

Appendix 3: Draft LPP2 Policy Screening

Likely Significant Effect (LSE) Key	
x	There are unlikely to be significant effects.
?	There may be significant effects but the effects are uncertain at this stage
✓	There are likely to be significant effects

Draft LPP2 Policies	Screening Commentary	LSE
Winchester Town		
WIN 1 - Winchester Town	The policy seeks to highlight the main considerations when assessing a planning application for development in Winchester Town. While the policy sets out criteria for the granting of planning permission it will not lead to development itself. Development will occur through lower level planning applications, which will have to meet the requirements of the Habitats Directive and Regulations.	x
WIN 2 - Town Centre	The policy seeks to highlight the main considerations when assessing a planning application for development in Winchester Town Centre. As for Policy WT1, the policy itself will not lead to development. Development will occur through lower level planning applications, which will have to meet the requirements of the Habitats Directive and Regulations.	x
Win 3 - Views & Roofscape	The policy will not lead to development itself as it seeks to protect views in Winchester. No likely significant effects either alone or in combination.	x
WIN 4 - Silver Hill	<p>The policy seeks to highlight the main considerations when assessing a planning application for mixed-use development proposals in the area of Silver Hill. The site is approximately 50 m from the River Itchen SAC; however, it is separated by existing development as well as Eastgate Street and is brownfield land. The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2, which include the following:</p> <ul style="list-style-type: none"> ■ LPP1 Policy DS1 (Development Strategy and Principles) requires development proposals to consider the importance of retaining environmental assets and the efficient use of scarce resources. It also requires that development proposals test whether infrastructure has adequate capacity to serve new development, or arrangements are made in a timely manner for appropriate increases in capacity. Development proposals 	x

	<p>are also required to consider impacts on the water environment are properly addressed.</p> <ul style="list-style-type: none"> ■ LPP1 Policy SH1 (Development Strategy for South Hampshire Urban Areas) seeks to protect important natural assets, particularly habitats of national and international importance. ■ LPP1 Policy CP7 (Open Space, Sport and Recreation) seeks improvements in the open space network and in built recreation facilities within the District. Requires new housing development to make provision of public open space and built facilities. ■ LPP1 Policy CP15 (Green Infrastructure) supports development proposals that maintain, protect and enhance the function of the integrity of the existing green infrastructure (GI) network in the District and at a sub-regional level, which includes strategic blue and green corridors. It also supports the proposals identified through the PUSH GI Implementation Strategy. ■ LPP1 Policy CP16 (Biodiversity) supports development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity and has regard to the following: <ul style="list-style-type: none"> ○ protecting sites of European importance from inappropriate development. ○ new development will be required to show how biodiversity will be retained, protected and enhanced through its design and implementation. ○ new development will be required to avoid adverse impacts, or If unavoidable, ensure impacts are appropriately mitigated, with compensation measures used as only a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm of the habitat and/or species. ○ maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change. ○ supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species. ■ LPP1 Policy CP17 (Flooding, Flood Risk and the Water Environment) supports development that does not cause unacceptable deterioration to water quality or have unacceptable impact on water quantity through suitable pollution prevention measures, optimising water efficiency and taking opportunities to improve water quality where possible. ■ LPP2 Policy DM6 (Open Space Provision for New Developments) requires residential development of 15 dwellings and above to provide usable open space on site, in accordance with LPP1 Policy CP7. All sites should provide adequate amenity space which should contribute to maintaining or enhancing the environmental character of the area and include arrangements for the future management and maintenance of the area. ■ LPP2 Policy DM19 (Developments and Pollution) seeks to minimise pollution from new development. 	
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	<p>Policy WIN4 (Silver Hill) requires any planning application to include an Environmental Impact Assessment, which should include an assessment of the potential impacts on air quality and any mitigation measures necessary and a transport assessment. It is considered that suitable mitigation is provided through LPP1 and LPP2 policies and available at the project level to ensure that there will be no significant effects alone on the River Itchen SAC.</p> <p>The HRA for the Core Strategy concluded that there would not be adverse in combination effects on the integrity of European sites as a result of the proposed distribution and overall level of growth in the Plan area (as well as surrounding areas). The Draft Local Plan Part 2 does not propose any additional growth on top of what is proposed through the adopted LPP1. It is considered that suitable mitigation is provided through LPP1 and LPP2 policies (see commentary against Policy WIN4 - Silver Hill for further detail on the policies) and available at the project level to ensure that there will be no significant in combination effects on European sites. It should be noted that this site does not fall within the Solent Recreation Mitigation Partnership Charge Zone, so is therefore considered not likely to have significant in combination effects on the Solent SPAs.</p>	
WIN 5 - Station Approach Area - development principles	The policy seeks to highlight the main considerations when assessing a planning application for mixed-use development in the Station Approach area, which includes the Carfax and Cattlemarket sites proposed in Policies WIN 6 and 7. Please refer to the commentary for Policies WIN 6 and 7.	x
WIN 6 - The Carfax Site - mixed uses	<p>The policy seeks to highlight the main considerations when assessing a planning application for mixed-use development at the Carfax site. The site is just over 800m from the River Itchen SAC. The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). Given the location of the site within Winchester Town and distance from the SAC along with mitigation provided through LPP1 and LPP2 policies and available at the project level it is considered that development is not likely to have significant effects on any European sites alone.</p> <p>Please refer to the in combination commentary for Policy WIN 4 (Silver Hill).</p>	x
WIN 7 – Cattlemarket – mixed uses	The policy seeks to highlight the main considerations when assessing a planning application for mixed-use development in the area known as the Cattle Market. This site is situated approximately 150 m to the north of the Carfax site considered above. The site is therefore a similar distance from the River Itchen SAC at just over 800m. The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). Given the location of the site within Winchester Town and distance from the SAC along with mitigation provided through LPP1 and LPP2 policies and available at the project level it is considered that development is not likely to have significant effects on any European sites alone.	x

	Please refer to the in combination commentary for Policy WIN 4 (Silver Hill).	
WIN 8 - Stanmore	<p>The policy seeks to implement the key principles and proposals set out within the Stanmore Planning Framework (SPF). It also highlights the main considerations for any planning applications that come forward within the Stanmore area. The SPF identifies sites with the potential to deliver around 150 new dwellings in the long term. The Council also intends to investigate opportunities for improving community facilities as well as additional housing and improved open space. The Stanmore area is approximately 550m away from the River Itchen SAC, separated by existing development. Given the distance from the River Itchen SAC, location of area within Winchester Town and the scale of development that is likely to occur, it is considered unlikely that this policy will have significant effects on European sites.</p> <p>The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN3 - Silver Hill for further detail on the policies). It is considered that there is sufficient mitigation provided through LPP1 and LPP2 policies and available at the project to ensure that development in the Stanmore area will not have significant effects on any European sites alone.</p> <p>Please refer to the in combination commentary for Policy WIN 4 (Silver Hill).</p>	x
WIN 9 – Abbots Barton	<p>The policy seeks to implement the key principles and proposals set out within the Abbots Barton Planning Framework (ABPF). It also highlights the main considerations for any planning applications that come forward within the Abbots Barton area. The ABPF proposes the provision of around 50 new dwellings along with improvements to community facilities, parking provision and open space. The north east boundary of the Abbots Barton area is approximately 50m away from the River Itchen SAC. The river gradually moves further away from the boundary of the site as you move south. The south east corner of the site is approximately 360m away from the River Itchen SAC.</p> <p>The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN3 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project is likely ensure that any proposed development does not have significant effects alone on the SAC. However, given the proximity of the SAC and lack of existing development in the north east, it is recommended that no new housing development is located in this area. The small area of green open space could be retained with improvements sought to green infrastructure links with the surrounding countryside. This is not considered fundamental to the finding of no likely significant effect.</p>	x

	Please refer to the in combination commentary for Policy WIN 4 (Silver Hill).	
WIN 10 – Houses in Multiple Occupation	The policy seeks to restrict permitted development rights in relation to the creation of Houses in Multiple Occupation in designated areas (designated through an Article 4 Direction) and highlights the criteria for determining whether a conversion from a dwelling to a HMO is acceptable in planning terms. This policy will not result in any development itself, no likely significant effect.	x
Market Towns and Rural Areas		
BW1 – Coppice Hill Housing Allocation	<p>The policy seeks to deliver around 80 new dwellings on the land at Coppice Hill (Bishop's Waltham) and highlights the main considerations and requirements when assessing a planning application. The site is over 5km away from any European sites and given the small scale of proposed development and lack of environmental pathways it is considered unlikely that there will be significant effects on European sites alone.</p> <p>There is also the potential to act in combination with the other allocations proposed in LPP2, strategic development proposed in LPP1 as well as development proposed in surrounding LAs. The site falls outside the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4), so is considered unlikely to contribute to in combination effects on the Solent SPAs. The HRA for the Core Strategy concluded that there would not be adverse in combination effects on the integrity of European sites as a result of the proposed distribution and overall level of growth in the Plan area (as well as surrounding areas). The Draft Local Plan Part 2 does not propose any additional growth on top of what is proposed through the adopted LPP1. It is considered that suitable mitigation is provided through LPP1 and LPP2 policies (see commentary against Policy WIN3 - Silver Hill for further detail on the policies) and available at the project level to ensure that there will be no significant in combination effects on European sites.</p>	x
BW2 – Martin Street Housing Allocation	<p>The policy seeks to deliver around 60 new dwellings on the land at Martin Street (Bishop's Waltham) and highlights the main considerations and requirements when assessing a planning application. Given the small scale of proposed development and distance from European sites (over 5km away) there is unlikely to be any significant effects alone. However, a small area in the south of the site falls within the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4). Given the orientation of the site it is likely that the majority of development would be located adjacent to the existing settlement, which lies outside the charge zone.</p> <p>Following the publication of the Solent Disturbance and Mitigation Project Phase III Report (Towards an Avoidance and Mitigation Strategy) the relevant Council's and NE have been in the process of developing an Interim Solent Bird Disturbance Mitigation Strategy (ISBDMS). Concurrently, Winchester City Council has developed guidance for applicants to set out the details of the mitigation strategy and highlight the areas</p>	x

	<p>affected within the District. The emerging ISBDMS states that any new housing development within 5.6km of the Solent SPAs should be considered likely to have a significant effect and will require mitigation. It has been determined by the Solent Recreation Mitigation Partnership that a standard contribution of £172 will be sought per new dwelling unit within the charge zone, which will rise in line with inflation and be updated on 01 April every year. The contributions will be used to implement the mitigation strategy and will enable housing proposals to meet the requirements of the Habitats Directive and Regulations.</p> <p>In line with the emerging Interim Solent Bird Disturbance Mitigation Strategy, a contribution will be required for each new housing unit on this site that falls within the Solent Recreation Mitigation Partnership Charge Zone. It should be noted that this will not be necessary if the developer can demonstrate to the satisfaction of the Council and Natural England that it will provide alternative measures which will fully mitigate the impact of the development. As long as the standard contribution is provided for each new housing unit within the charge zone or the developer demonstrates that it will provide alternative measures to fully mitigate the impact of development, it is possible to conclude that development proposed through this policy will not have likely significant in combination effects on the Solent SPAs. It is recommended that this Policy or somewhere else in the Draft LPP2 specifically refers to the mitigation strategy and requires any new housing units within the charge zone to provide the standard contribution.</p> <p>The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that development proposed development will not have likely significant in combination effects on any European sites.</p>	
<p>BW3 – The Vineyard / Tangier Lane Housing Allocation</p>	<p>The policy seeks to deliver around 120 new dwellings on the land at The Vineyard and the land east of Tangier Lane (Bishop's Waltham), and highlights the main considerations and requirements when assessing a planning application. Given the small scale of proposed development and distance from European sites (over 5km away) there is unlikely to be any significant effects alone. However, a small area in the south of the site falls within the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4). Given the orientation of the site it is likely that the majority of development would be located adjacent to the existing settlement, which lies outside the charge zone.</p> <p>Please refer to the commentary for Policy BW2 (Martin Street Housing Allocation).</p>	<p>x</p>
<p>BW4 – Albany Farm Housing Allocation</p>	<p>The policy seeks to deliver around 120 new dwellings on the land at Albany Farm (Bishop's Waltham) and highlights the main considerations and requirements when assessing a planning application. The site is over 5km</p>	<p>x</p>

	<p>away from any European sites and given the small scale and lack of environmental pathways it is considered unlikely that there will be significant effects on European sites alone.</p> <p>There is also the potential to act in combination with the other allocations proposed in LPP2, strategic development proposed in LPP1 as well as development proposed in surrounding LAs. The site falls outside the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4), so is considered unlikely to contribute to in combination effects on the Solent SPAs. The HRA for the Core Strategy concluded that there would not be adverse in combination effects on the integrity of European sites as a result of the proposed distribution and overall level of growth in the Plan area (as well as surrounding areas). The Draft Local Plan Part 2 does not propose any additional growth on top of what is proposed through the adopted LPP1. It is considered that suitable mitigation is provided through LPP1 and LPP2 policies (see commentary against Policy WIN3 - Silver Hill for further detail on the policies) and available at the project level to ensure that there will be no significant in combination effects on European sites.</p>	
BW5 – Tollgate Sawmill Mixed Use Allocation	<p>The policy seeks to deliver employment land and a limited amount of housing on the land at Tollgate Sawmill (Bishop's Waltham) and highlights the main considerations and requirements when assessing a planning application. The site is over 5km away from any European sites and given the small scale and lack of environmental pathways it is considered unlikely that there will be significant effects on European sites alone.</p> <p>Please refer to the in combination commentary for Policy BW4 (Albany Farm Housing Allocation).</p>	x
CC1 – Main Road Housing Allocation	<p>The policy seeks to deliver around 165 new dwellings on the land at Sandyfields Nurseries and fronting Main Road (Colden Common) and highlights the main considerations and requirements when assessing a planning application. The site is just over 1 km from the River Itchen SAC, separated by the existing settlement. The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). Given the distance from the River Itchen SAC and scale of proposed development along with mitigation provided through LPP1 and LPP2 policies and available at the project level it is considered that development is not likely to have significant effects on any European sites alone.</p> <p>The HRA for the Core Strategy concluded that there would not be adverse in combination effects on the integrity of European sites as a result of the proposed distribution and overall level of growth in the Plan area (as well as surrounding areas). The Draft Local Plan Part 2 does not propose any additional growth on top of what is proposed through the adopted LPP1. It is considered that suitable mitigation is provided through LPP1 and LPP2 policies (see commentary against Policy WIN4 - Silver Hill for further detail on the policies) and available at the project level to ensure that there will be no significant in combination effects on European sites. It should be</p>	x

	noted that this site does not fall within the Solent Recreation Mitigation Partnership Charge Zone, so is therefore considered not likely to have significant in combination effects on the Solent SPAs.	
CC2 – Travellers Site	<p>The policy seeks to deliver a permanent gypsy and traveller accommodation site (as indicated within the Policies Map) on the land at Ashbrook Stables (Colden Common) and highlights the main considerations and requirements for such a development at this site. The site is over 1.5 km from the River Itchen SAC and separated from it by the existing settlement. The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). Given the distance from the River Itchen SAC and scale of proposed development along with mitigation provided through LPP1 and LPP2 policies and available at the project level it is considered that development is not likely to have significant effects on any European sites alone.</p> <p>Please refer to the in combination commentary for Policy CC1 (Main Road Housing Allocation).</p>	x
KW1 – Lovedon Lane Housing and Open Space Allocation	<p>The policy seeks to deliver around 50 new dwellings (as indicated within the Policies Map) on the land at Lovedon Lane and Eversley Park (Kings Worthy) and highlights the main considerations and requirements when assessing a planning application. The site is approximately 360 m from the River Itchen SAC, separated by existing development. The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN3 - Silver Hill for further detail on the policies). Given the distance from the River Itchen SAC and scale of proposed development along with mitigation provided through LPP1 and LPP2 policies and available at the project level it is considered that development is not likely to have significant effects on any European sites alone.</p> <p>Please refer to the in combination commentary for Policy CC1 (Main Road Housing Allocation).</p>	x
NA1 – Car Park Provision	The policy seeks to retain existing car parks in New Alresford as well as seeks additional public car parking in conjunction with Policy NA2. The provision of new car parking will be considered alongside the other development proposed in Policy NA2. No likely significant effects.	x
NA2 – The Dean Housing Allocation	The policy seeks to deliver around 65 new dwellings, commercial and parking uses on this brownfield site. The site is approximately 120m from the River Itchen SAC, separated by existing residential development. The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). Given the distance from the River Itchen SAC and scale of proposed development along with mitigation provided through LPP1 and LPP2 policies and available at the project level it is considered that development is not likely to have significant effects on any European sites alone.	x

	Please refer to the in combination commentary for Policy CC1 (Main Road Housing Allocation).	
NA3 – Sun Lane Mixed Use Allocation	<p>The policy seeks to deliver around 320 new dwellings, 5 ha of new employment and 15 ha of informal and recreational open space and a burial ground adjacent to east of New Alresford. The site is approximately 700m from the River Itchen SAC, separated by the existing settlement. The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). Given the distance from the River Itchen SAC and mitigation provided through LPP1 and LPP2 policies and available at the project level it is considered that development is not likely to have significant effects on any European sites alone.</p> <p>Please refer to the in combination commentary for Policy CC1 (Main Road Housing Allocation).</p>	x
SW1 – Swanmore College Housing and Open Space Allocations	<p>The policy seeks to deliver around 70 new dwellings and replacement College recreational land on the land at Swanmore College of Technology and highlights the main considerations and requirements when assessing a planning application. The site is over 6 km away from any European sites and given the small scale and lack of environmental pathways it is considered unlikely that there will be significant effects on European sites alone.</p> <p>Please refer to the in combination commentary for Policy CC1 (Main Road Housing Allocation).</p>	x
SW2 – The Lakes Housing Allocation	<p>The policy seeks to deliver around 140 new dwellings and areas of open space on the land to the north of The Lakes (Swanmore) and highlights the main considerations and requirements when assessing a planning application. The site is over 6 km away from any European sites and given the small scale and lack of environmental pathways it is considered unlikely that there will be significant effects on European sites alone.</p> <p>Please refer to the in combination commentary for Policy CC1 (Main Road Housing Allocation).</p>	x
SW3 – Lower Chase Road Open Space and Housing Allocation	<p>The policy seeks to deliver public open space and a limited amount of housing on the land at Lower Chase Road (Swanmore) and highlights the main considerations and requirements when assessing a planning application. The site is over 6 km away from any European sites and given the small scale and lack of environmental pathways it is considered unlikely that there will be significant effects on European sites alone.</p> <p>Please refer to the in combination commentary for Policy CC1 (Main Road Housing Allocation).</p>	x
WC1 – Morgan's Yard Mixed Use Allocation	<p>The policy seeks to deliver around 60 new dwellings, an extension of the St John the Baptist Primary School and new employment uses on land at Morgan's Yard (Waltham Chase) and highlights the main considerations and requirements when assessing a planning application. The site is approximately 4.4 km away from the Solent</p>	x

	<p>Maritime SAC and Solent and Southampton Water SPA and Ramsar and therefore falls within the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4).</p> <p>Following the publication of the Solent Disturbance and Mitigation Project Phase III Report (Towards an Avoidance and Mitigation Strategy) the relevant Council's and NE have been in the process of developing an Interim Solent Bird Disturbance Mitigation Strategy (ISBDMS). Concurrently, Winchester City Council has also developed guidance for applications to set out the details of the mitigation strategy and highlight the areas affected within the District. The emerging ISBDMS states that any new housing development within 5.6km of the Solent SPAs should be considered likely to have a significant effect and will require mitigation. It has been determined that a standard contribution of £172 will be sought per new dwelling unit within the charge zone, which will rise in line with inflation and be updated on 01 April every year. The contributions will be used to implement the mitigation strategy and will enable housing proposals to meet the requirements of the Habitats Directive and Regulations.</p> <p>In line with the emerging Interim Solent Bird Disturbance Mitigation Strategy, a contribution will be required for each new housing unit on this site as it is entirely within the Solent Recreation Mitigation Partnership Charge Zone. It should be noted that this will not be necessary if the developer can demonstrate to the satisfaction of the Council and Natural England that it will provide alternative measures which will fully mitigate the impact of the development. As long as the standard contribution is provided for each new housing unit or the developer demonstrates that it will provide alternative measures to fully mitigate the impact of development, it is possible to conclude that development proposed through this policy will not have likely significant in combination effects on the Solent SPAs.</p> <p>The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that development proposed development will not have likely significant in combination effects on any European sites.</p>	
<p>WC2 – Clewers Lane Housing Allocation</p>	<p>The policy seeks to deliver around 30 new dwellings on the land at Clewers Lane (Waltham Chase) and highlights the main considerations and requirements when assessing a planning application. The site is approximately 5.1 km away from the Solent Maritime SAC and Solent and Southampton Water SPA and Ramsar and therefore falls within the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4).</p> <p>Please refer to the commentary for Policy WC1 (Morgan's Yard Mixed Use Allocation).</p>	<p>x</p>

WC3 – Sandy Lane Housing Allocation	<p>The policy seeks to deliver around 60 new dwellings (as indicated within the Policies Map) on the land at Sandy Lane (Waltham Chase) and highlights the main considerations and requirements when assessing a planning application. The site is approximately 4.5 km away from the Solent Maritime SAC and Solent and Southampton Water SPA and Ramsar and therefore falls within the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4).</p> <p>Please refer to the commentary for Policy WC1 (Morgan's Yard Mixed Use Allocation).</p>	x
WC4 – Forest Road (North and South) Housing Allocations	<p>The policy seeks to deliver around 85 new dwellings on the land to the north and south of Forest Road (Waltham Chase) and highlights the main considerations and requirements when assessing a planning application. The sites are approximately 4.9 and 5.2 kms away from the Solent Maritime SAC and Solent and Southampton Water SPA and Ramsar and therefore fall within the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4).</p> <p>Please refer to the commentary for Policy WC1 (Morgan's Yard Mixed Use Allocation).</p>	x
WK1 – Drainage Infrastructure	<p>The policy seeks to highlight the drainage infrastructure requirements for any new development in Wickham. The policy itself will not lead to development as this will occur through Policies WK2 and WK3.</p>	x
WK2 – Winchester Road Housing Allocation	<p>The policy seeks to deliver around 125 new dwellings in phased development across two sites (as indicated within the Policies Map) at Winchester Road (Wickham) in conjunction with new sports pitches at Mill Lane, and highlights the main considerations and requirements when assessing a planning application. The site is approximately 4 km away from the Solent Maritime SAC and Solent and Southampton Water SPA and Ramsar and therefore falls within the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4).</p> <p>Following the publication of the Solent Disturbance and Mitigation Project Phase III Report (Towards an Avoidance and Mitigation Strategy) the relevant Council's and NE have been in the process of developing an Interim Solent Bird Disturbance Mitigation Strategy (ISBDMS). Concurrently, Winchester City Council has developed guidance for applications to set out the details of the mitigation strategy and highlight the areas affected within the District. The emerging ISBDMS states that any new housing development within 5.6km of the Solent SPAs should be considered likely to have a significant effect and will require mitigation. It has been determined that a standard contribution of £172 will be sought per new dwelling unit within the charge zone, which will rise in line with inflation and be updated on 01 April every year. The contributions will be used to implement the mitigation strategy and will enable housing proposals to meet the requirements of the Habitats Directive and Regulations.</p>	x

	<p>In line with the emerging Interim Solent Bird Disturbance Mitigation Strategy, a contribution will be required for each new housing unit on this site that falls within the Solent Recreation Mitigation Partnership Charge Zone. It should be noted that this will not be necessary if the developer can demonstrate to the satisfaction of the Council and Natural England that it will provide alternative measures which will fully mitigate the impact of the development. As long as the standard contribution is provided for each new housing unit within the charge zone or the developer demonstrates that it will provide alternative measures to fully mitigate the impact of development, it is possible to conclude that development proposed through this policy will not have likely significant in combination effects on the Solent SPAs. It is recommended that this Policy or somewhere else in the Draft LPP2 specifically refers to the mitigation strategy and requires any new housing units within the charge zone to provide the standard contribution.</p> <p>The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that development proposed development will not have likely significant in combination effects on any European sites.</p>	
WK3 – The Glebe Housing Allocation	<p>The policy seeks to deliver around 80 new dwellings on the land at the southern end of The Glebe (Wickham), in conjunction with new public open space at the northern end of the site (as indicated within the Policies Map) and highlights the main considerations and requirements when assessing a planning application. The site is approximately 4.5 km away from the Solent Maritime SAC and Solent and Southampton Water SPA and Ramsar and therefore falls within the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4).</p> <p>Please refer to the commentary for Policy WK2 (Winchester Road Housing Allocation).</p>	x
South Hampshire Urban Areas		
SHUA1 – Whiteley Green Housing Allocation	<p>The policy seeks to deliver around 75 new dwellings on the land at Whiteley Green (South Hampshire) adjacent to the M27 and highlights the main considerations and requirements when assessing a planning application. The site is approximately 4 km away from the Solent Maritime SAC and Solent and Southampton Water SPA and Ramsar and therefore falls within the Solent Recreation Mitigation Partnership Charge Zone (Appendix 4).</p> <p>Please refer to the commentary for Policy WK2 (Winchester Road Housing Allocation).</p>	x
SHUA2 – Little Park Farm Employment Allocation	<p>The policy seeks to deliver employment on land at Little Park Farm (South Hampshire) adjacent to the M27 and highlights the main considerations and requirements when assessing a planning application. This site is part of a larger allocation for employment uses that extends beyond the administrative boundary of Winchester District</p>	x

	<p>westwards into Fareham Borough. Fareham Borough Council is taking this allocation forward into its new Local Plan.</p> <p>The site falls within the Solent Recreation Mitigation Partnership Charge Zone. However, based on the emerging Interim Solent Bird Disturbance Mitigation Strategy, as only employment development is being proposed it is considered that this policy will not contribute to increased levels recreational activity and is therefore not likely to have a significant in combination effect on the Solent SPAs.</p> <p>The policy requires any proposal for development to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that proposed development will not have likely significant in combination effects on any European sites.</p>	
Development Management		
DM1 – Locating New Development	<p>The policy permits development that accords with the relevant strategic policies in LPP1 and LPP2 within the boundaries of the following settlements: Bishops Waltham, Colden Common, Compton Down, Denmead, Hursley, Kings Worthy, Knowle, Littleton, Micheldever, Micheldever Station, New Alresford, Old Alresford, Otterbourne, South Wonston, Southdown, Southwick, Sparsholt, Sutton Scotney, Swanmore, Waltham Chase, Whiteley, Wickham, Winchester Town.</p> <p>There is no development proposed through the policy itself as this will occur through lower level planning applications. Any proposals for development is required to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that any lower level proposals for development do not have likely significant effects on any European sites either alone or in combination.</p>	x
DM2 – Dwelling Sizes	The policy seeks to provide a suitable mix of housing and will not lead to development itself. No likely significant effects either alone or in combination.	x
DM3 – Small Dwellings in the Countryside	<p>The policy seeks to restrict large extensions and replacement of smaller dwellings in the rural areas and highlights the main considerations when assessing a planning application.</p> <p>There is no development proposed through the policy itself as this will occur through lower level planning applications. Any proposals for development is required to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to</p>	x

	ensure that any lower level proposals for development do not have likely significant effects on any European sites either alone or in combination.	
DM4 – Gypsies, Travellers and Travelling Showpersons	<p>The policy seeks to deliver 33 gypsy/traveler pitches and 11 travelling showpeople's pitches over the plan period. A specific allocation for pitches is proposed through Policy CC2 (Travellers Site), which has been considered separately. The other potential sites are not known at this stage.</p> <p>Any proposals for development is required to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that any proposals for development do not have likely significant effects on any European sites either alone or in combination. Once the location of other potential sites is known then further HRA screening work will need to be carried out to ensure that there are no likely significant effects on any European sites.</p>	x
DM5 – Protecting Open Areas	The policy will not lead to development itself as it seeks to protect open areas with an important amenity, biodiversity, heritage or recreational value. No likely significant effects either alone or in combination.	x
DM6 – Open Space Provision for New Developments	The policy will not lead to development itself as it sets out the requirements for open space provision for new developments. No likely significant effects either alone or in combination.	x
DM7 – Town Centres	The policy sets out criteria for the location and consideration of town centre uses. There is no development proposed through the policy itself as this will occur through lower level planning applications. Any proposals for development is required to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that any lower level proposals for development do not have likely significant effects on any European sites either alone or in combination.	x
DM8 – Primary Shopping Frontage	The policy seeks to retain A1 uses in the primary shopping frontages for a number of settlements. It also sets out criteria for the permission of a change of use. The policy will not lead to development itself, no likely significant effects either alone or in combination.	x
DM9 – Secondary Shopping Frontage	The policy sets out criteria for the consideration of proposals within the secondary shopping frontage. The policy will not lead to development itself, no likely significant effects either alone or in combination.	x
DM10 – Essential	The policy sets out the criteria necessary for the permission of essential development within the countryside.	x

Development in the Countryside	There is no development proposed through the policy itself as this will occur through lower level planning applications. Any proposals for development is required to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that any lower level proposals for development do not have likely significant effects on any European sites either alone or in combination.	
DM11 – Housing for Agricultural Workers	The policy supports and sets out the criteria for considering for proposals to deliver permanent dwellings to support existing agricultural/forestry activities on well-established agricultural or forestry enterprises. There is no development proposed through the policy itself as this will occur through lower level planning applications. Any proposals for development is required to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that any lower level proposals for development do not have likely significant effects on any European sites either alone or in combination.	x
DM12 – Equestrian Development	The policy sets out the criteria for considering any proposals for horse related facilities. There is no development proposed through the policy itself as this will occur through lower level planning applications. Any proposals for development is required to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that any lower level proposals for development do not have likely significant effects on any European sites either alone or in combination.	x
DM13 – Leisure and Recreation in the Countryside	The policy sets out the criteria for considering any proposals for new leisure and recreational facilities outside of settlement boundaries. There is no development proposed through the policy itself as this will occur through lower level planning applications. Any proposals for development is required to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that any lower level proposals for development do not have likely significant effects on any European sites either alone or in combination.	x
DM14 – Masterplans for Large Landholdings	The policy will not lead to development itself as it requires that any proposals that coming forward on sites occupied by major landowners/users be part of a long term master plan. No likely significant effects either alone or in combination.	x
DM15 – Local Distinctiveness	The policy will not lead to development itself as it seeks to protect local distinctiveness. No likely significant effects either alone or in combination.	x

DM16 – Site Design Criteria	The policy will not lead to development itself as it sets out design criteria for development proposals. No likely significant effects either alone or in combination.	x
DM17 – Site Development Principles	The policy will not lead to development itself as it sets out criteria for development proposals. No likely significant effects either alone or in combination.	x
DM18 – Access and Parking	The policy will not lead to development itself as it sets out access and parking criteria for development proposals. No likely significant effects either alone or in combination.	x
DM19 – Development and Pollution	The policy will not lead to development itself as it sets out pollution criteria for development proposals. No likely significant effects either alone or in combination.	x
DM20 – Development and Noise	The policy will not lead to development itself as it sets out noise criteria for development proposals. No likely significant effects either alone or in combination.	x
DM21 – Contaminated Land	The policy will not lead to development itself as it sets out criteria relating to contaminated land. No likely significant effects either alone or in combination.	x
DM22 – Telecommunications , Services and Utilities	The policy sets out the criteria for the consideration of any proposals for radio/telecommunication and utilities and services development. There is no development proposed through the policy itself as this will occur through lower level planning applications. Any proposals for development is required to accord with the strategic policies in LPP1 and development management policies in LPP2 (see commentary against Policy WIN4 - Silver Hill for further detail on the policies). The mitigation provided through LPP1 and LPP2 policies and available at the project will help to ensure that any lower level proposals for development do not have likely significant effects on any European sites either alone or in combination.	x
DM23 – Rural Character	The policy will not lead to development itself as it seeks to protect the rural character of the plan area. No likely significant effects either alone or in combination.	x
DM24 – Special Trees, Hedgerows and Ancient Woodlands	The policy will not lead to development itself as it requires development to avoid the loss or deterioration of ancient woodlands, hedgerows, special trees and distinctive ground flora. No likely significant effects either alone or in combination.	x
DM25 – Historic Parks and Landscapes	The policy will not lead to development itself as it seeks to protect the historic parks and landscapes. No likely significant effects either alone or in combination.	x

DM26 - Archaeology	The policy will not lead to development itself as it seeks to ensure that any planning applications take appropriate consideration of archaeology. No likely significant effects either alone or in combination.	x
DM27 - Development in Conservation Areas	The policy will not lead to development itself as it seeks to protect Conservation Areas by minimizing the impacts of development within them. No likely significant effects either alone or in combination.	x
DM28 - Demolition in Conservation Areas	The policy will not lead to development itself as it seeks to protect Conservation Areas by setting out criteria for proposals involving demolition. No likely significant effects either alone or in combination.	x
DM29 – Alterations to Heritage Assets	The policy will not lead to development itself as it seeks to avoid harm to the special interest of heritage assets. No likely significant effects either alone or in combination.	x
DM30 – Changes of Use of Listed Buildings	The policy will not lead to development itself as it sets out criteria for the consideration of any proposals for the change of use of Listed Buildings. No likely significant effects either alone or in combination.	x
DM31 – Locally Listed Heritage Assets	The policy will not lead to development itself as it sets out a commitment for the LPA to compile a list of locally listed heritage assets and also seeks to protect them. No likely significant effects either alone or in combination.	x
DM32 – Undesignated Rural Heritage Assets	The policy will not lead to development itself as it sets out criteria for the consideration of any proposals for the change of use of undesignated rural heritage assets. No likely significant effects either alone or in combination.	x
DM33 – Shopfronts	The policy will not lead to development itself as it sets out criteria for the consideration of any proposals that alter or replace existing shopfronts. No likely significant effects either alone or in combination.	x
DM34 – Signage	The policy will not lead to development itself as it sets out criteria relating to signage. No likely significant effects either alone or in combination.	x
DM35 – Redundant Heritage Buildings and Structures	The policy will not lead to development itself as it sets out criteria for the use of redundant heritage buildings and structures. No likely significant effects either alone or in combination.	x