

## Appendix VII: Recommendations for Enhancement and Mitigation

**Note:** \* denotes where recommendation for Core Strategy Submission Document (remaining recommendations are for other development documents or processes)

POLICY	Recommendations for enhancement	Recommendations for mitigation
<b>SS1 Sustainable Development Principles</b>	* The policy refers to environmental assets but does not make specific reference to the water environment. This should be considered or a cross-reference made to Policy CP7. * The plan should clearly explain technical terms relating to sustainable construction for the non-specialist user.	
<b>SS2 Requirement for major large scale developments</b>		
<b>WT1 Strategy for Winchester Town</b>	* The allocations must be considered in the light of the housing and employment land requirements of the South East Plan * The Council could consider the production of design guidance to explain the inter-relationships between the design requirements made in various documents.	
<b>WT2 Strategic Housing Allocation Barton Farm</b>		* The site has a network of tracks which should be maintained and link to the association GI land within the site. * Light and noise pollution on the northern/countryside edges should be given consideration in the masterplan.

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<b>WT3 Strategic Employment Allocation Bushfield Camp</b>		* Green transport plans for the whole site which encourages or requires employees to make use of the existing travel opportunities should be provided by employers. * Corporate/ campus wide sustainability strategies could be encouraged. Light and noise pollution on the northern/ countryside edges should be given consideration in the masterplan.
<b>SH1 Strategy for the South Hampshire Urban Areas</b>		*A commitment to monitor available commercial floorspace over the plan period. Design solutions should be produced in any masterplans.
<b>SH2 Strategic Housing Allocation, West of Waterlooville</b>		Light and noise pollution on the urban/ countryside edges should be given consideration in the masterplan.
<b>SH3 Strategic Housing Allocation, North Whiteley</b>		Light and noise pollution on the urban/ countryside edges should be given consideration in the masterplan.
<b>SH4 North/North East Hedge End SDA</b>		
<b>Sh5 North Fareham SDA</b>		
<b>MRTA1 Strategy for Market Towns and Rural Areas</b>	* The policy could make it clear that if levels of development require new infrastructure e.g. education and/or health facilities, this must be provided. Inclusion of this statement would improve the performance of this policy.	* Development levels in rural areas must be contained to appropriate levels to avoid creating a dispersed form of new development which always has greater potential to be car reliant than urban development.

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<b>MRTA2 Market Towns and Rural Area Settlement Hierarchy</b>	* Assessment of the overall infrastructure requirements and appropriate contributions sought via Sec.106 agreements. This should be clearly expressed so that developers can proceed with confidence about development costs.	Development levels in rural areas must be contained to appropriate levels to avoid creating a dispersed form of new development which always has greater potential to be car reliant than urban development. It will be important to improve public transport links.
<b>MRTA3 The Wider Countryside</b>		
<b>MRTA4 Re-use of Rural Buildings</b>	* Plan policies or associated guidance should ensure that appropriate ecological surveys are carried out prior to granting planning permission. * Clear design guidance should be provided on the conversion of rural buildings.	Other plan policies relating to access issues should ensure that inappropriate development is not allowed. Strict controls over traffic generation and noise and light pollution will be required to avoid any adverse impact.
<b>CP1 Open Space, Sport and Recreation</b>	* The LDF must incorporate clear and strong policies on the impact of leisure pursuits on water quality.	
<b>CP2 Transport</b>		Work is being undertaken to ensure that the transport improvements required are deliverable. (MVA Consultants)
<b>CP3 Economic Growth and Diversification</b>		
<b>CP4 Major Commercial &amp; Educational Establishments in the Countryside</b>		
<b>CP5 Green Infrastructure</b>	* Open space requirements and playing pitch provision standards are clearly set out in policy CP1 but GI incorporates a far wider range of provision than identified in that policy. To enable incorporation of	

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	appropriate GI at the early planning stages the policy should give clear guidance as to the recognised standards to which the policy refers.	
<b>CP6 Biodiversity</b>	* The policy should clarify that not all adverse effects can be compensated for or mitigated. It is recommended that an additional sentence is added to clarify this point e.g. "Where adverse impacts are unavoidable and satisfactory mitigation cannot be achieved, development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.	
<b>CP7 Flooding, Flood Risk and Water Management</b>	* If this policy is to be used for development control purposes it would be much improved if the word "support" was deleted and alternative wording requiring compliance was added.	
<b>CP8 Cultural Heritage and Landscape Character</b>	* Only SAMs are mentioned in the context of archaeology. The policy could be expanded to include the wider importance of archaeological sites, which whilst not of such significance as scheduled monuments, should also be protected.	
<b>CP9 South Downs National Park/ AONB</b>		
<b>CP10 Settlement Gaps</b>		
<b>CP11 Ensuring High Quality Sustainable Design</b>	* It could be clarified that the reference to the public realm extends to walking and cycling routes through the development to encourage their use.	
<b>CP12 Ensuring the Effective Use of Land</b>		

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CP13 Sustainable Low and Zero Carbon Built Development		
CP14 Renewable and Decentralised Energy		
CP15 Housing Provision	* This policy sets out the housing figures but the other content of the policy is covered by the strategic policies. Is this in fact a strategic policy rather than a core policy?	* A move away from car dependency is required for the road network to accommodate this level of development. However all allocations require infrastructure and public transport improvements which are detailed in the policies.
CP16 Housing Priorities	* The wording lacks clarity – does it mean that a wide range of community requirements such as sheltered housing, special needs housing, residential accommodation for the elderly and nursing homes, should be provided? If so this need cannot be met by <b>all new dwellings</b> but by some of them. * It is unclear how affordable housing will be prioritised. Provision will largely come through quota sites and rural housing is subject to exception policies (PPS 3 and 7). Does this mean that affordable housing will be given priority when site viability issues arise? The policy requires clarity of intention.	
CP17 Housing Mix		
CP18 Affordable Housing		
CP19 Affordable Housing – Quota Sites		
CP20 Affordable Housing – Local Connections Homes		

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<b>CPP21 Sites for Gypsies, Travellers and Travelling Showpeople</b>	<p>* The policy could be improved by adding reference to the scale of sites to be allowed as large sites can overwhelm small communities. It is not suggested that actual site sizes are incorporated e.g. 10 pitches, but that wording such as "sites shall be of a scale commensurate with the size of the nearest settlement" be added.</p> <p>* The policy should also encourage the provision of play space for younger children.</p>	<p>* Provision of services do not need to be from conventional sources but can be from any source e.g. reed beds, renewable energy, boreholes but proposals should illustrate that essential infrastructure as well as means of access will be provided.</p>
<b>CP22 Retention of Local Services and Facilities</b>		
<b>CP23 Infrastructure and Community Benefit</b>		