
- 11.5.4 Ongoing work between Waverley Borough Council and Natural England has indicated larger housing developments within 5km of the SPA will require HRA but no requirement for a strategic mitigation strategy has been identified. This is due in part to the large amount of existing semi-natural green infrastructure located within 9km of the SPA, and the relatively low number of new dwellings to be

⁶⁰ [https://designatedsites.naturalengland.org.uk/ReportUnitCondition.aspx?SiteCode=S1004371&ReportTitle=Thursley, Hankley & Frensham Commons SSSI](https://designatedsites.naturalengland.org.uk/ReportUnitCondition.aspx?SiteCode=S1004371&ReportTitle=Thursley,Hankley&FrenshamCommonsSSSI) [accessed 08/01/2019]

⁶¹ For example, the 15% of dog walkers/groups who were covered by the survey and originated from more than 9km away were spread across an area of up to 100km from the SPA

provided within 5km of the SPA (according to the HRA of Waverley Local Plan Part 1, a total of 1.500 net new dwellings when all relevant Local Plans are considered in combination).

- 11.5.5 It is clear that if any settlement in East Hampshire was to make a significant contribution to visits to Thursley, Hankley & Frensham Commons SPA it would be Whitehill & Bordon since it is situated significantly closer to Thursley, Hankley & Frensham Commons SPA than Liphook and will be responsible for delivering almost half the new housing in central Hampshire.
- 11.5.6 Site SA11 Bordon Garrison, which has the greatest implications for the integrity of the above mentioned European sites due to its size and proximity, already incorporates approximately 80ha of Suitable Alternative Natural Greenspace (SANG), consisting of:
- 54.6ha at the Hogmoor Inclosure (to include a natural play area, education centre, toilets and parking);
 - 12.3ha at Oxley Farm; and
 - 13ha at the Slab.
- 11.5.7 Moreover, analysis of visitor survey data as presented within Whitehill & Bordon HRA shows that none of the visitors recorded using Thursley, Hankley or Frensham Commons during the surveys derived from Whitehill & Bordon. In the 2012 visitor surveys, a single individual from Whitehill & Bordon visited Frensham Common. While this does not mean that Whitehill & Bordon residents never visit these Commons it does indicate that they do so sufficiently infrequently and in sufficiently small numbers that their contribution can be discounted.
- 11.5.8 Other site allocations within 5km of Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA account for approximately 4,600 new dwellings and 6 travelling showpeople plots. These developments have the potential to increase recreational pressure on these Sites. However, all of these site allocations also lie within the 5km buffer zone of Wealden Heaths Phase II SPA. These will therefore be required to participate in an avoidance and mitigation strategy which through provision of SANG could also avoid a net increase in visitors to these European sites by virtue of being much closer to the development than the SPA. In addition, these site allocations are all in excess of 3km away, which is likely to reduce visitor numbers (especially considering that several of these allocations are far closer to Wealden Heaths Phase II SPA).

Air quality

- 11.5.9 No roads within 200m of these European sites are likely to constitute commuting routes that will experience significant changes in traffic flow as a result of the Plan. There is not considered to be potential for adverse air quality effects on these sites.

11.6 Conclusions

- 11.6.1 The Plan is not expected to result in any adverse effects on the integrity of Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA, Thursley, Ash, Pirbright & Chobham SAC and Thursley & Ockley Bogs Ramsar site through air quality impacts. However, there is potential for development proposed in the Plan to have adverse impacts on site integrity through increased recreational pressure. For the larger (more than 10 dwellings) site allocations within 5km of Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA, mitigation in the form of SANG (as is already required by their proximity to Wealden Heaths Phase II SPA) may be required to avoid adverse effects on site integrity. There is no potential for adverse effects on Thursley and Ockley Bogs Ramsar site.

12. Wealden Heaths Phase II SPA and Woolmer Forest SAC

12.1 Introduction

- 12.1.1 The Wealden Heaths Phase II SPA is made up of four separate SSSI units and also contains Woolmer Forest SAC.
- 12.1.2 Woolmer Forest contains the largest and most diverse area of lowland heathland habitats in Hampshire (outside of the New Forest), covering 666.68ha, and is considered the most important area of heathland in the Weald of southern England.
- 12.1.3 Woolmer Forest is of international importance for its rich diversity of breeding and wintering heathland birds, including nationally important breeding populations of nightjar, woodlark and Dartford warbler. The heathland also supports breeding Eurasian hobby *Falco subbuteo*, European stonechat *Saxicola torquata*, tree pipit *Anthus trivialis* and linnet *Acanthis cannabina*. In winter up to two roosts of hen harrier *Circus cyaneus*, as well as merlin *Falco columbarius* and great grey shrike *Lanius excubitor*, are regularly recorded in the heathland. The valley mires and wetlands around Woolmer and Cranmer Ponds attract breeding Eurasian curlew, common redshank and common snipe *Gallinago gallinago*. The sandy shores of Woolmer Pond provide habitat for nesting little ringed plover *Charadrius dubius*. The woodlands of Holm and Holly Hills and Passfield Common support redstart *Phoenicurus phoenicurus*, and have also attracted several breeding pairs of wood warbler *Phylloscopus sibilatrix*.

12.2 Reasons for Designation

- 12.2.1 Wealden Heaths Phase II SPA qualifies as an SPA due to the presence of the following bird populations:
- Dartford warbler: at least 7.7% of the UK breeding population;
 - European nightjar: at least 3.0% of the UK breeding population; and
 - Woodlark: at least 7.0% of the UK breeding population.
- 12.2.2 Woolmer Forest qualifies as an SAC due to the presence of the following features:
- Natural dystrophic lakes and ponds: Cranmer Pond is a southern example of a dystrophic pond in an area of Northern Atlantic wet heaths with *Erica tetralix* and depressions on peat substrates of the *Rhynchosporion*;
 - European dry heaths: floristically diverse, with outstanding invertebrate and bird assemblages, and all 12 native species of reptile and amphibian;
 - Depressions on peat substrates of the *Rhynchosporion*; and
 - Northern Atlantic wet heaths with *Erica tetralix*, and transition mires and quaking bogs, both as qualifying features.

12.3 Key Conditions and Current Pressures

- 12.3.1 Key conditions for the features for which Wealden Heaths Phase II SPA and Woolmer Forest SAC are designated are:
- Appropriate habitat management;
 - Minimal disturbance of birds during the breeding season (March-July);
 - Minimal air pollution;
 - Control of urbanisation effects (e.g. fires, introduction of invasive non-native species); and
 - Maintenance of water levels and water quality.

- 12.3.2 SPA bird populations are identified as being 'stable' at current levels of recreational activity, although air pollution appears to be affecting species composition in certain qualifying habitats⁶².
- 12.3.3 The features for which Wealden Heaths Phase II SPA and Woolmer Forest SAC are designated are threatened by:
- Changes in land management: neglect results in a lack of structural diversity due to bracken encroachment and scrub development. Grazing is not practical in certain areas;
 - Recreational pressure and urbanisation effects on ground-nesting birds: especially during the nesting season;
 - Hydrological changes: wet heath and mire areas are sensitive to changes (especially drops) in the water table;
 - Air pollution: nitrogen deposition exceeds the site critical load, which may be prompting changes in species composition in priority mire habitats (most significant at Woolmer Forest SAC); and
 - Invasive non-native species: ponds and wetlands are dominated by New Zealand pygmyweed *Crassula helmsii*, negatively affecting habitat quality. Management is challenged by the presence of priority amphibians such as great crested newt *Triturus cristatus*.

12.4 Effects of the Plan

- 12.4.1 The screening process detailed in Appendices B and C identified the following impact pathways that could potentially affect Wealden Heaths Phase II SPA and Woolmer Forest SAC, and therefore needed Appropriate Assessment:
- Recreational pressure;
 - Urbanisation; and
 - Air quality.
- 12.4.2 Site allocations proposed in the Plan with the potential to affect Wealden Heaths Phase II SPA and Woolmer Forest SAC due to being located within 5km are:
- SA2 Chittley Farm, Liphook (100 dwellings) - approximately 1.1km from Wealden Heaths Phase II SPA and approximately 2.7km from Woolmer Forest SAC;
 - SA3 Land west of Headley Road, Liphook (36-40 dwellings) - approximately 1.2km from Wealden Heaths Phase II SPA and approximately 1.4km from Woolmer Forest SAC;
 - SA4 Land adjacent to Church Road, Billerica (community use) – approximately 0.1km from Wealden Heaths Phase II SPA and approximately 2.2km from Woolmer Forest SAC;
 - SA5 Land at Headley Nurseries, Glayshers Hill, Headley Down (12 dwellings) – approximately 1.3km from Wealden Heaths Phase II SPA and approximately 3.9km from Woolmer Forest SAC;
 - SA6 Land adjacent to Hillside Close, Headley Down (12-15 dwellings) – approximately 1.3km from Wealden Heaths Phase II SPA and approximately 3.9km from Woolmer Forest SAC;
 - SA7 Land at Middle Common, Grayshott Road, Headley Down (6 travelling showpeople plots) - <0.1km from Wealden Heaths Phase II SPA and approximately 4.0km from Woolmer Forest SAC;
 - SA8 Land off Hollywater and Whitehill Road (100-360 dwellings) – approximately 0.4km from Wealden Heaths Phase II SPA and approximately 0.7km from Woolmer Forest SAC;
 - SA11 Bordon Garrison (3,700 dwellings plus employment and mixed use space) – <0.1km from Wealden Heaths Phase II SPA and approximately 1.0km from Woolmer Forest SAC; and
 - SA12 Mill Chase Academy (150 dwellings) – approximately 1.3km from Wealden Heaths Phase II SPA and approximately 1.7km from Woolmer Forest SAC.
- 12.4.3 Plan policies with the potential to affect Wealden Heaths Phase II SPA and Woolmer Forest SAC are:
- S1 Quanta and location of development;

⁶² Natural England. (2014) Site Improvement Plan: Wealden Heaths Woolmer Forest (SIP259). Improvement Programme for England's Natura 2000 Sites (IPENS).

- DM9 Residential annexes;
- S9 Gypsies, Travellers and Travelling Showpeople Accommodation Policy;
- S12 New Homes in the Countryside;
- DM12 Conversion of an Existing Agricultural or Other Rural Building to Residential Use;
- DM13 Rural Worker Dwellings;
- S13 Planning for Economic Development;
- DM14 Provision and Enhancement of Tourism Uses;
- DM16 Diversification of Agricultural or Land Based Business; and
- DM23 Whitehill & Bordon New Town Centre.

These are included as they all promote housing or employment.

12.5 Appropriate Assessment

- 12.5.1 According to the Site Improvement Plan, the principal threats facing Wealden Heaths Phase II SPA and Woolmer Forest SAC are inappropriate land management, recreational pressure on ground nesting birds, hydrological changes, air quality and invasive New Zealand pygmyweed.
- 12.5.2 For the purposes of this assessment, as Woolmer Forest provides habitats that the SPA features rely upon, the two sites are addressed together in the following discussion.

Recreational pressure

- 12.5.3 Increased recreational pressure has the potential to adversely affect SPA features, particularly ground nesting birds (nightjar and Dartford warbler). This is recognised by Policy S20 Wealden Heaths Phase II Special Protection Area, which aims to protect the integrity of the European site. The policy identifies that *“increased population arising from housing developments within the core recreational catchment of such SPAs can cause significant disturbance to the breeding success of these rare bird populations”*.
- 12.5.4 The adverse effects of recreational pressure on the Wealden Heaths Phase II SPA were investigated and discussed in detail at the time the East Hampshire/South Downs National Park Local Plan Joint Core Strategy was prepared and is documented in its various iterations of HRA, with which Natural England concurred. The Joint Core Strategy HRA concluded that, based on the levels of development expected within 5km of the SPA at that time (including that expected within Waverley district in the adopted Waverley Local Plan Part I and the recently Examined South Downs National Park Local Plan), no strategic mitigation solution was required provided that Whitehill & Bordon (responsible for the vast majority of new development within the 5km zone) mitigated for its own impacts at the project level. However, the East Hampshire Local Plan Review will result in a significant amount of further net new housing within 5km of the SPA and it is considered that this additional housing in East Hampshire will therefore require mitigation to avoid an adverse effect on the integrity of the SPA.
- 12.5.5 Updated visitor surveys of Wealden Heaths Phase II SPA in 2018⁶³ indicate that 85% of visitors to this site and Shortheath Common SAC were from within East Hampshire District, and that approximately 66% of these travelled by car. Headley (23%), Whitehill & Bordon (16%) and Bramshott and Liphook (12%) are major sources of visitors to these European sites, and are all proposed for housing developments in the Plan. Approximately 80% of visitors to Ludshott and Bramshott Commons lived less than 4.04km away, and in total over 80% of visitors to the SPA lived within 5km.
- 12.5.6 These findings are reflected in Subsection S20.2 of Policy S20 Wealden Heaths Phase II Special Protection Area, which states that *“Development within the 400 metres to 5 km core catchment boundary around the Wealden Heaths Phase II SPA boundary must be supported by a Habitats Regulations Assessment setting out details of any potential impacts from the development on the interest features of the SPA and avoidance and/or mitigation measures proposed”*.
- 12.5.7 A number of site allocations lie within the 400m to 5km core catchment boundary. Together, these account for approximately 4,000-4,600 dwellings. Mitigation is therefore necessary to prevent adverse

⁶³ Panter, C. (2018) Wealden Heaths and Shortheath Common 2018 Visitor Surveys. Footprint Ecology. Unpublished report.

effects on site integrity. This need has been identified within the Plan for several allocations. Subsection 20.3 states that *“The types of mitigation measures will depend on the size of the proposed development and are to be delivered prior to occupation and in perpetuity”*.

- 12.5.8 Site SA11 Bordon Garrison, which has the greatest implications for the integrity of the European sites due to its size and proximity, already incorporates approximately 80ha of Suitable Alternative Natural Greenspace (SANG), consisting of:
- 54.6ha at the Hogmoor Inclosure (to include a natural play area, education centre, toilets and parking);
 - 12.3ha at Oxley Farm; and
 - 13ha at the Slab.
- 12.5.9 According to S20 Wealden Heaths Phase II Special Protection Area. *“The Local Planning Authority is working towards providing strategic SANG. However, to ensure new homes will not lead to pressure on the SPA, new development will be expected to provide, secure and/or contribute to an amount of SANG and/or make a contribution towards Strategic Access Management and Monitoring (SAMM) and/or Heathland Infrastructure Projects (HIP). Large developments may be required to provide bespoke SANGs based on factors including their scale and potential impact on the Wealden Heaths Phase II SPA, and the availability of strategic SANG. This will be judged on a case by case basis. Any bespoke SANG must be delivered in advance of the developments. It will be for the developer to manage the bespoke SANG in perpetuity it will not be the responsibility of the Local Planning Authority. Any arrangements must be agreed by the Local Planning Authority and Natural England in advance of occupation”*. This can be facilitated by the Wealden Heaths Phase II Cross Boundary HRA group.
- 12.5.10 Details of a detailed mitigation strategy for Wealden Heaths Phase II SPA for all net new housing are to be finalised in consultation with Natural England. This will be specified in the Regulation 19 Local Plan. The features for which Woolmer Forest SAC is designated are also susceptible to the effects of increased recreational pressure. However, those housing allocations that are within 5km of the SAC are also within 5km of Wealden Heaths Phase II SPA, and will therefore be required to provide mitigation in the form of SANG, which will also act to mitigate against increased recreation pressure on Woolmer Forest SAC. There are no housing allocations that are closer to Woolmer Forest SAC than Wealden Heaths Phase II SPA, which is therefore likely to take recreational pressure off of Woolmer Forest SAC.

Urbanisation

- 12.5.11 Subsection S20.1 of Policy S20 Wealden Heaths Phase II SPA states that *“No net gain in residential dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots will be permitted within 400 metres of the Wealden Heaths Phase II Special Protection Area boundary, unless in agreement with Natural England an Appropriate Assessment demonstrates that there will be no adverse effects on the integrity of the SPA”*.
- 12.5.12 Two site allocations lie within 400m of the boundary of Wealden Heaths Phase II SPA: specifically SA4 Land adjacent to Church Road, Billerica (community use) and SA11 Bordon Garrison (3,700 dwellings plus employment and mixed use space). Of these, only SA11 Bordon Garrison, which is <0.1km from the European site, is considered to have potential for adverse effects on site integrity. However, it is understood that no net new housing or gypsy and traveller sites will be permitted within 400m of the SPA as part of these developments.

There are no proposed site allocations within 0.4km of Woolmer Forest SAC. Urbanisation effects are therefore considered unlikely.

Air quality

- 12.5.13 Wealden Heaths Phase II SPA lies within 200m of substantial stretches of the A3 and A325, and Woolmer Forest SAC is immediately adjacent to the A3. These routes will be used by much of the new development within East Hampshire, particularly from Whitehill & Bordon and Alton. These sites are already exceeding their critical loads of nitrogen deposition, although road traffic contributes a relatively small proportion of this. Considering the amount of development occurring along the A3

corridor, both from the Plan and within neighbouring districts, there is potential for adverse effects on Site integrity stemming from the Plan (including in combination effects).

- 12.5.14 According to APIS, nightjar is likely to be relatively impervious to habitat deterioration due to increased nitrogen deposition. However, increased nitrogen deposition threatens the large, unbroken dwarf-shrub layer (particularly heather and gorse) required by woodlark and Dartford warbler for feeding and breeding. Deterioration of heathland due to increased competition by coarser, more invasive scrub and grasses would also have adverse effects on the integrity of Woolmer Forest SAC.
- 12.5.15 Policy S30 Transport states that development will be permitted that *“Takes appropriate measures to avoid adverse impact on air quality, including on European nature conservation sites”*. The Plan also states that *“In respect of air quality, the Environment Act 1995 requires the Local Planning Authority to monitor air quality across the Area against a set of national air quality objectives. Where monitoring reveals that any of these objectives are at, or close to, being exceeded, under the precautionary principle the Local Planning Authority will implement measures to improve air quality, including, where appropriate, the designation of an air quality action plan. This will also help to address issues of air quality impacts upon the European sites of nature conservation value in the Area.”*
- 12.5.16 In consultation on plans for surrounding local authorities, Natural England has referred to the following document⁶⁴ for mitigation measures that could be included in plan documents. This identifies four broad types of mitigation measure:
- Behavioural measures and modal shift - reducing the amount of traffic overall;
 - Traffic management - modifying traffic behaviour to control where emissions are generated;
 - Emissions reduction at source - reducing the emissions level per vehicle; and
 - Roadside barriers - reducing the impact on the public of emissions.
- 12.5.17 The measures identified in the Policy S30 Transport of the Plan cover all of these categories, except for the fourth (roadside barriers) which is not within the remit of local planning policy. The Plan does contain positive measures that should aim to mitigate or avoid the likelihood of adverse effects from reduced air quality on the SPA:
- Improve pedestrian and road safety;
 - Promote integrated transport;
 - Improve access to town and village centres ... include improvements of routes for walking, cycling and public transport;
- 12.5.18 This issue will be investigated further during HRA of the Regulation 19 Local Plan through traffic and air quality modelling. Importantly, Policy S30 Transport of the Plan ensures that only developments that take appropriate measures to avoid air quality impacts on European sites will be permitted.

12.6 Conclusions

- 12.6.1 Plan site allocations and policies have potential for adverse effects on the integrity of Wealden Heaths Phase II SPA and Woolmer Forest SAC through recreational pressure and air quality impacts. In addition, the size and proximity of SA11 Bordon Garrison brings potential for urbanisation impacts on Wealden Heaths Phase II SPA.
- 12.6.2 A detailed mitigation strategy for Wealden Heaths Phase II SPA for all net new housing is to be finalised in consultation with Natural England. This will be specified in the Regulation 19 Local Plan. The provision of alternative recreational sites (e.g. SANG) will alleviate recreational pressure on the SPA, to the benefit of ground-nesting birds for which the site is designated. The issue of air quality will be examined more specifically in the Regulation 19 Local Plan.

⁶⁴<http://www.westlondonairquality.org.uk/uploads/documents/Best%20Practice%20Guide/WLA%20Best%20Practice%20Air%20Quality%20and%20Transport%20Guide%2020051.pdf>.

13. Conclusions

- 13.1.1 Together, Plan housing developments include approximately 6,000-6,600 dwellings for which planning permission is yet to be granted. Along with Policies detailed in the Plan, these have possible linking impact pathways with European sites through:

13.2 Recreational pressure

- 13.2.1 The Plan has potential for adverse effects on the integrities of Shortheath Common SAC, Solent European sites, Thames Basin Heaths SPA and associated heathland European sites (including Thursley, Hankley and Frensham Commons (Wealden Heaths Phase I) SPA and Thursley, Ash, Pirbright and Chobham SAC), Wealden Heaths Phase II SPA and Woolmer Forest SAC through increased recreational pressure. For all of these sites policy protective measures already exist and for some (notably Thames Basin Heaths SPA and the Solent European sites) detailed mitigation strategies are already in operation. For Wealden Heaths Phase II, Woolmer Forest and Shortheath Common a detailed mitigation strategy already exists for Site SA11 Bordon Garrison, in the form of approximately 80ha of Suitable Alternative Natural Greenspace (SANG), consisting of:

- 54.6ha at the Hogmoor Inclosure (to include a natural play area, education centre, toilets and parking);
- 12.3ha at Oxley Farm; and
- 13ha at the Slab.

- 13.2.2 However, a strategic mitigation strategy for Wealden Heaths Phase II and Woolmer Forest (which could also cover Shortheath Common) remains to be devised prior to the Regulation 19 Local Plan.

13.3 Urbanisation

- 13.3.1 The Plan has potential for adverse effects on the integrity of Wealden Heaths Phase II SPA through urbanisation as a result of SA11 Bordon Garrison (approximately 3,700 dwellings and mixed use space within 0.1km of the European site). However, it is understood that no net new housing or gypsy/traveller and travelling showpeople sites will be permitted within 400m of the SPA as part of this or any other allocation in line with Policy S20.

13.4 Air quality

- 13.4.1 The Plan has potential for adverse effects on the integrities of Butser Hill SAC, East Hampshire Hangers SAC, Wealden Heaths Phase II SPA and Woolmer Forest SAC through reduced air quality. The Plan includes policies that aim to prevent air quality effects on European sites. Policy S30 Transport already states that development will be permitted that *“Takes appropriate measures to avoid adverse impact on air quality, including on European nature conservation sites”*. The Plan also states that *“In respect of air quality, the Environment Act 1995 requires the Local Planning Authority to monitor air quality across the Area against a set of national air quality objectives. Where monitoring reveals that any of these objectives are at, or close to, being exceeded, under the precautionary principle the Local Planning Authority will implement measures to improve air quality, including, where appropriate, the designation of an air quality action plan. This will also help to address issues of air quality impacts upon the European sites of nature conservation value in the Area.”*

- 13.4.2 However, this issue will be investigated further through detailed traffic and air quality modelling, to be conducted for HRA of the Regulation 19 Local Plan.

- 13.4.3 Since further work is still to be undertaken this report does not yet form an overall conclusion regarding effects on the integrity of European sites. Such a conclusion will be formed for the Regulation 19 Local Plan HRA.

Appendix A Map of Site Allocations and European Sites within the Scope of East Hampshire's Regulation 18 Local Plan

(See separate accompanying Appendix A)

Appendix B Screening Table (Test of Likely Significant Effects) of Site Allocations

Appendix B details the results of the test of LSE of site allocations described in the Plan. If a European site within the scope of this report is not mentioned within the 'Screening Outcome' column for a given site allocation, that European site is sufficiently distant from the site allocation to screen out LSE. Site allocations in yellow have the potential for result in LSE on one or more European sites, and are therefore subsequent to Appropriate Assessment (Subsection 5 of Chapters 4-12). Site allocations in green do not have the potential for LSE on any European sites, and are therefore screened out at this stage. Site allocations in white have already been granted planning permission.

Site Allocation Reference (LAA ref.)	Site Allocation	Expected Number of Dwellings	Screening Outcome
Bramshott and Liphook Parish			
SA1	Land at Lowsley Farm, south of the A3	175	This site allocation has already been granted planning permission (Reference 34310/29) and as such will not be subject to assessment within this report.
SA2 (LIP-017)	Chiltley Farm, Liphook	100	Potential for LSE: Approximately 1.1km from Wealden Heaths Phase II SPA (nearest: Bramshott and Ludshott Commons). Approximately 2.7km from Woolmer Forest SAC. Sufficiently distant from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA (approximately 7.8km) to screen out LSE.
SA3 (LIP-012)	Land west of Headley Road, Liphook	36-40	Potential for LSE: Approximately 1.2km from Wealden Heaths Phase II SPA (nearest: Bramshott and Ludshott Commons). Approximately 1.4km from Woolmer Forest SAC.
SA4 (LIP-008)	Land adjacent to Billerica, Church Road	0 (community use)	Potential for LSE: Approximately 0.1km from Wealden Heaths Phase II SPA (nearest: Bramshott and Ludshott Commons). Approximately 2.2km from Woolmer Forest SAC.
Headley Parish			
SA5	Land at Headley Nurseries, Glayshers Hill, Headley Down	12	Potential for LSE: Approximately 1.3km from Wealden Heaths Phase II SPA (nearest: Bramshott and Ludshott Commons).

			<p>Approximately 3.1km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA.</p> <p>Approximately 3.9km from Woolmer Forest SAC.</p> <p>Sufficiently distant from Shortheath Common SAC (approximately 5.3km) to screen out LSE.</p>
SA6 (HEA-019)	Land adjacent to Hillside close, Headley Down	12-15	<p>Potential for LSE:</p> <p>Approximately 1.2km from Wealden Heaths Phase II SPA (nearest: Bramshott and Ludshott Commons).</p> <p>Approximately 3.1km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA.</p> <p>Approximately 3.9km from Woolmer Forest SAC.</p> <p>Sufficiently distant from Shortheath Common SAC (approximately 5.4km) to screen out LSE.</p>
SA7 (HEA-011)	Land at Middle Common, Grayshott Road, Headley Down	0 (6 travelling showpeople plots)	<p>Potential for LSE:</p> <p><0.1km from Wealden Heaths Phase II SPA (nearest: Bramshott and Ludshott Commons).</p> <p>Approximately 2.8km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA.</p> <p>Approximately 4.0km from Woolmer Forest SAC.</p>
SA8 (HEA-018)	Land off Hollywater and Whitehill Road	100-360 (+ SANG)	<p>Potential for LSE:</p> <p>Approximately 0.4km from Wealden Heaths Phase II SPA.</p> <p>Approximately 0.7km from Woolmer Forest SAC.</p> <p>Approximately 3.0km from Shortheath Common SAC.</p> <p>Approximately 4.4km from East Hampshire Hangers SAC.</p> <p>Sufficiently distant from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA (approximately 5.6km) to screen out LSE.</p>
Whitehill Town			
SA9	Whitehill & Bordon Strategic Development Area	This site allocation covers the dwellings proposed in site allocations SA9 and SA10-12, plus approximately 83 dwellings at Quebec Barracks, and Viking Park Strategic Employment Site	<p>Potential for LSE:</p> <p>Distances between the specific site allocations included in SA10 and European sites are detailed in the screening of these site allocations.</p>
SA10	Louisburg Barracks	500 (+ 2.94ha of employment land, 3.38ha of open space)	This site allocation has already been granted planning permission and as such will not be subject to assessment within this report.
SA11 (WHI-006 to WHI-017)	Bordon Garrison	3,700 (+ 23,000m ² of retail/business/leisure	<p>Potential for LSE:</p> <p><0.1km from Wealden Heaths Phase II SPA.</p>

		floorspace in New Town Centre, 5ha of employment land at Louisburg North, 80ha of SANG)	Approximately 0.4km from Shortheath Common SAC. Approximately 1.0km from Woolmer Forest SAC. Approximately 2.2km from East Hampshire Hangers SAC. Approximately 5.0km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA.
SA12 (WHI-005)	Mill Chase Academy	150	Potential for LSE: Approximately 1.3km from Wealden Heaths Phase II SPA (Broxhead and Kingsley Commons). Approximately 1.7km from Woolmer Forest SAC. Approximately 2.8km from Shortheath Common SAC. Approximately 4.3km from East Hampshire Hangers SAC. Sufficiently distant from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA (approximately 5.7km) to screen out LSE.
Alton Town			
SA13	Land at Borovere Farm	249	This site allocation has already been granted planning permission (Reference 30021) and as such will not be subject to assessment within this report.
SA14	Land at Cadnams Farm, Alton	275	This site allocation has already been granted planning permission (Reference 55428/003 and 55428/004) and as such will not be subject to assessment within this report.
SA15	Land at Lord Mayor Treloar, Alton	280	This site allocation has already been granted planning permission (Reference 30021) and as such will not be subject to assessment within this report.
SA16	Land at Will Hall Farm, Alton	180	This site allocation has already been granted planning permission (Reference 55222) and as such will not be subject to assessment within this report.
SA17	Land at Wilsom Road	0 (3ha of employment land)	Potential for LSE: Approximately 2.4km from East Hampshire Hangers SAC. Approximately 4.7km from Shortheath Common SAC. Sufficiently distant from Wealden Heaths Phase II SPA (approximately 6.0km) to screen out LSE.
SA18 (AL-015)	Molson Coors Brewery	140-200	Potential for LSE: Approximately 3.3km from East Hampshire Hangers SAC (nearest: Wick Wood and Worldham Hangers). Sufficiently distant from Shortheath Common SAC (approximately 5.7km) to screen out LSE.
SA19 (AL-005)	Land at Brick Kiln Lane & Basingstoke Road	171-255	Potential for LSE: Approximately 4.7km from East Hampshire Hangers SAC (nearest: Wick Wood and Worldham Hangers). Sufficiently distant from Shortheath Common SAC (approximately 7.0km) to screen out LSE.
SA20 (AL-025)	Treloar College, Holybourne	Staff accommodation block (+	Potential for LSE:

		reconfiguration of existing space)	Approximately 3.2km from East Hampshire Hangers SAC (nearest: Upper Greensand Hangers: Wyck to Wheatley). Sufficiently distant from Shortheath Common SAC (approximately 5.6km) to screen out LSE.
Bentley Parish			
SA12	Land at Northbrook Park	At least 800 (+ 6ha of employment land and supporting infrastructure)	Potential for LSE: Approximately 4.0km from Thames Basin Heaths SPA (nearest site: Rushmoor) Approximately 4.0km from East Hampshire Hangers SAC. Approximately 4.6km from Thursley, Ash, Pirbright and Chobham SAC and Thursley, Hankley and Frensham Commons SPA. Sufficiently distant from Shortheath Common SAC and Wealden Heaths Phase II SPA (>5.5km away) to screen out LSE.
Binstead Parish			
SA22	Land at Lynch Hill	0 (14.3ha of employment land)	Potential for LSE: Approximately 2.5km from East Hampshire Hangers SAC (nearest: Upper Greensand Hangers: Wyck to Wheatley). Approximately 4.9km from Shortheath Common SAC. Planning application submitted (Reference 49776/002).
Chawton Parish			
SA23 (CHA-003)	Land north of Wolf's Lane, Chawton	0 (12 travelling showpeople plots)	Potential for LSE: Approximately 3.4km from East Hampshire Hangers SAC (nearest: Wick Wood and Worldham Hangers). Sufficiently distant from Shortheath Common SAC (approximately 5.6km) to screen out LSE.
SA24 (CHA-002)	Land adjoining Northfield Lane, Alton	0 (5.3ha employment land)	Potential for LSE: Approximately 4.2km from East Hampshire Hangers SAC (nearest: Wick Wood and Worldham Hangers).
Four Marks Parish			
SA25 (FM-013)	Land South of Winchester Road, Four Marks	130-150	No LSE: The nearest European site, River Itchen SAC, is approximately 7.0km away.
SA26 (FM-010)	Janeland, Willis Lane	5-6 gypsy and traveller pitches	Potential for LSE: Approximately 4.5km from East Hampshire Hangers SAC (nearest: Selborne Common)
SA27	Land at Briars Lodge, Willis Lane	0 (4-8 gypsy and traveller pitches)	Potential for LSE: Approximately 5.0km from East Hampshire Hangers (nearest: Selborne Common).
SA28	Land at Alton Lane, Four Marks	0 (2 gypsy and traveller	No LSE:

		pitches)	The nearest European site, East Hampshire Hangers SAC (nearest: Selborne Common), is approximately 5.2km away.
Medstead Parish			
SA29	Land North of Boyneswood Lane, Medstead	51	This site allocation has already been granted planning permission (Reference 55258/004) and as such will not be subject to assessment within this report.
Ropley Parish			
SA30 (ROP-002, ROP-010)	Land at Five Acres and Aurea Norma and Woolhead's Builders Yard	55-66	No LSE: The nearest European site, the River Itchen SAC, is approximately 4.1km away.
Other parishes in A31 corridor			
SA31	Land at Crows Lane, Upper Farrington	8	This site allocation has already been granted planning permission (Reference 20926/004) and as such will not be subject to assessment within this report.
Clanfield Parish			
SA32 (CL-002)	Clanfield Country Farms, South Lane	100	Potential for LSE: Approximately 2.4km from Butser Hill SAC.
Horndean Parish			
SA33	Land East of Horndean, Rowlands Castle	850 (+ a care village including ~100 independent living units and a 60-bed care home, and 2ha of industrial/business land, a new primary school and land for future expansion)	This site allocation has already been granted outline planning permission (Reference 55562/001) and as such will not be subject to assessment within this report.
SA34 (HD-001)	Land to the rear of 191-211 Lovedean Lane	33	No LSE: The nearest European site, Butser Hill SAC, is approximately 6.0km away.
SA35 (HD-002)	Parsonage Farm, Catherington Lane	5	Potential for LSE: Approximately 4.6km from Butser Hill SAC.
SA36 (HD-019)	Land at Cottage Farm, James Copse Close	75-85	No LSE: >6km from any European sites.
SA37 (HD-024)	Land North of Woodcroft Farm	170-180	No LSE: >6km from any European sites.
Rowlands Castle Parish			
SA38	Land South of Oaklands	106	This site allocation has already been granted planning permission (Reference 30016/26) and as such will not be subject to assessment within this report.

SA39 (RC-001)	Land at Oaklands House, Rowlands Castle	50	Potential for LSE: Approximately 4.3km from Chichester and Langstone Harbours SPA. Approximately 4.4km from Solent Maritime SAC. Sufficiently distant from Solent and Isle of Wight Lagoons SAC (approximately 7.2km) to screen out LSE.
SA40 (RC-002)	Land North of Bartons Road, Rowlands Castle	50-60	Potential for LSE: Approximately 2.7km from Chichester and Langstone Harbours SPA. Approximately 2.8km from Solent Maritime SAC. Sufficiently distant from Solent and Isle of Wight Lagoons SAC (approximately 6.4km) and Solent and Dorset Coast pSPA (8.6km) and Portsmouth Harbour SPA (8.6km) to screen out LSE.
SA41 (RC-004)	Land South of Little Leigh Farm, Rowlands Castle	100-115	Potential for LSE: Approximately 3.4km from Chichester and Langstone Harbours SPA. Approximately 3.4km from Solent Maritime SAC. Sufficiently distant from Solent and Isle of Wight Lagoons SAC (approximately 6.6km), Solent and Dorset Coast pSPA (8.6km) and Portsmouth Harbour SPA (8.6km) to screen out LSE.

Appendix C Screening Table (Test of Likely Significant Effects) of Policies

Appendix C details the results of the test of LSE of policies described in the Plan. Policies in yellow have the potential for result in LSE on one or more European sites, and are therefore subsequent to Appropriate Assessment (Subsection 5 of Chapters 4-12). Site allocations in green do not have the potential for LSE on any European sites, and are therefore screened out at this stage.

Policy	Description	Screening Outcome
Spatial Strategy		
S1 Quanta and Location of Development	<p>Housing</p> <p>S1.1 New homes will be directed to the most sustainable and accessible locations in the Area which have the most capacity to accommodate them whilst respecting local distinctiveness, protecting the Area's physical, natural and historic environment, and recognising that places change and will sustainably grow.</p> <p>S1.2 The north-east area will see the most significant housing growth, focussing additional housing at Whitehill & Bordon and the allocation of a new settlement at Northbrook Park.</p> <p>S1.3 Housing will be accommodated through the development and redevelopment opportunities within existing settlement policy boundaries in the first instance.</p> <p>S1.4 Land will be used efficiently, with development addressing the need for different types of homes in the Area and contributing to the creation or maintenance of sustainable communities.</p> <p>S1.5 To provide a choice of housing for people in the Area the Local Planning Authority will seek to deliver a minimum of 10,456 homes between 2017 and 2036. This will be delivered by an annual housing requirement of 508 homes between 2017-2028 and 608 homes between 2029 and 2036. This will be achieved by:</p> <ul style="list-style-type: none"> a. housing completions in 2017/18 (791 homes); b. existing planning permissions (5,947 homes); c. homes being delivered across the Area on windfall sites (992 homes); d. The allocation and managed release via phasing of 3738 homes in the Local Plan (see sites SA1 to SA423); and e. Not permitting developments which would result in a net loss of homes or residential land; and f. Permitting housing outside of settlement policy boundaries that meets an affordable housing need. <p>S1.6 Additional homes can be provided through the allocation of sites in Neighbourhood Plans.</p> <p>Gypsy, Travellers and Travelling Showpeople accommodation</p> <p>S1.7 The Local Planning Authority will deliver a minimum of 264 permanent pitches for Gypsies and Travellers, and 326 permanent plots⁷ for Travelling Showpeople between 2017 and 2036 to meet the Area's need of the Gypsy and Traveller and Travelling Showpeople communities. This will be achieved by:</p> <ul style="list-style-type: none"> a. Completions (3 pitch and 0 plots) b. Existing permissions (6 pitch and 0 plots) c. The allocation of 11 pitches and 18 plots in the Local Plan (see sites SA7, SA23, SA26 to SA28) d. Permitting pitches and plots on suitable currently unidentified sites within the Settlement Policy Boundary, and outside of the Settlement Policy Boundary where the site provides opportunities for local social connections to be formed, by reasonable access to schools, healthcare and other local facilities. 	<p>This policy details quanta of housing, gypsy, traveller and travelling showpeople accommodation, and employment land. Such development will involve potential LSE on European sites, the specific screening for which is provided in Appendix B.</p> <p>With respect to housing, this policy specifically protects the natural environment in areas in which new homes are to be built.</p>

	<p>S1.8 Whilst the needs of Gypsies, Travellers and Travelling Showpeople who do not meet the planning definition fall outside of the above number, in order to meet their assessed needs, the Local Planning Authority will seek to make provision for pitches for Gypsies and Travellers and plots for Travelling Showpeople who do not meet the definition by permitting suitable sites.</p> <p>S1.9 Additional pitches and plots can be provided through the allocation of sites in Neighbourhood Plans.</p> <p>Employment</p> <p>S1.10 New employment growth will be directed to the main settlements within the Area and the strategic and locally significant employment sites.</p> <p>S1.11 The Local Planning Authority will deliver a minimum of 50 ha of employment land between 2017 and 2036. This will be achieved by:</p> <ol style="list-style-type: none"> Completions (1.85ha) Existing permissions (15.84 ha) The allocation of 32.6 ha (see sites SA9, SA17, SA21, SA22 and SA24) Resisting the loss of employment floorspace on strategic and locally significant employment sites. <p>S1.12 Additional employment floorspace can be provided through the allocation of sites in Neighbourhood Plans.</p> <p>Retail</p> <p>S1.13 New retail will be directed to the centres to maintain their vitality and viability and will be appropriate to the size and function of the centre within which it is to be located.</p> <p>S1.14 The Local Planning Authority will deliver new retail floorspace between 2017 and 2036. This will be achieved by:</p> <ol style="list-style-type: none"> Completions Existing permissions Re-occupation of vacant floorspace 	
<p>S2 Managing Land Release via Phasing</p>	<p>S2.1 To meet both the objectives of delivering housing growth and managing that growth in a sustainable way, the release of land within the Local Plan will be phased. The plan period will be split into 2 phases with phase 1 covering the period until 2028 and the second phase the final 8 years of the plan period to 2036. The allocation policies will therefore identify which sites are to come forward in phase 1 and which are held back for phase 2 having regard to:</p> <ol style="list-style-type: none"> Delivering the overall housing requirement in line with Policy S1; The need to maintain a 5-year supply of deliverable sites as required by the NPPF; The need to ensure that within each phase the sites allocated will provide for a range and choice of dwellings of different types, sizes and tenures which will meet local need; The need to ensure that the scale and timing of development is co-ordinated with the provision of new infrastructure; and The need to ensure an even delivery pattern within smaller settlements and rural areas where sites are aimed at meeting local and affordable housing need over the whole period of the Local Plan. <p>S2.2 The Local Planning Authority will maintain a five-year supply (plus NPPF buffer) of deliverable housing sites through considering release of the subsequent phase of sites to help address any persistent shortfall.</p>	<p>This general land management policy does not have HRA implications.</p> <p>The policy states that housing growth will be managed sustainably. By definition sustainable management will not result in LSE.</p>
<p>S3 Sustainable and Viable Development</p>	<p>Sustainable development</p> <p>S3.1 When considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Local Planning Authority will always work proactively with applicants jointly to find solutions that mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>S3.2 Planning applications that accord with the policies in the Development Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>S3.3 Where there are no policies relevant to the application or they are out of date at the time of making the decision then the Local Planning Authority will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ol style="list-style-type: none"> any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in that Framework indicate that development should be restricted. <p>Viable development</p>	<p>This policy supports sustainable development which, by definition, will not result in LSE.</p>

	<p>S3.4 The Local Planning Authority will be proactive in working with developers to identify ways in which their schemes can be made financially viable, including the use of other sources of funding and alternative models of delivery.</p> <p>S3.5 Where a developer seeks to negotiate a reduction in standards that would normally apply to development, or a form of development that would not normally be acceptable, on grounds of financial viability, the Local Planning Authority will require the developer to supply evidence as to the financial viability of the development. This will normally take the form of a published open book financial appraisal of the proposed development, demonstrating the full range of costs to be incurred by the development including the initial purchase of the land, the financial return expected to be realised, and the profit expected to be released. The level of detail required in such an appraisal will always be proportionate to the scale and complexity of the development proposed. In cases where an independent assessment of the appraisal is required, the developer will be expected to pay for this.</p> <p>S3.6 In assessing the information supplied in a financial appraisal, the Local Planning Authority will always seek to ensure that its decision represents the appropriate balance between the desirability of securing delivery of the development, and that of providing in full for the standards set out in planning policy.</p>	
<p>Homes and Communities</p>		
<p>S4 Health and Wellbeing</p>	<p>S4.1 The potential for achieving positive health and wellbeing outcomes will be taken into account when considering development proposals. Where any potential adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.</p> <p>S4.2 Development proposals, where appropriate, should promote, support and enhance health and wellbeing by:</p> <ol style="list-style-type: none"> Contributing to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and cycle. Providing sufficient and the right mix of homes to meet people's needs and in the right location. Creating opportunities for employment in accessible locations. Designing a proportion of homes that reflects the changes that occur over a lifetime, so people are not excluded by design as their circumstances change. Building homes which are easy to warm and ventilate. Ensuring high levels of residential amenity. Providing opportunities for formal and informal physical activity, recreation and play (in accordance with the standards set out in appendix 4), and cultural and leisure activities. Supporting and enhancing community and social infrastructure. Improving the quality and quantity of green infrastructure, (including trees and hedgerows) and by protecting and enhancing public rights of way. 	<p>This policy does not have HRA implications. Point i of S4.2 states that the quality and quantity of green infrastructure will be improved, which is positive for biodiversity.</p>
<p>DM1 Provision and Enhancement of Open Space, Sport and Recreation</p>	<p>DM1.1 New residential development will be required to provide new or enhanced provision of useable public open space, sports and recreation facilities in accordance with the standards set out in Appendix 4 and in compliance with the latest Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) or its subsequent replacement.</p> <p>DM1.2 Open space, sports and recreation provision requirements should:</p> <ol style="list-style-type: none"> As first preference, be provided on-site in a suitable location. Where the development does not allow for the provision of such open space on site, developers will be required to make a financial contribution towards the provision of new, or improvement of open space, sport or recreational facilities elsewhere in the locality, through entering into a legal agreement or another suitable mechanism; Be multifunctional, fit for purpose and support health and outdoor recreation; Consider the context of any existing provision (including deficiencies in particular types of open space) and maximise where these are relevant to the development of the site; When new provision is provided, appropriate mechanisms will be secured which will ensure the future satisfactory maintenance and management of the open space, sports and recreational facility in the long term. <p>DM1.3 A holistic approach to the design of new open space should be taken including considering the contribution to place making, the green network and protecting and enhancing nature conservation and the water environment.</p> <p>DM1.4 New provision should also aim to protect, enhance and manage integrated paths for active travel and/or recreation, including new and existing links to the wider countryside.</p>	<p>This policy does not have HRA implications. Provision of open space and recreation facilities is likely to reduce recreational pressure on European sites.</p>

<p>DM2 Protection of Open Space, Sport and Recreation</p>	<p>DM2.1 Development involving the loss of open space, a sports or recreation facility will only be permitted if:</p> <ul style="list-style-type: none"> a. The site or facility is surplus in terms of all the functions an open space or facility can perform, and is of low value and poor quality, as shown by the East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) or subsequent update; or b. Alternative and improved provision would be made in a location well related and accessible to the users of the existing facility; or c. The development is for alternative sports and recreation provision, the need for which clearly outweighs the loss; or d. The development is for a small part of the site; where it has been demonstrated that it will result in an enhanced sport or recreational facility. 	<p>This policy does not have HRA implications. Protection of open space and recreation facilities is likely to reduce recreational pressure on European sites.</p>
<p>DM3 Provision and Enhancement of Social Infrastructure</p>	<p>DM3.1 All development proposals should recognise that social infrastructure including community facilities, public services, leisure and cultural uses are an integral component in achieving and maintaining sustainable, well integrated and inclusive development. Planning permission will be granted for:</p> <ul style="list-style-type: none"> a. The redevelopment, improvement or expansion of an existing community facility, public service, leisure or cultural use to extend or diversify the level of service; or b. New community facilities where they are deemed necessary as part of a wider development proposal (such as a residential development scheme which generates demand for new facilities). Developers will be expected to provide such relevant facilities either directly on-site and/or off site, through a financial contribution, either alone or cumulatively with other developments. Opportunities to incorporate community facilities within or adjacent to the development site should be sought in the first instance. Offsite provision may be acceptable as an alternative if: <ul style="list-style-type: none"> i. There is insufficient space available onsite/adjacent to the site; or ii. Incorporation of the facility onsite/adjacent would not be financially viable; or iii. It would be more appropriate to contribute (in whole or part) to the establishment, expansion, repair or replacement of a facility elsewhere in order to meet wider demand or combine facilities. <p>DM3.2 Whether on or off-site, community facilities required as part of wider development proposals should:</p> <ul style="list-style-type: none"> a. Be implemented, as appropriate, at an early stage of the phasing of development; b. Have a robust business plan and governance arrangements in place, prepared by the applicant, including any funding arrangement, to ensure the facility is financially sustainable in the longer term. Provision and maintenance of new community facilities is likely to be secured through planning obligations. 	<p>This policy for the provision and enhancement of social infrastructure does not have HRA implications.</p>
<p>DM4 Protection of Social Infrastructure</p>	<p>DM4.1 Development proposing the change of use or loss of premises or land currently or last used for community facilities, public services, leisure and cultural uses will only be permitted if:</p> <ul style="list-style-type: none"> a. the facility is no longer required and alternative facilities are easily accessible for the community they are intended to serve; and b. it can be demonstrated through a rigorous marketing exercise that the use is no longer viable, that all reasonable efforts have been made to retain it and that there is no alternative use that would provide a beneficial facility to the local community, or alternative and improved community facilities are provided that are accessible, inclusive and available without causing unreasonable reduction or shortfall in the local service provision. <p>DM4.2 Details of the marketing requirements are set out in Appendix 3.</p>	<p>This policy for the protection of social infrastructure does not have HRA implications.</p>
<p>DM5 Amenity</p>	<p>DM5.1 Development will not be permitted that:</p> <ul style="list-style-type: none"> a. has an unacceptable adverse impact on the amenity of nearby uses and residents during construction and after completion; or b. does not provide acceptable standards of amenity for future users and occupiers of the development; <p>DM5.2 Regard must be had to the following considerations:</p> <ul style="list-style-type: none"> a. privacy; b. outlook; c. overbearing; d. access to sunlight and daylight/overshadowing; e. noise; f. vibration; 	<p>This policy does not have HRA implications. This is a positive policy, minimising noise, vibration and pollution from development, therefore reducing the potential for LSE on European sites.</p>

	g. pollution; h. dust; and i. odour.																																																																																					
S5 Housing Mix and Type	<p>S5.1 Proposals for residential development must take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are provided across the Area.</p> <p>S5.2 Subject to design considerations residential development must comply with Policy DM6 which sets out the optional higher Building Regulation Standards for accessible and adaptable homes and Policy DM7 internal space standards. Where there is an identified need the Local Planning Authority will also seek a proportion of wheelchair user dwellings.</p> <p>S5.3 Taking account of the most up to date housing information, applications for major residential development should demonstrate how the proposal will address the:</p> <ul style="list-style-type: none"> a. Need for smaller homes; b. Requirements of an ageing population and people wishing to downsize, including where justified the provision of singlestorey dwellings; c. Need for specialist accommodation in line with Policy S8; and d. Need for self and custom build in line with Policy DM8. <p>S5.4 The Local Planning Authority will work with the developer to agree a suitable housing mix taking full account of the characteristics of the site and viability considerations.</p> <p>S5.5 Developer contributions will be sought to fund a community project worker on all sites of 20 dwellings or more.</p>	Whilst the developments to which this policy applies have potential for LSE on European sites (see screening of Policy S1), this policy itself does not have HRA implications.																																																																																				
DM6 Accessible and Adaptable Homes	<p>DM6.1 On residential development schemes for 10 dwellings or more, developers should demonstrate that all market homes will meet part M4(2) of the Building Regulations, Category 2: accessible and adaptable dwellings unless evidence indicates it is not feasible.</p> <p>DM6.2 Subject to site suitability, affordable dwellings should be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2) and, where evidenced by local need, a proportion of affordable dwellings to be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3).</p>	This policy does not have HRA implications.																																																																																				
DM7 Residential Internal Space Standards	<p>DM7.1 Where planning permission is required, proposals for new residential units (including those created through changes of use or conversions) will ensure that the internal layout and size of the units are suitable to serve requirements of future occupiers and be fit for purpose. The Local Planning Authority will assess all development proposals against the following minimum standards:</p> <table border="1"> <thead> <tr> <th>Number of Bedrooms (b)</th> <th>Number of Bed spaces (persons)</th> <th>1-Storey dwellings</th> <th>2-Storey dwellings</th> <th>3-Storey dwellings</th> <th>Built-in Storage⁶</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1b</td> <td>1p</td> <td>39 (37)⁷</td> <td>-</td> <td>-</td> <td>1.0</td> </tr> <tr> <td>2p</td> <td>50</td> <td>58</td> <td>-</td> <td>1.5</td> </tr> <tr> <td rowspan="2">2b</td> <td>3p</td> <td>61</td> <td>70</td> <td>-</td> <td>2.0</td> </tr> <tr> <td>4p</td> <td>70</td> <td>79</td> <td>-</td> <td></td> </tr> <tr> <td rowspan="3">3b</td> <td>4p</td> <td>74</td> <td>84</td> <td>90</td> <td rowspan="3">2.5</td> </tr> <tr> <td>5p</td> <td>86</td> <td>93</td> <td>99</td> </tr> <tr> <td>6p</td> <td>95</td> <td>102</td> <td>108</td> </tr> <tr> <td rowspan="4">4b</td> <td>5p</td> <td>90</td> <td>97</td> <td>103</td> <td rowspan="4">3.0</td> </tr> <tr> <td>6p</td> <td>99</td> <td>106</td> <td>112</td> </tr> <tr> <td>7p</td> <td>108</td> <td>115</td> <td>121</td> </tr> <tr> <td>8p</td> <td>117</td> <td>124</td> <td>130</td> </tr> <tr> <td rowspan="3">5b</td> <td>6p</td> <td>103</td> <td>110</td> <td>116</td> <td rowspan="3">3.5</td> </tr> <tr> <td>7p</td> <td>112</td> <td>119</td> <td>125</td> </tr> <tr> <td>8p</td> <td>121</td> <td>128</td> <td>134</td> </tr> <tr> <td rowspan="2">6b</td> <td>7p</td> <td>116</td> <td>123</td> <td>129</td> <td rowspan="2">4.0</td> </tr> <tr> <td>8p</td> <td>125</td> <td>132</td> <td>138</td> </tr> </tbody> </table> <p>Minimum Gross Internal Floor Areas and Storage (sq m)</p> <p>DM7.2 The residential space standards also require the following: A dwelling with two or more bedspaces has at least one double (or twin) bedroom;</p>	Number of Bedrooms (b)	Number of Bed spaces (persons)	1-Storey dwellings	2-Storey dwellings	3-Storey dwellings	Built-in Storage ⁶	1b	1p	39 (37) ⁷	-	-	1.0	2p	50	58	-	1.5	2b	3p	61	70	-	2.0	4p	70	79	-		3b	4p	74	84	90	2.5	5p	86	93	99	6p	95	102	108	4b	5p	90	97	103	3.0	6p	99	106	112	7p	108	115	121	8p	117	124	130	5b	6p	103	110	116	3.5	7p	112	119	125	8p	121	128	134	6b	7p	116	123	129	4.0	8p	125	132	138	This policy does not have HRA implications.
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	8p	125	132	138																																																																																		

	<p>a. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5 sq m and is at least 2.15 m wide;</p> <p>b. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5 sq m;</p> <p>c. One double (or twin bedroom) is at least 2.75 m wide and every other double (or twin) bedroom is at least 2.55 m wide;</p> <p>d. Any area with a headroom of less than 1.5 m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1.0 sq m within the gross internal area);</p> <p>e. Any other area that is used solely for storage and has a headroom of 900-1500 mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900 mm is not counted at all;</p> <p>f. A built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. A built-in area in excess of 0.72 sq m in a double bedroom and 0.36 sq m in a single bedroom counts towards the built-in storage requirement; and</p> <p>g. The minimum floor to ceiling height is 2.3 m for at least 75% of the gross internal area.</p>	
DM8 Self and Custom Build Housing	<p>DM8.1 Self-build and custom housebuilding will be supported if the proposed development has no significant adverse effect on the local character. On development sites of 20 homes or more 5% of the total homes shall be available for sale as self-build and custom housebuilding plots whilst there is an identified need.</p> <p>DM8.2 For phased development, self-build plots must be delivered and serviced at the earliest stage possible. Self-build and custom housebuilding plots are encouraged on smaller residential development sites.</p> <p>DM8.3 Self-build plots made available should respond to the needs of the individuals and groups on the Local Planning Authority's self and custom build register. Plots must be made available and priced and marketed appropriately as self-build or custom build plots for at least 24 months (see appendix 3).</p>	This policy does not have HRA implications as whether net new dwellings are self-build or not is not relevant to whether they may affect European sites.
DM9 Residential Annexes	<p>DM9.1 Planning Permission will be granted for the provision of annexes to accommodate dependents or relatives, provided that:</p> <p>a. the scale, mass, layout, design and external materials, are consistent with and proportionate to the principal dwelling, surrounding properties, streetscape and character of the area;</p> <p>b. a physical or functional connection with the main dwelling is demonstrated (e.g. the occupant should be a dependant or relative of the residents of the main dwelling / a reliance on the facilities provided by the main dwelling);</p> <p>c. it is designed in such a way as to easily allow the annexe to be used at a later date as an integral part of the main dwelling;</p> <p>d. there is no boundary demarcation or sub-division of garden areas between the principal dwelling and the annexe;</p> <p>e. there are adequate parking and amenity facilities for the needs of the annexe occupants and the residents of the main dwelling; and</p> <p>f. where an annexe is detached from the original dwelling, it must in every respect be ancillary to the principal dwelling in terms of its size and facilities.</p> <p>DM9.2 Development proposals for an annexe that would be self-contained and could function as an entirely separate dwelling, will be treated as a new dwelling and determined in accordance with the relevant policies in the Local Plan.</p>	This policy has the potential to enable the populations of dwellings to increase (although this increase will be relatively small), which could have LSE on European sites.
DM10 Extensions to, and Replacement of, Dwellings	<p>DM10.1 Planning permission will be granted for the rebuilding of an existing dwelling if the proposed new dwelling is of an appropriate scale, mass and appearance for its plot size and location.</p> <p>DM10.2 Planning permission will be granted for extensions to existing dwellings where they are of an appropriate scale, mass, and appearance in relation to the existing dwelling and its location.</p>	This policy does not have HRA implications as this is not concerned with delivering net new dwellings.
S6 Affordable Housing	<p>S6.1 40% affordable housing will be sought on all residential developments consisting of 11 or more units, or which have a combined gross floor area of more than 1,000 square metres.</p> <p>S6.2 Affordable housing shall be provided on-site. Only where it can be demonstrated that exceptional circumstances exist will provision off-site be allowed or the payment of a financial contribution made (equivalent in value to it being provided on-site).</p> <p>S6.3 Commuted sums will also be charged for any fractional number of affordable units to be provided on site. The development of any affordable housing and the calculation of any financial contributions should be in conformity with the details set out in the Planning Contributions and Community Infrastructure Levy SPD (as amended).</p> <p>S6.4 Of the affordable dwellings provided, the exact tenure mix should be informed by and be compatible with the latest government guidance, the Housing and Employment Development Needs Assessment (HEDNA, 2018), any other relevant information (such as housing waiting lists) and be informed by discussion with the Local Planning Authority.</p> <p>S6.4 This will form the basis of a S106 Agreement to accompany the planning application. However, at least 10% of the</p>	Whilst the developments to which this policy applies have potential for LSE on European sites (see screening of Policy S1), this policy itself does not have HRA implications.

	<p>affordable housing provision should be available for affordable home ownership.</p> <p>S6.5 The type and size of dwellings, in terms of bedroom numbers, habitable rooms or floorspace will be determined on a site-by-site basis using the most appropriate information that helps deliver the type and size of affordable units needed, as identified by the Local Planning Authority and in compliance with Policy DM7: Internal space standards.</p> <p>S6.6 Affordable homes should be dispersed throughout the site, unless there are specific circumstances or benefits that would warrant a different approach. Market and affordable homes on sites should be indistinguishable and achieve the same high-quality design.</p>	
<p>DM11 Vacant Building Credit</p>	<p>DM11.1 The Local Planning Authority will promote the re-use or redevelopment of existing buildings by applying a vacant building credit such that affordable housing requirements will only apply to the net increase in gross floor space resultant from development of buildings which have been:</p> <p>a. Vacant for a period of at least eighteen months prior to the granting of planning permission; and</p> <p>b. Marketed for their lawful use (or uses which could be lawful under the General Permitted Development Order) throughout the period they have been vacant.</p> <p>DM11.2 Vacant building credit will not be applied to development proposals or to proposals to modify S106 agreements for schemes which are the same as or similar to an extant or recently expired planning permission where:</p> <p>a. A similar planning permission is one where there is less than a 25% increase in the proposed residential and non-residential floor space and where the overall residential floor space is more than half that of the existing or recently expired permission; and</p> <p>b. A recently expired permission is one that lapsed within the previous two years prior to the granting of consent of the new planning permission.</p>	<p>This policy does not have HRA implications.</p>
<p>S7 Rural Affordable Housing</p>	<p>S7.1 Affordable housing will be permitted to meet local needs on rural exception sites that is, unallocated land outside settlement policy boundaries and/or built confines of rural villages, subject to the following criteria:</p> <p>a. The applicant in conjunction with the Local Planning Authority, must demonstrate the existence of a local need which cannot be accommodated in any other way, i.e. no other sites are available within the settlement; and</p> <p>b. The development must be of a scale not in excess of the identified local need; and</p> <p>c. The Local Planning Authority must be satisfied that the longterm occupancy of the dwellings can be controlled to ensure that the housing will continue to be available for a local need at an affordable price and this will be defined by a legal agreement. Proposals to construct dwellings offering a discounted initial purchase price only will not be acceptable. The Local Planning Authority will seek to control occupancy through agreements as appropriate to meet local needs; and</p> <p>d. The development must be capable of proper management by an appropriate affordable housing provider; and</p> <p>e. There is no conflict with environmental protection policies; and</p> <p>f. Any site must be well related to the village and existing facilities; and</p> <p>g. Occupancy (rented tenures) will be restricted to a person in housing need and resident or working in the relevant parish, or who has other strong links with the relevant locality in line with the community connection criteria as set out by Hampshire Homechoice, both initially and on subsequent change of occupancy; and</p> <p>The locality to which the occupancy criteria are to be applied is taken as the parish, unless otherwise agreed with East Hampshire District Council;</p> <p>i. To ensure that a property is let or sold to a person who either lives locally or has strong local connections in the future, the Local Planning Authority will expect there to be a 'cascade' approach to the locality issue appropriate to the type of tenure. Thus, first priority is to be given to those satisfying the occupancy criteria in relation to the parish, widening in agreed geographical stages.</p> <p>S7.2 Planning permission will be granted for entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), where:</p> <p>a. There is a proven local need that is not already being met elsewhere in the Local Planning Authority's area; and</p> <p>b. The development comprises of entry-level homes that offer one or more types of affordable housing as defined in the NPPF; and</p> <p>c. The site is adjacent to an existing Settlement Policy Boundary; and</p>	<p>Whilst the developments to which this policy applies have potential for LSE on European sites (see screening of Policy S1), this policy itself does not have HRA implications as whether housing is affordable or not is irrelevant to whether an effect on European sites may arise.</p>

	<p>d. The site is less than one hectare in size or does not exceed 5% of the size of the existing settlement; and e. There is no conflict with environmental protection policies. S7.3 Low cost market housing will be acceptable as an element of a rural exception scheme to enable the financial viability of the scheme or to meet an identified local market need. A financial viability statement will need to be submitted with any application and may be validated by an independent assessor at the expense of the applicant. The low-cost market housing element will amount to no more than 30% of the scheme. Any permitted market housing must be comparable in scale and design to the affordable housing element.</p>	
<p>S8 Specialist Housing</p>	<p>S8.1 The provision of housing to meet specialised needs in the Area where this is consistent with the Local Planning Authority's current strategic requirements will be supported. S8.2 Proposals for specialist needs such as homes for older people, people with disabilities, or homes for other specific groups who may require properties or accommodation that are specifically designed and/or allocated will be permitted where: a. There is a clearly identified need that cannot be addressed elsewhere in the Area; b. An appropriate tenure mix is provided; c. Sites are appropriately located in terms of access to facilities, services and public transport; d. It will not lead to a concentration of similar uses that would be detrimental to the character and function of an area and/or residential amenity; e. It will not significantly impact on the capacity of public services, including health and social care; f. It can be demonstrated that the development is designed and managed to provide the most appropriate types and levels of support to its target resident; g. It can be demonstrated that revenue funding can be secured to maintain the long-term viability of the scheme; and h. The scheme is supported by the relevant statutory agencies. S8.3 Larger-scale new residential developments will be expected to consider the incorporation of specially designed housing/specialist accommodation, in line with the above criteria. S8.4 Proposals that may result in the loss of specialist housing or accommodation will not be considered acceptable unless it can be demonstrated that there is no longer a need for such accommodation in the Area, or alternative provision is being made available locally through replacement or new facilities. S8.5 Any deviations from the above requirements will only be considered where the Local Planning Authority is satisfied, on a site by site basis, that such requirements will render any development proposals unviable.</p>	<p>Whilst the developments to which this policy applies have potential for LSE on European sites (see screening of Policy S1), this policy itself does not have HRA implications.</p>
<p>S9 Gypsies, Travellers and Travelling Showpeople Accommodation</p>	<p>S9.1 Development proposals for Gypsy, Traveller and Travelling Showpeople pitches or plots (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy) and ancillary buildings will be permitted where: a. The use of the land is of a scale which respects, and does not dominate, the settled community; b. The site is provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management; c. The site can provide opportunities for healthy lifestyles for residents; d. The site is conveniently located for access to schools, medical services and other community facilities; e. The site has a safe vehicular and pedestrian access from the public highway and adequate provision for parking; turning and safe manoeuvring of vehicles within the site; f. The site is not enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community; g. The use of the land will not result in an unacceptable adverse impact upon local amenity, the existing character of the area and the natural and historic environment; and h. Ancillary buildings are of an appropriate scale and size and should not be capable of being used as or converted to a bricks and mortar dwelling. S9.2 Proposals for mixed residential and business activities will be assessed on a site-specific basis, taking the above criteria into account. S9.3 Proposals for transit Gypsy and Traveller accommodation will be permitted where the proposal: a. Complies with the above criteria (except for d); b. Can demonstrate it is located on an established travelling route;</p>	<p>This policy applies to gypsy, traveller and travelling showpeople plots and/or pitches, which have the potential to cause LSE on European sites.</p>

	<p>c. Provides accommodation available to all members of the Gypsy and Traveller community (i.e. it is not restricted to family, friends or by association). S9.4 Any development granted under this policy will be subject to a condition limiting occupation to Gypsies, Travellers or Travelling Showpeople (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy), as appropriate.</p>	
S10 Safeguarding Land for Gypsy, Traveller and Travelling Showpeople Accommodation	<p>S10.1 Land authorised for permanent gypsy, traveller and travelling showpeople accommodation will be safeguarded from alternative development.</p>	<p>Whilst the allocation for and use of land by gypsies, travellers and travelling showpeople it has the potential to result in LSE on European sites (see screening of Policy S9 above), this policy specifically refers to the safeguarding of this land, which does not have any intrinsic HRA implications.</p>
S11 Residential Mobile Home Parks	<p>S11.1 Residential mobile home parks will be safeguarded from alternative development. S11.2 Development proposals for new residential mobile home parks will be treated as new dwellings and determined in accordance with the relevant policies in the Development Plan.</p>	<p>This policy does not have any HRA implications but does helpfully clarify that extensions to such parks will be considered net new dwellings if they were ever proposed.</p>
S12 New Homes in the Countryside	<p>Planning permission (where required) for new homes in the countryside will only be granted in the following circumstances: S12.1 For a rural worker dwelling that complies with Policy DM13; S12.2 For the re-use of heritage assets where the proposed development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the long-term future of heritage assets. S12.3 For the conversion of an existing agricultural or other rural building that complies with Policy DM12; S12.4 For rural affordable housing that complies with Policy S7. S12.5 For Gypsy, Traveller and Travelling Showpeople accommodation that complies with Policy S9. S12.6 For seasonal, temporary or permanent Gypsy, Traveller and Travelling Showpeople accommodation for those who do not meet the planning definition where: a. there is a proven need for culturally suitable accommodation; and b. the criteria a-h of Policy S9 are met. S12.7 The Local Planning Authority must be satisfied that the long-term occupancy of the accommodation can be controlled to ensure that the accommodation will continue to be available for Gypsy, Traveller and Travelling Showpeople and this will be defined by a legal agreement. S12.8 For housing development allocated in a Neighbourhood Plan which has been 'made' by East Hampshire District Council S12.9 For community led housing schemes that comply with Policy S7.</p>	<p>New dwellings have potential for LSE on European sites.</p>
DM12 Conversion of an Existing Agricultural or Other Rural Building to Residential Use	<p>DM12.1 Planning permission (where required) for the conversion of an existing agricultural or other rural building to a dwelling will only be granted in the following circumstances: a. It has been demonstrated by means of a supporting statement to the satisfaction of the Local Planning Authority that the building has been continuously actively marketed for 12 months, for suitable preferred or alternative re-uses, such as business, tourism or community; or b. the residential conversion is a subordinate part of a scheme for a business, tourism or community re-use, which will have a positive benefit on the local economy and community; or c. the residential conversion meets an identified local housing need; and d. the form bulk and design of the building is sympathetic to the rural surroundings and it respects local styles and materials; and e. the building is structurally sound and is capable of conversion without major reconstruction or extension and any alterations can be achieved without a detrimental impact on its character and appearance; and f. the building is capable of conversion and re-use without requiring substantial additional outbuildings or a significant change in the setting of the building; and g. there is no overriding conflict with other policies in the Local Plan.</p>	<p>This conversion of farm buildings to dwellings has the potential to result in a local population increase (although this increase will be relatively small), which could have LSE on European sites.</p>

DM13 Rural Worker Dwellings	<p>DM13.1 Planning permission (where required) for new rural worker dwellings in the countryside will only be granted in the following circumstances:</p> <p>a. There is an essential need for a rural worker to live permanently at or near their place of work in the countryside. In such circumstances the Local Planning Authority will require the applicant to produce an independent report demonstrating the functional need for the dwelling and the financial viability of the business;</p> <p>b. Existing dwellings serving or closely connected with the holding do not provide sufficient accommodation for essential rural workers and the availability of suitable tied dwellings in the area has been investigated; and</p> <p>c. the owner/occupier of the proposed dwelling has not been instrumental in disposing of any residential property in the preceding 5 years that would have satisfied the need now identified.</p> <p>DM13.2 Where a need is proven, the Local Planning Authority will normally require the new agricultural dwelling to be sited in association with existing groups of farm buildings.</p> <p>DM13.3 The occupancy of the dwelling will be restricted to those employed in the activity for which the dwelling was originally permitted.</p> <p>DM13.4 Where the proposal is for the removal of the occupancy condition this will be permitted provided that:</p> <p>a. it can be demonstrated through robust marketing that the dwelling is no longer required, now or in the next 3 years, to meet the needs of the occupational workers engaged or last engaged in the activity for which the dwelling was originally permitted.</p>	New dwellings have potential for LSE on European sites, although the number of new dwellings facilitated by this policy is likely to be relatively low.
Economy		
S13 Planning for Economic Development	<p>S13.1 The Local Planning Authority aims to ensure sustainable employment development patterns, business competitiveness, and flexibility to cater for the changing needs of the economy.</p> <p>S13.2 Development will be permitted where it:</p> <p>a. supports the retention, creation and development of small local businesses by encouraging a range of types and sizes of new premises including incubator units, managed workspace and serviced office accommodation; or</p> <p>b. provides essential ancillary employment facilities close to places of employment; or</p> <p>c. provides rural economic development opportunities; or</p> <p>d. redevelops outmoded employment floor space to provide accommodation that caters for modern business needs; or</p> <p>e. improves and diversifies the visitor experience.</p> <p><u>Office and Research & Development:</u></p> <p>S13.3 Proposals for new office and research & development (B1a and B1b) floorspace will be directed sequentially to the Town Centres of Alton and Bordon, and the Strategic Employment Sites. Only if sites cannot be found in these locations should edge of centre sites be considered.</p> <p>S13.4 The sequential approach does not apply to proposed floorspace included in the site allocations in the Local Plan.</p> <p><u>Industrial, warehousing and storage:</u></p> <p>S13.5 Proposals for new industrial, warehousing and storage (B1c, B2 and B8) floorspace will be directed to the Strategic Employment Sites and any sites where this use class of floorspace is included in the site allocations in the Local Plan.</p> <p><u>All B use class development:</u></p> <p>S13.6 Proposals for the provision for small business units (less than 50 sq m), suitable for start-ups and SME will be encouraged.</p> <p><u>All development</u></p> <p>S13.7 Opportunities for employment and workforce skills training will be required by means of Section 106 agreements for developments exceeding 1,000sqm or 50 dwellings.</p>	The employment growth specified by this policy has the potential for LSE on European sites.
DM14 Provision and Enhancement of Tourism Uses	<p>DM14.1 The Local Planning Authority will support developments which contribute positively to the growth of local tourism in a sustainable manner and realise opportunities that arise from the landscape, heritage and built environment.</p> <p>DM14.2 Development for new and the redevelopment/expansion of existing tourist attractions, facilities and accommodation will be supported across the Area where it can be demonstrated that:</p> <p>a. The proposal provides opportunities for communities and visitors in appropriate locations where identified need is not met by existing facilities/services;</p> <p>b. Where possible, there are good connections with other tourist destinations, the green infrastructure network and local</p>	This policy has the potential to increase recreation pressure on European sites. Although point d of subsection DM14.2 states that “any adverse impacts on the natural and historic environment should be avoided wherever possible”, and acknowledges that

	<p>services, preferably by walking, cycling or other sustainable modes of transport;</p> <p>c. There will not be any significant detrimental impact on the character and appearance of the area and the quality of life of local people; and</p> <p>d. Any adverse impact on the natural and historic environment should be avoided wherever possible. Where an adverse impact is unavoidable, the proposal should clearly indicate how the adverse impacts will be effectively mitigated to the satisfaction of the Local Planning Authority and relevant statutory agencies.</p>	<p>mitigation is required where adverse impacts cannot be avoided, potential LSE cannot be screened out at this stage.</p>
<p>DM15 Protection of Tourism Uses</p>	<p>DM15.1 In order to protect existing tourism provision, development proposing the loss of tourism facilities and/or accommodation will only be permitted if:</p> <p>a. There will be no significant loss of tourism uses or accommodation as a result, or an alternative provision in the locality can meet the needs;</p> <p>b. The existing business / service is not and cannot be made viable; and</p> <p>c. There is no known demand for existing and alternative tourism use, and the site has been robustly marketed as an on-going business and for all alternative tourism related uses.</p> <p>DM15.2 Details of the marketing requirements are set out in Appendix 3.</p>	<p>Whilst tourism uses have potential for LSE on European sites, this policy refers specifically to the protection of these uses, which does not have any intrinsic HRA implications.</p>
<p>S14 Maintaining and Improving Employment Floorspace</p>	<p>S14.1 Strategic and Locally Significant Employment Sites will be protected for either B1a and B1b use or B1c, B2 and B8 use in line with their designation.</p> <p>S14.2 On Strategic and Locally Significant Employment Sites, employment floorspace will be protected and the loss strongly resisted. Redevelopment or change of use to a non-employment use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use as set out in Appendix 3 (Marketing).</p> <p>S14.3 Outside the designated employment sites, employment floorspace will be protected in line with the latest needs assessment and the loss will be resisted unless the site is allocated for an alternative use within the Local Plan. Redevelopment or change of use to housing use will be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use that satisfies the requirements set out in Appendix 3 (Marketing) for a continuous period of at least 12 months prior to submission of a planning application. If the site is allocated for an alternative use within the Local Plan, the marketing period will not be required.</p> <p>S14.4 The redevelopment of dated employment floorspace that no longer meets the needs of commercial occupiers will be permitted to cater for modern business needs. The provision of improved ICT infrastructure will be encouraged in refurbished and redeveloped sites.</p> <p>S14.5 Redevelopment or change of use to a non-employment use will only be acceptable where the land or premises are unsuitably located in terms of its impact on the environment, levels of traffic movement, its accessibility to public transport, and its impact on the amenity of the area or adjoining occupiers.</p> <p>S14.6 The provision of ancillary uses on a Strategic Significant Employment Site that complement and positively enhance the functioning of the employment area will be supported.</p>	<p>The protection of employment floorspace does not have any HRA implications, unless employment space were to be developed in a way that significantly increased its capacity (which is not specified in this policy).</p>
<p>S15 Rural Economy</p>	<p>S15.1 To support economic growth in rural areas, a positive approach to sustainable new development will be taken in the Area. To promote a strong rural economy:</p> <p>a. the sustainable growth and expansion of all types of business and enterprise in rural areas will be supported, through conversion of existing buildings and provision of well-designed new buildings of appropriate scale, provided they are in accordance with other policies in the plan;</p> <p>b. the development and diversification of agricultural and other land-based rural businesses will be supported;</p> <p>c. the provision and enhancement of tourism and leisure facilities which contribute positively to the growth of local tourism in a sustainable manner will be supported;</p> <p>d. the Local Planning Authority will work with its partners to implement the Hampshire Superfast Broadband Programme to improve the provision of broadband in rural areas. This will help to retain and promote services and support a range of rural business including traditional agriculture and home-based business;</p> <p>e. The sequential approach will not be applied to applications for small scale rural offices or other small scale rural development (less than 100sqm GIA); and</p> <p>f. Proposals that would result in the loss of shops and services that provide for everyday needs (within Use Class A1) located in</p>	<p>This policy states that new development in rural areas will be sustainable, and therefore by definition will not have LSE on European sites.</p>

		rural areas but outside of Town, District or Local Centres, will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 months prior to submission of a planning application.	
DM16	Farm diversification	<p>DM16.1 Development proposals relating to farm diversification will be permitted where:</p> <p>a. A diversification plan is submitted, which demonstrates that:</p> <ul style="list-style-type: none"> - The proposed development(s) will provide long-term benefit to the agricultural operation; - Diversification activities remain subsidiary to the original agricultural operation, in terms of physical scale and income stream; and -The proposed development does not cause severance or disruption to the agricultural holding. <p>and</p> <p>b. The best and most versatile agricultural land is protected; and</p> <p>c. The scale and nature of the proposals are appropriate to their rural location so that they can be satisfactorily integrated into the landscape without being detrimental to its character; and</p> <p>d. Existing buildings are used in preference to new buildings.</p>	The diversification of agricultural practices has the potential for LSE on European sites (e.g. through increased nutrient levels or pollution of adjacent waterbodies).
DM17	New Agriculture Development	<p>DM17.1 Development proposals for new buildings or structures for the purposes of agriculture will be permitted where:</p> <p>a. Evidence is provided to demonstrate the operational need for the development and the scale of development is commensurate with the needs;</p> <p>b. The buildings are in keeping with local character and appearance of the area, and of a design that reflects the proposed agricultural use;</p> <p>c. The development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings associated with the enterprise, unless there are operational circumstances that necessitate a more isolated location; and</p> <p>d. A building has not been disposed of or converted to an alternative use at the holding in the past five years, which could have met the need of the development proposed.</p>	New buildings or structures associated with agriculture are highly unlikely to have LSE on European sites.
DM18	Horse-related Development	<p>DM18.1 Development proposals relating to the keeping and riding of horses will be granted planning permission where:</p> <p>a. Development is of an appropriate scale, design and intensity with its surroundings;</p> <p>b. There is no significant detrimental impact on landscape interests, existing hedgerows and trees, protected species, sites or features of nature conservation interest or on sites of archaeological or historical importance;</p> <p>c. Access, manoeuvring and parking provisions are acceptable and the use does not significantly increase traffic to the detriment of the rural area or highway safety;</p> <p>d. Buildings are of an appropriate scale and design and are sited to avoid an adverse impact on the wider landscape;</p> <p>e. There is no unacceptable adverse impact upon the amenity for occupiers of neighbouring properties;</p> <p>f. Lighting is kept to the minimum necessary to serve the unit, and is designed so as to avoid light spillage and not to impact on neighbouring properties or the wider countryside; and</p> <p>g. The proposed means of enclosure are sympathetic to the character of the adjoining countryside.</p>	<p>It is acknowledged that equestrian activity within a designated site has the potential to result in LSE through increased nutrient inputs, habitat abrasion and disturbance to features.</p> <p>However, point b of subsection DM18.1 of this policy states that permission will only be granted where "There is no significant detrimental impact on landscape interests, existing hedgerows and trees, protected species, sites or features of nature conservation interest." This policy therefore does not have potential for LSE on European sites.</p>
DM19	Home-based Businesses	<p>DM19.1 When planning permission is required, the creation of a workplace within a dwelling, or through the adaptation of suitable outbuildings or construction of a new building within a residential curtilage, will be permitted where the residential character and amenity of the building, neighbouring dwellings and the area, is maintained by:</p> <p>a. Limiting the type and level of activity, including the hours of work, and visits and deliveries, to that consistent with the residential amenity of the area;</p> <p>b. Preventing any harmful future intensification; and</p> <p>c. Limiting any advertisement.</p>	This policy does not have any HRA implications.
S16	Retail Hierarchy and network	<p>S16.1 To ensure the long-term vitality and viability of the Centres, the Local Planning Authority will apply a 'town centre first' approach to proposals for retail, leisure and other main town centre uses. Development should be appropriate to the size and function of the centre within which it is to be located. The retail hierarchy includes the defined town, district and local centres. The wider retail network also includes other retailing locations across our area. The overall hierarchy and network is defined as follows:</p>	This policy manages development in centres, and does not allocate any development specifically. There are therefore no HRA implications.

	<p>Town Centres: Alton and Whitehill & Bordon District Centre: Liphook (The Square) Local Centres: Liphook (Station Area) Clanfield, Four Marks, Grayshott, Horndean and the Forest Centre at Whitehill Local Parades and small local centres Other established retailing locations: Alton Retail Park, Country Market (Sleaford).</p>	
<p>DM20 Town, District and Local Centres</p>	<p>DM20.1 The Local Planning Authority will protect and improve the provision of retail uses and other main town centre uses that meet local needs in the designated centres. <u>Town centres</u> DM20.2 Where planning permission is required, changes of use of ground floor premises will be granted if: a. The proposed use supports the vitality and viability of the centre; b. The proposed use is not detrimental to residential amenity; and c. The proposed use supports a variety of services available in the centre to meet the needs of the local community. DM20.3 Planning permission for the change of use of ground floor premises to residential use (outside the Primary Shopping area) will be granted if: a. The proposed use is not detrimental to residential amenity; b. There is evidence to demonstrate that there is no demand for the continued use of the premises for retail, leisure or community uses; and c. The use is no longer viable and the property has been actively marketed for a period of at least 12 months (see Appendix 3). <u>District and local centres</u> DM20.4 Where planning permission is required, changes of use of ground floor premises will be granted if: a. The proposed use supports the vitality and viability of the centre; b. The proposed use is not detrimental to residential amenity; and c. The proposed use supports a variety of services available in the centre to meet the needs of the local community. <u>All centres</u> DM20.6 Planning permission for the change of use of premises above ground floor/street level units to other uses including to residential use will be granted subject to complying with other policies in the Plan. DM20.7 Proposals for new shopping or community provision within or adjacent to centres will be permitted where the proposals meet a local need, widen the choice, quality or range of shopping or community facilities, and are of a scale appropriate to the function of that particular centre.</p>	<p>This policy manages development in town centres, and does not allocate any development specifically. There are therefore no HRA implications.</p>
<p>DM21 Main Town Centre Uses</p>	<p>DM21.1 Planning permission (where required) for main town centre uses outside the identified centres, will be permitted where the applicant has successfully demonstrated: a. That there are no other more suitably located and available sites nearer to the identified centres for the town centre use(s) proposed, using a sequential approach to site identification; b. Flexibility in terms of format and scale; c. The site is accessible and well connected to the town centre through a range of transport modes other than the car, including good local public transport services, walking and cycling; and d. The proposed development does not have a significant detrimental effect on the highway network in terms of congestion, road safety and pollution. DM21.2 When assessing applications for main town centre uses outside the identified centres, which propose a floorspace that meets or exceeds 500m² gross floorspace, the Local Planning Authority will also require an impact assessment.</p>	<p>This policy manages development in town centres, and does not allocate any development specifically. There are therefore no HRA implications.</p>

	<p>DM21.3 An Impact assessment will include an assessment of:</p> <p>a. The impact of the development on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</p> <p>b. The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment.</p> <p>DM21.4 Development that fails the sequential approach to development or is likely to have significant adverse impacts will be refused.</p>	
DM22 Alton Primary Shopping Area	<p>DM22.1 A Primary Shopping Area is designated at Alton as shown on the Policies Map. The Local Planning Authority will support proposals that promote A1 uses (shops) which strengthen the retail function as well as the appearance and character of the Primary Shopping Area. Where planning permission is required, the change of use of ground floor premises from Class A1 shops to other uses will be granted where:</p> <p>a. It can be shown that the premises is no longer needed for A1 use and the retention of A1 use at the premises has been fully explored, without success, by way of active marketing for a period of at least 12 months (see appendix 3); and</p> <p>b. The proposed change of use does not have an unacceptable impact on the retail function of the primary shopping area, or its vitality and viability including pedestrian circulation.</p> <p>DM22.2 An exception may be made where the proposal would clearly be beneficial to the vitality and viability of the primary retail function of the primary shopping area.</p> <p>DM22.3 The change of use of ground floor premises to residential use will be resisted.</p> <p>DM22.4 Planning permission (where required) for the change of use of premises above ground floor/street level unit including to residential use will be granted subject to complying with other policies in the Plan.</p>	This policy specifically relate to the retail use of Alton. The policy has no HRA implications.
DM23 Whitehill & Bordon new town centre	<p>DM23.1 Proposals for retail, leisure, residential, cultural and business uses will be permitted in the Town Centre where it:</p> <p>a. sustains and enhances the range and quality of provision, including uses that contribute to the evening economy;</p> <p>b. improves the vitality and viability of the town centre;</p> <p>c. helps to create a sense of place through high quality layout and design and contributes to a built form that is in synergy with quality open spaces, civic or town squares;</p> <p>d. provides landscaping, street furniture, and public art, where appropriate, that is an integral part of the design of the new town centre;</p> <p>e. provides footpaths and cycleways that link the town centre to the rest of the town, on both sides of the A325 that are proportionate to the scale of the proposals.</p>	This development could increase visitation to Whitehill & Bordon, resulting in potential LSE on nearby European sites.
Natural Environment and Built Environment		
S17 Development in the Countryside	<p>S17.1 The countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty.</p> <p>S17.2 The individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.</p> <p>S17.3 Development proposals in the countryside will only be granted planning permission in exceptional circumstances where there is a genuine and proven need for a countryside location and they are in compliance with other policies in the Development Plan.</p>	This policy states that the ecological value of the countryside will be protected. There will therefore be no LSE on European sites.
DM24 Gaps Between Settlements	<p>DM24.1 New development in the countryside (other than land allocations in the Local Plan) must avoid reducing further the open land that contributes to the form and character of existing settlements and maintains their separate identities.</p> <p>DM24.2 Planning permission will be granted for development which maintains the open character and appearance of the countryside between settlements and the individual identity of towns and villages.</p>	This is a positive policy, as open land will be preserved. There is no potential for LSE.
S18 Landscape	<p>S18.1 Development proposals must conserve and wherever possible enhance the special characteristics, value and visual amenity of the Area's landscapes.</p> <p>S18.2 Development proposals will be supported where there will be no adverse impact to:</p> <p>a. The qualities and principles identified within the relevant landscape character assessments, capacity study and relevant guidance;</p>	This policy states that special landscape characteristics will be protected, and that development proposals will only be supported if there are no

	<p>b. The visual amenity and scenic quality of the landscape; c. Important local, natural and historic landscapes and features; and d. The setting of the South Downs National Park.</p> <p>S18.3 Where a proposal is likely to have a significant impact on landscape, an assessment of the impact on landscape character and visual quality proportionate to the scale and nature of the development proposed will be required.</p> <p>S18.4 Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings.</p>	<p>adverse impacts on impact natural landscapes and features. There is no potential for LSE.</p>
S19 Biodiversity, Geodiversity and Nature Conservation	<p>S19.1 To conserve, protect, enhance and contribute to biodiversity, geodiversity and the natural environment, new development will only be permitted if it can be clearly demonstrated that:</p> <p>a. It will not have an adverse effect on the integrity of an international, national or locally designated site. The level of protection afforded to these sites is commensurate with their status within this hierarchy; b. It does not result in the loss of irreplaceable habitats and/or deterioration in geodiversity, for example important trees, woodlands, hedgerows, rivers and river corridors; c. The development results in a net gain in biodiversity wherever possible; d. Development avoids the fragmentation and isolation of habitats and wildlife corridors within or close to the development site; e. Opportunities to conserve, protect and enhance biodiversity and contribute to wildlife and habitats connectivity are taken where possible, including the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations.</p> <p>S19.2 Where development proposals do not comply with the above they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.</p> <p>S19.3 Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.</p>	<p>This is a positive policy which seeks to conserve, protect, enhance and contribute to biodiversity and the natural environment. There is no potential for LSE from this policy.</p>
DM25 The Local Ecological Network	<p>DM25.1 Development which results in harm to the local ecological network will not be permitted unless the need for and benefits of the development outweighs the harm, if harm cannot be avoided measures which mitigate or compensate that harm will be required.</p> <p>DM25.2 Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for the local ecological network. They must be supported by mitigation plans and or compensation plans informed by the assessment of harm which will deliver a net gain for biodiversity and which set out the long term management of any measures.</p>	<p>This is a positive policy which seeks to protect the local ecological network. Whilst, this policy states that if the need for and benefits of the development outweighs the harm, sufficient mitigation or compensation measures will be required. There is no potential for LSE from this policy.</p>
DM26 Trees, Hedgerows and Woodland	<p>DM26.1 Planning permission will be granted where the approach to the planting, retention and protection of trees, hedgerows and woodlands:</p> <p>a. Reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding scale, visual interest and amenity; b. Encourages adaptation to climate change by providing shade, shelter and cooling; c. Adequately protects existing trees and hedgerows including their root systems prior to, during and after the construction process; d. Would not result in the loss or deterioration of irreplaceable habitats including ancient woodland and ancient or veteran trees; and e. Includes proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.</p> <p>DM26.2 The Local Planning Authority will refuse planning permission for proposals that threaten the retention of trees, hedgerows, and woodland or adversely affects the importance to the site's character, an area's amenity or the movement of wildlife, unless:</p> <p>a. The need for, and benefits of, the development in that location clearly (following due process) out-weigh the loss; and,</p>	<p>This is a positive policy, encouraging the planting, retention and protection of trees, hedgerows and woodlands. There is no potential for LSE from this policy.</p>

		b. Adequate mitigation and compensation measures can be agreed with the Local Planning Authority.	
S20 Wealden Heaths Phase II Special Protection Area		<p>S20.1 No net gain in residential dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots will be permitted within 400 metres of the Wealden Heaths Phase II Special Protection Area boundary, unless in agreement with Natural England an Appropriate Assessment demonstrates that there will be no adverse effects on the integrity of the SPA.</p> <p>S20.2 Development within the 400 metres to 5 km core catchment boundary around the Wealden Heaths Phase II SPA boundary must be supported by a Habitats Regulations Assessment setting out details of any potential impacts from the development on the interest features of the SPA and avoidance and/or mitigation measures proposed.</p> <p>S20.3 The types of mitigation measures will depend on the size of the proposed development and are to be delivered prior to occupation and in perpetuity.</p> <p>S20.4 Planning permission will only be granted where an Appropriate Assessment concludes that there are no adverse effects on the integrity of the Wealden Heaths Phase II Special Protection Area.</p>	This is a positive policy, designed to protect Wealden Heaths Phase II SPA. The policy states that planning permission will only be granted if Appropriate Assessment concludes that there are no adverse effects on the European site's integrity.
S21 Thames Basin Heaths Special Protection Area		<p>S21.1 Development proposals for residential development resulting in a net increase in dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots within the buffers of the Thames Basin Heaths Special Protection Area (TBHSPA) must be supported by a Habitats Regulations Assessment setting out the likely impacts of the development on the interest features of the SPA and details of any avoidance and/or mitigation measures proposed.</p> <p>S21.2 The mitigation measures will include the provision of, or contributions towards Suitable Alternative Natural Green Space (SANGS) and contributions towards Strategic Access Management and Monitoring (SAMM).</p> <p>S21.3 Large scale residential development (over 50 new dwellings) within 5-7km of the SPA will be assessed individually and, if needed, bespoke mitigation will be required in accordance with Natural England guidance.</p> <p>S21.4 Planning permission will only be granted where an Appropriate Assessment concludes that there are no adverse effects on the integrity of the TBHSPA.</p>	This is a positive policy, designed to protect Thames Basin Heaths SPA. The policy states that planning permission will only be granted if Appropriate Assessment concludes that there are no adverse effects on the European site's integrity.
S22 Solent Special Protection Areas		<p>S22.1 Development proposals for residential development resulting in a net increase in dwellings or Gypsy, Traveller and Travelling Showpeople pitches or plots within the 5.6km buffer of the Solent SPAs must be supported by a Habitats Regulation Assessment setting out the likely impact of the development on the interest features of the Solent SPAs and details of any mitigation measures proposed.</p> <p>S22.2 Mitigation could be:</p> <ul style="list-style-type: none"> a. A financial contribution; or b. A developer provided package of measures associated with the proposed development designed to avoid or mitigate any likely significant effect on the SPAs subject to meeting the tests of the Habitats Regulations; or c. A combination of measures in (a) and (b) above. <p>S22.3 Planning permission will only be granted where an Appropriate Assessment concludes that there would be no adverse effects on the integrity of the Solent SPAs.</p>	This is a positive policy, designed to protect the Solent SPAs. The policy states that planning permission will only be granted if Appropriate Assessment concludes that there are no adverse effects on the integrity of the European sites.
S23 Infrastructure	Green	<p>S23.1 Development will be supported provided that:</p> <ul style="list-style-type: none"> a. It protects and enhances the integrity, quality, connectivity and multi-functionality of the existing green infrastructure network and individual sites; b. It enhances green infrastructure, through provision within the site, and supports the findings and guidance set out in the updated Green Infrastructure Strategy; c. Any adverse impacts on the green infrastructure network are fully mitigated through the provision of green infrastructure on site or, where feasible, through appropriate off-site compensatory measures; and d. Where new green infrastructure is provided within new development, suitable arrangements are in place for its future funding, maintenance and management. This could be through seeking contributions from developers or through a site management company, where appropriate. <p>S23.2 Development proposals that would result in the loss of green infrastructure will only be supported if an appropriate replacement is provided that is of equivalent or better value in terms of quantity, quality and accessibility.</p>	This is a positive policy, with no HRA implications.
S24 Planning for Climate Change		<p>S24.1 The Local Planning Authority will require development to be resilient to climate change.</p> <p>S24.2 All development should adopt appropriate climate change adaptation measures such as:</p>	This is a positive policy, with no HRA implications.

	<p>S24.3 Protecting existing green spaces and promoting the use of multi-functional green infrastructure (including water features, green roofs and planting of trees for shading, in accordance with Policy S23; S24.4 Minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures such as Sustainable Drainage Systems (SUDS), in accordance with Policy S25; S24.5 Maximising the use of sustainable modes of transport; S24.6 Incorporating resource efficient design in accordance with policy DM28; and S24.7 development involving or more residential units or 500 sq m or more of any additional floorspace is required to demonstrate the above (as appropriate) in a Sustainability Statement.</p>	
<p>DM27 Renewable and Low Carbon Energy</p>	<p>DM27.1 Renewable and low carbon energy schemes will be supported and encouraged, and will be approved where their impact is, or can be made, acceptable. DM27.2 The incorporation of renewable energy into developments will be encouraged, particularly as part of major schemes. The retrofit of renewable energy and use of micro-renewables will also be supported in appropriate buildings and locations. DM27.3 The Local Planning Authority will support appropriate schemes for wind and solar energy where they are located in potentially suitable areas as identified on the Policies Map. However, site specific assessment and design would still be required. DM27.4 The Local Planning Authority will actively support community-led or supported renewable and low carbon energy schemes that meet the identified needs of local communities to offset their energy and heat demand. Projects should be appropriately scaled and sited to meet the demands of local utilities, commercial facilities, agricultural holdings, etc. DM27.5 In determining applications for renewable and low carbon energy, and associated infrastructure, the following issues will be considered: a. impact on residential amenity; b. environmental impacts; c. sensitivity and capacity of the landscape, as detailed in the Renewable and Low Carbon Study; d. impact on heritage assets and their settings; e. impact on recreation; f. scale of proposal; g. local topography and siting of proposal to minimise harm, h. including through reasonable mitigation; i. aeronautical and other military considerations; j. operational and other relevant constraints; k. impact on the South Downs National Park and its setting; and cumulative impacts of proposals DM27.6 Renewable energy developments will not be allowed within, or where they are likely to have an adverse effect - alone, or in combination with other plans or projects - on designated ecological sites or on priority species, unless they meet the exceptions criteria set out in Policy S19 (Biodiversity, Geodiversity and Nature Conservation). DM27.7 Sites being brought forward for wind turbine deployment should be subject to survey to assess their use by the bird species that are qualifying interests of the Wealden Heaths Phase II SPA, Thames Basin SPA, and Solent SPA. Where the presence of the relevant species is confirmed, an assessment of the impacts of the development on the relevant bird species, including assessment of the risk of mortality from turbine blade strikes, shall be undertaken. DM27.8 Development proposals for the generation of renewable energy will not be granted if there would be any adverse impacts on aviation facilities, unless mitigation is possible and a scheme for its provision is agreed with the aviation facility affected.</p>	<p>This is a positive policy, especially considering the sensitivity of many European sites to air quality. This policy has no HRA implications.</p>
<p>DM28 Resource Efficient Design</p>	<p>DM28.1 New development is expected to contribute to addressing climate change through low carbon design. Development which is intended to improve the energy efficiency of existing buildings or provide low or zero carbon energy will generally be supported. DM28.2 Development proposals which involve the construction of new homes or an increase in non-residential floorspace will be granted planning permission where: a. Proposals, as part of the design and layout, have considered climate change in the design through using solar gain, natural ventilation, fabric performance and Passivhaus principles appropriately;</p>	<p>This is a positive environmental policy, with no HRA implications.</p>

	<p>b. Proposals have considered the operational energy efficiency and carbon emissions from the new building and have taken steps to minimise emissions and improve energy efficiency for the occupiers;</p> <p>c. Proposals reuse existing buildings on a site and building materials wherever possible;</p> <p>d. The development provides low or, where possible, zero carbon energy.</p> <p>Non- residential development</p> <p>e. As well as addressing points a) to d) above, proposals for nonresidential development will be granted where they achieve the standards of the Building Research Establishment’s Environmental Assessment Method (BREEAM) as shown below: * Schemes of 500 sqm or less gross floorspace – Assessment under BREEAM is encouraged * 501sqm or more – at least BREEAM ‘very good’ to be achieved.</p> <p>Residential development</p> <p>f. As well as addressing points a) to d) above, proposals for residential development will be granted where they achieve reductions in CO2 emissions of 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate of Part L of the Building Regulations; and</p> <p>g. g) New housing will be required to demonstrate that it meets a water efficiency standard of no more than 110 litres per person per day, unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable; and</p> <p>h. New housing is appropriate, high-quality, well-designed, sustainable and appropriately takes account of cumulative development. As such, the Local Planning Authority heavily encourages the assessment of residential development proposals under one or both of the following tools:</p> <p>i. Assessment under the Home Quality Mark (HQM) One, or equivalent, for any development of one dwelling or more (gross)</p> <p>j. ii. Assessment under the BREEAM Communities scheme, or equivalent, for any development of 100 dwellings or more (gross).</p>	
<p>S25 Managing Flood Risk</p>	<p>S25.1 In order to reduce the overall and local risk of flooding in the Area, where development is necessary in areas at risk from any source of flooding, now and in the future, as identified on the latest Environment Agency flood risk maps and the Local Planning Authority’s Strategic Flood Risk Assessment it will be permitted provided that:</p> <p>a. It meets the sequential and exception test (where required) as outlined in Government guidance;</p> <p>b. Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons;</p> <p>c. It will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall, demonstrated through a site-specific flood risk assessment;</p> <p>d. It incorporates flood protection, flood resilient and resistant measures including safe access and escape routes where required and that any residual risk can be safely managed by emergency planning; and priority is given to the use of sustainable drainage systems (where appropriate); and</p> <p>e. It will not increase off site flood risk either via increasing surface water run-off or through the displacement and obstruction of flood waters from any sources.</p> <p>S25.2 All development will be required to ensure that, as a minimum, there is no net increase in surface water run-off. Priority will be given to the use of sustainable drainage systems (SUDS) to manage surface water drainage, unless it can be demonstrated that SUDS are not appropriate. Where SUDS cannot be implemented a justification must be provided along with proposed alternative sustainable approaches to surface water management. SUDS should seek to enhance water quality and biodiversity and arrangements should be put in place for their whole life management and maintenance.</p> <p>S25.3 Development should be avoided in areas at risk from, susceptible to, or have a history of groundwater flooding. If this is not possible then the development must be designed to incorporate flood resistance and resilience measures.</p>	<p>This is a positive policy in that it ensures that development will not impact upon flooding at that location or elsewhere and where possible is reduced. There are no HRA implications.</p>
<p>S26 Protection of Natural Resources</p>	<p>S26.1 Development proposals will be permitted provided that they ensure that the Area’s natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:</p> <p>a. do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors (including impact on dark night skies);</p> <p>b. ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors;</p> <p>c. do not result in a reduction in the quality or quantity of groundwater resources; this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the southern part of the district;</p>	<p>This is a particularly positive policy given the sensitivity of many European sites to changes in air quality and water quality and resources. There are no HRA implications.</p>

	<p>d. avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes;</p> <p>e. do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place;</p> <p>f. where appropriate, identify how the proposals will contribute to the EU Water Framework Directive or its equivalent, and the relevant River Basin Management Plan(s), which require the restoration and enhancements of water bodies to prevent deterioration and promote recovery of waterbodies.</p>	
DM29 Water Quality and Water Supply	<p>DM29.1 New development must be phased using appropriate timescales, and funded in advance, for the construction of any necessary water and/or wastewater infrastructure associated with development proposals.</p> <p>DM29.2 New development will be required to incorporate well designed mitigation measures to ensure the water environment does not deteriorate, both during construction and during the lifetime of the development to ensure the Water Framework objectives are not compromised and any development meets the requirements of the Habitats Directive.</p> <p>DM29.3 Suitable arrangements for the disposal of foul water into a sewerage system will need to be incorporated at the nearest point of adequate capacity in consultation with the service provider.</p> <p>DM29.4 Development should minimise water use as far as practicable by incorporating appropriate water efficiency and water recycling measures, in accordance with Policy DM28 (Resource efficient design).</p>	<p>This policy aims to prevent adverse effects on water quality and supply, which would be of particular importance to riparian European sites (e.g. River Itchen SAC) or sites that rely on a high water table (e.g. wet heathland habitats). There are no HRA implications.</p>
S27 Design and Local Character	<p>S27.1 New development will be permitted where it would help to establish a strong sense of place, by reinforcing or enhancing local character, and would function well with its surroundings. This means that development proposals should:</p> <p>a. respect or improve the local built environment and landscape setting through the siting, scale, height, massing, roof design and density of proposed buildings and structures;</p> <p>b. ensure that the layout of new buildings, spaces and streets would contribute to local distinctiveness and a sense of place, such as by respecting existing building lines and the spacing between buildings, and by connecting new development with existing streets, and walking and cycling routes;</p> <p>c. incorporate good quality, climate-change-resilient materials of an appropriate scale, profile, finish and colour, taking account of the local context;</p> <p>d. incorporate design details into elevations and roof designs that respect or improve the local streetscene, including as specified by any supplementary planning documents and design codes that are relevant to a proposal;</p> <p>e. include spaces and/or connections to the public realm that are attractive, easily accessible and safe for all users, whilst minimising opportunities for crime and antisocial behaviour;</p> <p>f. ensure that development would retain, respect and, when appropriate, integrate with natural and historic features such as trees, hedgerows and boundary walls, on the development site or in the surrounding area;</p> <p>g. include private amenity space for new residential uses and ensure appropriate separation distances between buildings, avoiding direct overlooking into habitable rooms and private amenity areas, to provide acceptable standards of amenity and privacy;</p> <p>h. ensure the provision of high quality, secure waste and recycling bin storage and collection points without adverse impact on the streetscene, and wherever possible enable collection within the site;</p> <p>i. minimise or if possible avoid light pollution (such as glare or light spillage from the site) by proposing the minimum amount of light necessary to achieve its purpose and by designing buildings to reduce the impact of light spill from internal lighting;</p> <p>j. take particular account of the setting and context of the South Downs National Park, and its special qualities, where relevant; and</p> <p>k. take account of the potential for achieving positive health and well-being outcomes (Policy S4) and for incorporating public art (Policy DM31) through the design of new buildings and spaces.</p> <p>S27.2 Development proposals that could have a significant impact on the character and appearance of their surroundings will be required to demonstrate how they comply with this policy by means of a Design and Access Statement.</p>	<p>This is a positive policy, aiming to minimise light pollution and ensure that development retains and (when appropriate) integrates with natural features. There are no HRA implications.</p>
DM30 Residential Design in Low-density	<p>DM30.1 New development proposals for residential purposes, in neighbourhoods defined on the policies map, or on small sites taking access from streets with an average existing density of less than or equal to 15 dwellings per hectare, should meet the following criteria (as applicable):</p>	<p>This is a positive policy, aiming to maintain or increase onsite green infrastructure. There are no HRA</p>

Neighbourhoods	<p>a. proposed new extensions, buildings and structures should be set back from the road and should respect the height, scale and mass of surrounding dwellings, being subservient in these respects when they are ancillary to an existing dwelling;</p> <p>b. proposed new dwellings should provide ample private amenity space in proportion to the amount of space that is currently enjoyed by surrounding dwellings and should provide parking within the plot;</p> <p>c. all development must retain or enhance the site's landscape setting and the wider character of the neighbourhood or street of which it is a part;</p> <p>d. all development should maintain or increase onsite green infrastructure (e.g. trees, hedges) as a means of integrating new buildings/structures with their surroundings and providing natural shade, shelter and benefits for local biodiversity;</p> <p>e. all new boundary treatments and driveway entrances should reinforce or enhance the character and appearance of the neighbourhood or street.</p>	implications.
DM31 Public Art	<p>DM31.1 To enhance and express local character, the Local Planning Authority will support the inclusion of public art and require all major schemes, proportionate to the scale of development, to include public art that:</p> <p>a. Is integrated into proposals at an early stage of the design process;</p> <p>b. Enhances and creates local distinctiveness and reinforces a sense of place;</p> <p>c. Responds to local character;</p> <p>d. Makes a positive contribution to the public realm; and</p> <p>e. Engages the local community in its creation.</p>	This policy has no HRA implications.
DM32 Residential Garden Development	<p>DM32.1 Housing development on garden land and/or to the rear or side of existing residential property within a defined Settlement Policy Boundary will be supported provided that:</p> <p>a. The form, density, scale and external appearance of the development is in keeping with the character and appearance of the area;</p> <p>b. The relationship between buildings within and outside the site ensures that the privacy and amenity of existing and future residents are preserved;</p> <p>c. The means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and would not result in harm to the amenities of adjoining residents from noise and disturbance from vehicle movements;</p> <p>d. A high standard of landscape is incorporated into the design; and</p> <p>e. Development of the site does not compromise the ability for the more comprehensive development of a wider area.</p>	This is a positive policy for biodiversity, with no HRA implications.
S28 Heritage Assets and the Historic Environment	<p>S28.1 Development proposals will be permitted which:</p> <p>a. Protect, conserve and, where possible, enhance the significance of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and.</p> <p>b. Make sensitive use of historic assets, especially those at risk, through regeneration and reuse, particularly where redundant or under-used buildings are brought into appropriate use.</p> <p>Heritage Statements</p> <p>S28.2 A development that would affect, or has the potential to affect, a heritage asset will be required to submit a Heritage Statement that:</p> <p>a. Describes the significance of the heritage asset and its setting, using appropriate expertise and where necessary a site-specific survey, at a level of detail proportionate to the significance of the heritage asset and sufficient to understand the potential impact of the development; and</p> <p>b. Sets out:</p> <ul style="list-style-type: none"> - The impacts of the development on the heritage asset; - Measures taken to avoid potential harm; and - If harm cannot be avoided, mitigation that is proportionate to the impact and the significance of the heritage asset. Any harm to, or loss of, the significance of a heritage asset will require clear and convincing justification, irrespective of whether that harm is considered substantial or less than substantial. Any identified necessary mitigation measures must be fully incorporated into the development. <p>Proposals likely to cause harm to a heritage asset substantial harm</p> <p>S28.3 Where development is likely to cause substantial harm to the significance of a heritage asset or its setting, planning</p>	This policy relates to historic and heritage features, and has no HRA implications.

	<p>permission will not be granted unless either:</p> <p>a. The development is necessary to achieve substantial public benefit, that cannot be achieved otherwise, and which would outweigh the harm or loss; or</p> <p>b. All of the following apply:</p> <ul style="list-style-type: none"> - the nature of the heritage asset prevents all reasonable uses of the site; and, - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and, - the harm or loss is outweighed by the benefit of bringing the site back into use and, - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation. <p>Less than substantial harm</p> <p>S28.4 Where a development is likely to cause less than substantial harm to the significance of a heritage asset or its setting, the following will apply:</p> <p>a. For a designated heritage asset, this harm should be weighed against the public benefits of the development, including whether these benefits could be secured in some other way without harm to the asset and securing its optimum viable use.</p> <p>b. For a non-designated heritage asset, a balance judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>Proposals for the removal of all or part of a heritage asset</p> <p>S28.5 The removal of all or part of a heritage asset cannot proceed until it is proven that the approved replacement development will take place.</p>	
<p>DM33 Conservation Areas</p>	<p>DM33.1 Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.</p> <p>DM33.2 Development, in or adjoining a conservation area, which would enhance its character, appearance, or setting will normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.</p> <p>DM32.3 New development in a conservation area should aim to preserve or enhance the character, appearance and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access.</p> <p>DM32.4 Development within, affecting the setting of, or views into and out of, a conservation area, as shown on the Policies Map, should preserve or enhance all features that contribute positively to the area's character, appearance or setting. Particular consideration will be given to the following:</p> <ul style="list-style-type: none"> a. The retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces; b. Retention of architectural details that contribute to the character or appearance of the area; c. The impact of the proposal on the townscape, roofscape, skyline, landscape and the relative scale and importance of buildings in the area; d. The need to protect trees and landscape; e. The removal of unsightly and negative features; and f. The need for the development. 	<p>This policy has no HRA implications.</p>
<p>DM34 Heritage Assets in Conservation Areas</p>	<p>DM34.1 There is a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration.</p> <p>DM34.2 Proposals involving substantial harm to designated heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or where all the other criteria in Policy S28: Heritage assets and historic environment, are met.</p> <p>DM34.3 If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the area, the harm will be weighed against the public benefits of the proposal.</p>	<p>This policy has no HRA implications.</p>
<p>DM35 Listed Buildings</p>	<p>DM35.1 Alterations and extensions to listed buildings and development affecting the setting of listed buildings, including locally</p>	<p>This policy has no HRA implications.</p>

	<p>listed buildings, should preserve and enhance their character and appearance and the special features for which they are designated. These features can include curtilage buildings, structures, spaces and the landscape setting that are integral to their character and important views within, of, into and out of the area or site.</p> <p>DM35.2 Development that would have an adverse impact on their special historic or architectural interest, or their setting, will not normally be permitted.</p> <p>DM35.3 The re-use of listed buildings, including locally listed buildings, will be encouraged where that use (the optimum viable use) is demonstrated to be compatible with the character, appearance, fabric, interior and setting of the building.</p> <p>DM35.4 Listed buildings including those on a local list should be retained wherever possible. Substantial harm to or demolition of listed buildings, including curtilage listed buildings and locally listed buildings will only be permitted in exceptional circumstances. Where an application will lead to substantial harm or total loss of significance to the heritage asset, consent will be refused unless it can be demonstrated that:</p> <ul style="list-style-type: none"> - The substantial or loss of significance is necessary to deliver substantial public benefits that outweigh the harm; or - The nature of the heritage asset prevents all reasonable uses of the site; and - No viable use can be found in the medium term; and - The harm to or loss of the asset is outweighed by the public benefits of bringing the site back into use; and - Conservation through grant funding is not possible. <p>DM35.5 Applications for new works to listed buildings will be carefully assessed. Extensions will be required to be of an appropriate scale and design and in materials that retain the special interest of the original building. The character and significance of the building should not be diminished by overrestoration. Existing architectural or historic features including internal features should be retained as they are important to the character of the building.</p>	
<p>DM36 Development Affecting and Changes to Listed Buildings</p>	<p>DM36.1 Proposals will be permitted for external or internal alterations to a listed building and external alterations to a locally listed building, if the alterations:</p> <ol style="list-style-type: none"> a. are required or desirable, and b. ensure that the building is fit for its purpose whilst having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses. <p>DM36.2 Applications for alterations to, or, for changes of use of, listed and locally listed buildings must be accompanied by:</p> <ol style="list-style-type: none"> a. A detailed and accurate measured survey including full details of any structural timber framing. A scale drawing with largescale details of joints will be required for timber-framed listed buildings. b. Detailed plans clearly explaining the principles of the conversion, showing how: <ol style="list-style-type: none"> i. the alterations affect the external appearance of the building. ii. the alterations affect the structure of the building. The detailed plans must show the effect that repairs and inserted floors would have on the existing structure. Any inserted structure should be reversible. iii. the proposed internal layout respects the original character of the building. c. Details of the treatment of landscaping, open spaces and boundaries to respect the character of the building and its setting. d. An assessment of the impact of the proposed alterations on the historic or architectural significance of the building and its setting. 	<p>This policy has no HRA implications.</p>
<p>DM37 Advertisements Affecting Heritage Assets</p>	<p>DM37.1 In conservation areas and on, or affecting, listed buildings, advertisements will be kept to a minimum to maintain the character and appearance of conservation areas and to avoid harm to the fabric, character or setting of listed buildings. Their size, design, materials and colouring should not detract from the character and appearance of the area.</p> <p>DM37.2 Where a building is listed, locally listed or has a special character, the planning authority will grant advertisement consent or listed building consent for painted timber fascia advertisements and traditional hanging signs.</p> <p>DM37.3 Internally illuminated box signs and plastic blinds are inappropriate in an historic context. Where illumination of a sign in a conservation area is acceptable it should be achieved by halo or other illumination to individual letters.</p> <p>DM37.4 Projecting signs of traditional design will be acceptable provided they are:</p> <ol style="list-style-type: none"> a. Carefully positioned in relation to the elevation of the building; b. Hung from traditional brackets; c. There is only one sign attached to the building; and 	<p>This policy has no HRA implications.</p>

		<p>d. Any illumination is external and/or unobtrusive.</p> <p>DM37.5 Advertisements alongside roads will not be permitted where they would prejudice road safety.</p>	
DM38	Archaeology and Ancient Monuments	<p>DM38.1 The archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.</p> <p>DM38.2 Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.</p> <p>DM38.3 In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. The evaluation should define:</p> <p>a. The character, importance and condition of any archaeological deposits or structures within the application site;</p> <p>b. The likely impact of the proposed development on these features (including the limits to the depth to which groundworks can go on the site); and</p> <p>c. The means of mitigating the effect of the proposed development including: a statement setting out the impact of the development.</p> <p>DM38.4 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. In such cases archaeological recording works must be undertaken in accordance with a specification prepared by the County Council Historic Environment Team or a competent archaeological organisation that has been agreed by the County Council Historic Environment Team and planning authority in advance.</p>	This policy has no HRA implications.
DM39	Shopfronts Affecting Heritage Assets	<p>DM39.1 Shopfronts which are of architectural and / or historic interest should be retained. The planning authority will expect a high standard of design in new and altered shopfronts, blinds and security measures. Where new shopfronts are proposed they should:</p> <p>a. Create a fascia and shop window which is in character with the building itself, the upper floors and the surrounding street scene;</p> <p>b. Be correctly proportioned and be designed in an architectural style appropriate for the building and its context;</p> <p>c. Not result in a needless loss of architectural features; or</p> <p>d. Not introduce 'house styles' and materials which are out of character with the building and its surroundings.</p> <p>DM39.2 Where a shopfront with historic significance and value survives there will be a presumption in favour of its retention. If a new shopfront will form part of a group of original historic shopfronts its design should complement their character and quality.</p> <p>DM39.3 Proposals for external security shutters which are not sympathetic to the character of the building and townscape and would result in a blank and inactive frontage detrimental to the street scene will not be supported.</p>	This policy has no HRA implications.
DM40	Historic Landscapes, Parks and Gardens	<p>DM40.1 The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced. Within historic landscapes:</p> <p>a. Development which would not adversely affect their historic character and appearance will normally be permitted subject to compliance with other Local Plan policies;</p> <p>b. The conservation of landscape and architectural elements will be encouraged;</p> <p>c. The maintenance, restoration and reconstruction of the layout and features of historic parks and gardens will be encouraged where this is appropriate and based on historical research; and</p> <p>d. Development that does not detract from landscape and village settings will normally be supported, subject to compliance with other Local Plan policies.</p>	This is a positive policy for biodiversity, and has no HRA implications.
Infrastructure			
S29	Infrastructure	<p>S29.1 Infrastructure necessary to support new development will be provided and available when first needed to serve the development's occupants and users and/or to mitigate its otherwise adverse material impacts. To achieve this, the delivery of development may need to be phased to reflect the delivery of infrastructure.</p>	Whilst infrastructure developments have potential for LSE on European sites, this policy refers to the

	<p>S29.2 Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or its immediate vicinity.</p> <p>S29.3 The delivery of necessary infrastructure will be secured by planning condition and / or, planning obligation and / or the Community Infrastructure Levy.</p> <p>S9.4 When determining planning applications, and attaching appropriate planning conditions and/or planning obligations, regard will be had, to the delivery and timing of delivery of the key infrastructure, or otherwise alternative interventions which provide comparable mitigation.</p> <p>S29.5 If appropriate, the imposition of Grampian conditions will be considered to secure the provision of infrastructure when it is needed.</p> <p>S29.6 If the timely provision of infrastructure necessary to support new development cannot be secured in line with this policy, planning permission will be refused.</p>	<p>phasing of infrastructure developments relating to other new development. This has no HRA implications.</p>
<p>DM41 Telecommunications and Digital Infrastructure</p>	<p>DM41.1 When planning permission or prior approval is required, proposals for telecommunications development will be permitted subject to the provision of evidence to demonstrate that significant adverse impact on, heritage assets and the character or appearance of the surrounding area as well as the amenities for occupiers of neighbouring properties has been avoided or minimised by:</p> <ul style="list-style-type: none"> a. demonstrating that there are no existing buildings, masts or other structures on which the proposed apparatus can be sited (if proposing a new mast); b. Considering long-term requirements, where appropriate, in order to minimise further works; c. demonstrating that there are no suitable sites that are not within the countryside (if proposing telecommunications development in the countryside); d. demonstrating that the siting of the proposed apparatus and associated structures minimises the impact on the operation of other electronic devices within the surrounding area (if proposing telecommunications development in the countryside); e. Using all available technological solutions to reduce visual impact. <p>DM41.2 Telecommunication development on a building or other existing structure should be sited and designed to minimise impact to the external appearance of the host building or structure.</p> <p>DM41.3 New development will be expected to provide for appropriate telecommunications provision, including for highspeed broadband.</p>	<p>This is a positive policy in that with improved telecommunications the need to travel by car can be reduced, thus reducing air pollution from vehicles which might otherwise affect European sites. This policy has no HRA implications.</p>
<p>DM42 Short Tern Power Generation and Storage</p>	<p>DM42.1 Proposals for Short Term Operational Reserve (STOR) facilities or battery storage facilities will be permitted subject to the provision of evidence to demonstrate that:</p> <ul style="list-style-type: none"> a. A sequential approach to site selection has been undertaken, demonstrating the alternative sites considered and rejected; b. The development (including access) is not located in an area that is classed as Flood Zone 3 unless the exception test has been satisfied; c. There will be minimal landscape impact; d. There will be no adverse air quality impacts during hours of operation; e. Comprehensive noise mitigation measures will be implemented to satisfy noise emission limits during hours of operation. 	<p>This policy states that there will be minimal landscape impact and no adverse air quality impacts during hours of operation. Noise mitigation measures are also accounted for. There are no HRA implications.</p>
<p>S30 Transport</p>	<p>S30.1 Development should seek to minimise the need to travel, promote opportunities for sustainable transport modes, and improve accessibility to local facilities and linkages with the surrounding pedestrian and cycle network.</p> <p>S30.2 Development will be permitted that:</p> <ul style="list-style-type: none"> a. Integrates into existing movement networks including public rights of way where applicable; b. Provides safe, suitable and convenient access for all potential users; c. Provides an appropriate on-site movement layout suitable for all potential users; d. Provides appropriate parking provision for a range of vehicles, including plug in and ultra-low emission vehicles, in terms of amount, design and layout, in accordance with the standards set out in Appendix 5; e. Provides appropriate waste and recycling storage areas and accessible collection points for refuse vehicles; f. Does not have a severe impact on the operation of, safety of, or accessibility to the local or strategic road networks; g. Mitigates impacts on the local or strategic road networks, arising from the development itself and/or the cumulative effects of 	<p>This policy aims to minimise the need to travel and promote sustainable transport. Point j of subsection S30.2 advocates "appropriate measures to avoid adverse impact on air quality, including on European nature conservation sites". This is therefore a positive policy, with no potential for LSE on European sites.</p>

	<p>development, through the provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal agreements or through the Community Infrastructure Levy;</p> <p>h. Provides a transport assessment and travel plan in accordance with the thresholds set out in Appendix 5;</p> <p>i. Ensures that all development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of suitable adjoining sites; and</p> <p>j. Takes appropriate measures to avoid adverse impact on air quality, including on European nature conservation sites.</p>	
<p>S31 Havant Thicket Reservoir</p>	<p>S31.1 Planning permission will be granted at Havant Thicket for a winter storage reservoir comprising recreational provision including visitor centre where:</p> <p>a. The development is sustainable, fully maintained, cost-effective and delivers environmental and community benefits;</p> <p>b. The use of the reservoir complements existing recreational provision in the District and will become an attraction for local communities;</p> <p>c. The reservoir provides additional leisure opportunities which complement existing provision in the district;</p> <p>d. Any recreational provision is appropriate to the countryside location and does not include any motorised activities acknowledging the site's primary use as a reservoir;</p> <p>e. Construction traffic is minimised through Horndean, Rowlands Castle and other residential areas;</p> <p>f. Public vehicular traffic is restricted within the site and confined to the vicinity of the main access;</p> <p>g. An appropriate means of access is established to the satisfaction of the Highway Authority;</p> <p>h. An existing forestry track off the B2149 could be enhanced to provide access to the reservoir perimeter;</p> <p>i. Recreation provision includes a network of paths for walking, cycling and horse-riding. Footpaths and cycle paths should connect to existing public and permissive paths in the neighbouring area;</p> <p>j. Access and the surfacing of the main paths take account of the needs of all;</p> <p>k. Natural and rural character is conserved in particular by:</p> <ul style="list-style-type: none"> - Limiting impacts on biodiversity including the creation of additional habitats; - Compensating for the loss of, and effects on, sites of importance for nature conservation (SINCs), the listed park and conservation area; - Enhancing adjacent sites of importance for nature conservation; - Integrating the reservoir and the new landscape with the historic landscape of the Sir George Staunton Conservation Area and existing woodland; and - Minimising the loss of ancient woodland and trees. <p>l. Opportunities for biodiversity enhancements associated with the reservoir are realised wherever possible;</p> <p>m. The risk of flooding during storm events has been fully assessed in a flood risk assessment and mitigation put in place to minimise all risks;</p> <p>n. The potential impact of the development on the setting of the South Downs National Park has been assessed and any necessary avoidance and mitigation measures included in the scheme design;</p> <p>o. The proposal realises the potential for renewable energy dependant on nature conservation and other site constraints.</p>	<p>This policy provides for recreational use which may reduce recreational pressure on European sites. The policy includes "limiting impacts on biodiversity including the creation of additional" and "enhancing adjacent sites of importance for nature conservation". There are no HRA implications.</p>

