

MITIGATION STRATEGY FOR EUROPEAN SITES – ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENT

1. PURPOSE OF THIS REPORT

- 1.1 This report recommends that Cabinet adopt, as part of the Local Development Framework, the Mitigation Strategy for European Sites Supplementary Planning Document (Appendix 1). This SPD gives detailed guidance on the implementation of Policy DM3: Mitigation of impacts on European nature conservation sites, of the adopted Local Plan Part 2: Sites and Development Management. (See Appendix 2).

2. BACKGROUND

- 2.1 The Local Plan Part 2: Sites and Development Management was adopted by the Council on 14th April 2014. The adopted Local Plan includes policy DM3, setting out the requirements for the mitigation of impacts on European nature conservation sites. This policy addresses issues raised by the Habitats Regulations Assessment of the Local Plan.
- 2.2 The Plan Area contains, or is in close proximity to, a large number of European nature conservation sites. Under the provisions of the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations), the Council as competent authority has a duty to protect a designated or candidate Special Area of Conservation (SAC), classified or potential Special Protection Area (SPA), or listed Ramsar site (collectively referred to as 'European sites'). In the case of new residential development in the Council's area, a Habitats Regulations Assessment (HRA) was made of the Core Strategy and, subsequently, the Local Plan Part 2. The assessment concluded that significant effects on both the New Forest and Solent/Southampton Water European sites, associated with cumulative recreational impacts from new residential development, cannot be ruled out. However, the HRA also concluded that, with adequate mitigation, those impacts could be sufficiently managed and offset so as to avoid an adverse effect on site integrity. Therefore within the Plan area all additional residential development must be accompanied by appropriate mitigation measures.
- 2.3 At the Local Plan Examination (held between July 2012 and March 2014) the issue of mitigation was explored in depth. The Inspector required the Council to undertake further work to develop an appropriate approach to mitigation of recreational impacts on European sites. The Council sought expert advice on the matter and worked with a steering group comprising Natural England, the New Forest National Park Authority, the Royal Society for the Protection of Birds and the Hampshire and Isle of Wight Naturalists Trust to develop an appropriate mitigation strategy for the Plan area.
- 2.4 A draft mitigation strategy was published for public consultation from 4 October to 15 November 2013. The responses to that consultation are set out in Appendix 3. A

summary of the issues raised in those representations and how those issues have been addressed in the final SPD are set out in Appendix 4.

- 2.5 During and following the Local Plan Examination, work has continued on developing and refining the details of the Mitigation Strategy SPD. This work has included further consultations with members of the steering group, and in particular with Natural England, and discussions with Hampshire County Council Countryside Access Team about the implementation of recreational walking route improvement projects. The steering group members have been invited to make further comments on the final version of the SPD by 21st May. Comments received will be reported to Members at the Cabinet meeting.

3. THE MITIGATION STRATEGY

- 3.1 The Mitigation Strategy has three main elements. These are:
- (a) Provision of alternative natural green spaces (SANGS) and recreational routes
 - (b) Access and Visitor Management
 - (c) Monitoring
- 3.2 An overview of the approach to mitigation is given in Section 5 of the Mitigation Strategy.
- 3.3 Section 6 sets out in more detail the specific mitigation proposals. It identifies where provision is to be made for SANGS (Suitable Accessible Natural Green Space) by direct provision as part of a residential development (for 50 or more dwellings), and gives details of the off-site mitigation projects including additional SANGS and proposals for the enhancement of existing public open spaces and improvements to recreational walking routes.
- 3.4 Section 6 also sets out the Access and Visitor Management proposal to provide additional ranger services, and details of how the implementation and effectiveness of the mitigation strategy will be monitored.
- 3.5 Section 7 gives further details of how the strategy and projects will be implemented and funded. It sets out details of developers' contributions which will be required to fund the off-site mitigation measures and monitoring.

4. ENVIRONMENTAL IMPLICATIONS /CRIME AND DISORDER IMPLICATIONS /EQUALITY AND DIVERSITY IMPLICATIONS

- 4.1 These have been taken into account in drawing up the Mitigation Strategy for European Sites and carrying out the related assessments undertaken for the preparation of the Local Plan Part 2: Sites and Development Management document and policy DM3, in particular the Local Plan Sustainability Assessment/Strategic Environmental Assessment and Habitats Regulations Assessment/Appropriate Assessment.

5. FINANCIAL IMPLICATIONS

- 5.1 None beyond existing budgets. Provision of the appropriate mitigation measures, as set out in the Mitigation Strategy, will be funded by contributions from the developers of all new residential development in the Plan Area.

6. COMMENTS OF PLANNING AND TRANSPORTATION PORTFOLIO HOLDER

- 6.1 The Habitats Mitigation SPD is a direct result of the need for this Council to demonstrate how the potential impact on Conservation Sites arising from developments in the Local Plan can be mitigated. Following consultation with a wide range of bodies and a review with the Plan Inspector, the agreed response has now been detailed. This includes SANGS and improvements to recreational walking routes, plus other measures. I am now confident that we have the required SPD in order to advise future development in the District.

7. RECOMMENDATION

- (a) **That the Mitigation Strategy document be subject to final editing by the Policy Planning Manager, in consultation with the Planning and Transportation Portfolio Holder, to include taking account any final comments from consultees on the Steering Group; and**
- (b) **That the Mitigation Strategy for European Sites, as set out in Appendix 1 to Report A to the Cabinet and subject to such further editing changes as may be necessary, be adopted as a Supplementary Planning Document.**

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Appendices

1. The Mitigation Strategy for European Sites SPD
2. Policy DM3: Mitigation of impacts on European nature conservation sites
3. Schedule of representations received during public consultation October – November 2013
4. Summary of the issues raised by representations and how they have been addressed

APPENDIX 1: MITIGATION STRATEGY FOR EUROPEAN SITES



New Forest District Council Local Development Framework

MITIGATION STRATEGY FOR EUROPEAN SITES

Recreational Pressure from Residential Development

PART 1 of the GREEN INFRASTRUCTURE STRATEGY

NEW FOREST DISTRICT OUTSIDE THE NATIONAL PARK

June 2014

Supplementary Planning Document

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1.0 Executive Summary

- 1.1 This Mitigation Strategy relates to the Local Plan for New Forest District outside of the National Park. The plan area, which lies on the south coast between the Southampton and Bournemouth conurbations, skirts around the New Forest National Park. The area includes and is close to a number of significant environmental designations of international nature conservation importance, notably the New Forest SAC; the New Forest SPA; and the New Forest Ramsar site ('New Forest European sites') and the Solent Maritime SAC; the Solent and Southampton Water SPA; the Southampton and Isle of Wight Lagoons SAC; the Solent and Southampton Water Ramsar site ('Solent Coast European sites'); as well as the River Avon SAC, the River Avon SPA, the Avon Valley Ramsar site, and the Dorset Heaths SAC, Dorset Heathlands SPA, and Dorset Heathlands Ramsar site. These sites are all protected by legislation and the Conservation of Habitats and Species Regulations 2010 ('Habitats Regulations') which seek to ensure that development proposals do not harm the protected sites.
- 1.2 This document provides supplementary planning guidance to the adopted Local Plan Part 2: Sites and Development Management development plan document. It gives detailed guidance on the implementation of policy DM3: Mitigation of impacts on European nature conservation sites.
- 1.3 While available evidence is inconclusive, the Habitats Regulations Assessment of the Local Plan concluded that, adopting the precautionary approach, potentially harmful recreational impacts on the New Forest SSA/SPA/Ramsar site (New Forest European sites) and the Solent and Southampton Water SPA/Ramsar site/ Solent and Isle of Wight Lagoons SAC/Solent Maritime SAC (Solent Coastal European sites) arising from planned residential development, need to be addressed. To enable the planned residential development to proceed the Habitats Regulations¹ require that appropriate mitigation measures are in place to ensure that the proposed development can take place without a harmful impact on the integrity of protected sites.
- 1.4 New Forest District Council has developed this Mitigation Strategy for European sites Supplementary Planning Document to enable residential development to proceed in a way that will safeguard the protection of the European nature conservation sites. Implementation of this strategy is necessary to comply with the requirements of the Habitats Regulations. The Mitigation Strategy draws from work undertaken on behalf of the Council by Land Use Consultants² in developing an appropriate approach to the mitigation of the recreational impacts of proposed residential development on the 'European sites' in the Local Plan Part 2. It proposes four elements to mitigation provision namely:
- Provision of new areas of publicly access nature green space – delivering between 30 and 40 ha of informal open space which is not currently available for this use.
 - Enhancement of existing green space and footpaths / rights of way - A programme of enhancement to footpaths/rights of way and existing open spaces in all settlements in which the Local Plan plans for new residential development. .
 - Access management – measures include the provision of additional rangers for the New Forest SPA and Solent Coastal European sites.
 - Monitoring – the gathering of further information, including about the condition of European sites' habitats and species and visitor patterns, and to gain a better

¹ The Conservation of Habitats and Species Regulations 2010
legislation.gov.uk/ukxi/2010/490/contents/made

² Sites and Development Management Development Plan Document: New Forest outside the National Park: Addendum to Habitats Regulations Assessment of Proposed Submission Document – Land Use Consultants August 2013.

understanding of the effects of visitors and other factors influencing the condition of the protected sites; and the monitoring of progress in implementing the mitigation strategy.

- 1.5 The delivery of the appropriate mitigation measures is a key component of the Infrastructure Delivery Plan (IDP) for the plan area, and the implementation mitigation projects will be a priority within the IDP. The mitigation proposals are set out for each settlement (in the order of the Local Plan Part 2: Sites and Development Management) and reflect the distribution of new residential development set out in the adopted Core Strategy. Mitigation measures will be provided and/or funded by the developers of the new residential development in the Plan Area. This document contains information on the likely costs of implementing the Mitigation Strategy.
- 1.6 A draft document was published for a six week public consultation period, from 4th October to 15th November 2013. The comments made on the draft document were considered by the Council and have informed the preparation of this final Mitigation Strategy. The draft Mitigation Strategy formed part of the supporting evidence base for the Local Plan Part 2 Examination on matters relating to the mitigation of recreational impacts of residential development. The Local Plan Part 2: Sites and Development Management was adopted by the Council on 14 April 2014.

2.0 Introduction

2.1 This Mitigation Strategy covers the New Forest District (outside the National Park) Local Plan Area. (See figure 1 below.)



Figure 1: The Plan Area

2.2 New Forest District lies on the south coast between the Southampton and Bournemouth conurbations. The area is subject to significant environmental designations, including European nature conservation sites. The environmental constraints within the Plan Area have been recognised in the adopted planning strategy for the area, which seeks to restrain further growth. The planned rate of new house-building is significantly reduced from past development rates to avoid harmful impacts on habitats and landscapes of international and national importance. However, while low rates of growth are planned in this area, limited amounts of new development to address local needs will continue to be permitted under the adopted planning strategy for the area (The New Forest District (outside the National Park) Local Plan Part 1: Core Strategy, adopted in October 2009.) Under the requirements of the Habitats Regulations the Council has a duty to ensure that the effects of its Plan do not have an adverse effect on the integrity of any European nature conservation designations – Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) (Natura 2000 sites.)

2.3 The Habitats Regulations Assessment of the Local Plan has identified potentially harmful recreational impacts arising from residential development on the New Forest SSA/SPA/Ramsar site (New Forest European sites) and the Solent and Southampton Water SPA/Ramsar site/ Solent and Isle of Wight Lagoons SAC/Solent Maritime SAC (Solent Coastal European sites). To enable the planned residential development to proceed the Habitats Regulations require that appropriate mitigation measures are in place to

ensure that the proposed development does not have a harmful impact on the protected sites. Policy DM2 of the Local Plan Part 2 includes the following requirement:

“Where development is permitted, the local planning authority will use conditions and/or planning obligations to minimise the damage, provide mitigation and site management measures, and where appropriate, compensatory and enhancement measures.”

2.4 The Local Plan Part 2 contains Policy DM3 which sets out the broad approach which will be applied to residential development to secure appropriate mitigation of recreational impacts on the European sites from the development. This document, the Mitigation Strategy, provides details of how that policy will be implemented, and in particular sets out the suite of projects and measures which will be either provided by or funded by residential development within the plan area over the plan period to provide the required mitigation of recreational impacts. As well as the Local Plan Part 2: Sites and Development Management DPD, other relevant documents include, the Habitats Regulations Assessment (HRA), the Infrastructure Delivery Plan (IDP), and the Community Infrastructure Levy (CIL) Charging Schedule.

2.5 Mitigation measures set out in this strategy are directed towards:

- providing alternative recreational opportunities (to deflect potential visits away from the European nature conservation sites);
- managing and educating visitors (to change visitor behaviour including when visiting the protected sites); and
- monitoring of impacts and effectiveness of mitigation measures (to provide a better understanding of the impacts of recreation on European sites and enabling future refinements of mitigation policies and measures).

2.6 This Mitigation Strategy has been developed following advice given in an addendum to the Habitats Regulations Assessment of the Plan, prepared for the Council by Land Use Consultants³. The preparation of the LUC report involved a steering group comprising Natural England (NE), the Royal Society for the Protection of Birds (RSPB), the Hampshire and Isle of Wight Wildlife Trust (HIOWWT) and the New Forest National Park Authority (NFNPA).

Relationship between the strategy and other documents

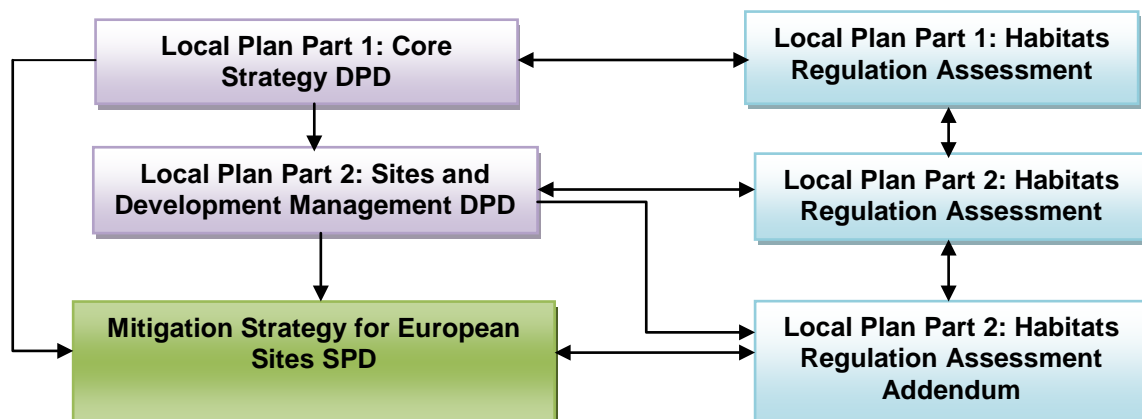


Figure 2 Relationship between the strategy and NFDC documents

³ “Sites and Development Management Development Plan Document: New Forest outside the National Park: Addendum to Habitats Regulations Assessment of Proposed Submission Document” prepared by LUC August 2013.

Requirements of the Habitats Regulations

- 2.7 Article 6 of the Habitats Directive (92/43/EEC)⁴ requires all Member States to undertake an ‘appropriate assessment’ of any plan or project requiring authorisation which would be likely to have a significant effect upon an SPA; this is commonly referred to as a Habitats Regulations Assessment (HRA). This assessment must demonstrate that based on the best available scientific information, and in light of any suitable mitigation measures, the plan or project would not adversely affect the integrity of the site either alone or in combination with other plans or projects. A precautionary approach must be adopted in HRA, and where a loss of site integrity cannot be ruled out the plan or project may only be authorised under very exceptional circumstances following consultation with the European Commission.
- 2.8 In the UK the Habitats Directive has been transposed into domestic legislation as the Habitats Regulations 2010⁵, and the provisions of Article 6 are largely satisfied by Regulation 61 and Government Circular 06/2005 which establishes the statutory obligations for HRA alongside the European Commission’s guidance. The Habitats Regulations confirms the responsibility of all local planning authorities as ‘competent authorities’, requiring them to carry out HRA of all relevant planning applications and Local Development Documents.
- 2.9 Under Article 6(3) of the Habitats Directive, Competent Authorities have a duty to ensure that all the activities they regulate have no adverse effect on the integrity of any of the Natura 2000 sites (Together SPAs and SACs make up the network of Natura 2000 sites). Therefore, the Council (the Competent Authority) must assess the possible effects of a plan or project on any Natura 2000 site. This includes an initial screening stage to identify any likely significant effects on the SPA/SAC which may arise, either alone or in combination with other plans or projects. If at the screening stage it is considered that there is likely to be a significant effect, in view of the site’s conservation objectives, then the plan or project must be subject to an Appropriate Assessment (AA). Having undertaken the AA, the Council shall agree to the plan or project only after ascertaining that it will not adversely affect the integrity of the European site concerned, or where the further tests as described in article 6(4) can be met.
- 2.10 The decision-maker must consider the likely and reasonably foreseeable effects in order to ascertain that the proposal will not have an adverse effect on the integrity of the site before it may grant permission (subject to the exception tests set out in Regulation 61 of the Habitats Regulations).
- 2.11 This process requires close working with Natural England in order to obtain the necessary information, agree the process, outcomes and mitigation proposals, and to meet the requirements of the Habitats Regulations.
- 2.12 In developing the Local Plan Part 2 the Council produced an HRA of the Proposed Submission Document⁶. Previously the Council had produced an HRA of its Core Strategy

⁴Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora can be viewed at: eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31992L0043:EN:HTML

⁵ The Conservation of Habitats and Species Regulations 2010 can be viewed at: legislation.gov.uk/ukxi/2010/490/pdfs/ukxi_20100490_en.pdf

⁶ Habitat Regulations Assessment of Proposed Submission Document (Submission Document S12/Background paper BP47) can be viewed at: [newforest.gov.uk/media/adobe/8/1/BP47 - Habitats Regulations Assessment of Sites and Development Management DPD Jan 2012.pdf](http://newforest.gov.uk/media/adobe/8/1/BP47_-_Habitats_Regulations_Assessment_of_Sites_and_Development_Management_DPD_Jan_2012.pdf)

in 2008⁷ which contained within it a number of assumptions and expectations. At the Hearing Sessions of the Local Plan Part 2 Examination, the Inspector raised particular concerns about Section 4 of the HRA of the Council's Local Plan Part 2, essentially the basis for the favourable conclusion made in the assessment, and the assumptions and expectations in the HRA of the Council's Core Strategy.

- 2.13 As a result of the Inspector's concerns the Council instructed specialist consultants (Land Use Consultants) to produce an addendum report to the HRA. The addendum to the HRA clarified a number of points made in section 4 of the HRA of the Local Plan Part 2 and the assumptions and expectations in the HRA of the Core Strategy.

Natura 2000 sites

- 2.14 The Plan Area includes and is close to a number of Natura 2000 (SPAs/SACs) sites. Details of international/European nature conservation sites are set out in Appendix 2 to this document. However, the HRA screening has identified the 'New Forest European sites' (The New Forest SAC; New Forest SPA; The New Forest Ramsar site) and the 'Solent Coast European sites' (Solent Maritime SAC; Solent and Southampton Water SPA; the Southampton and Isle of Wight Lagoons SAC; Solent and Southampton Water Ramsar site) as protected sites where mitigation measures are required to address the effects of the Plan in relation to recreational impacts.

Approaches to mitigation of recreational impacts

The New Forest European sites

- 2.15 The Addendum to the HRA, prepared by LUC (the LUC Report) includes a review of available evidence which can be used to inform a better understanding of the likely impacts of residential development on the New Forest, and the appropriate mitigation of recreational impacts arising from new residential development on the European sites. This is set out in section 4 of that report.
- 2.16 The review of studies indicates that although the evidence is inconclusive, adopting the precautionary approach, the possibility that recreational visits cause disturbance at European sites cannot be ruled out. It is noted that most studies to date relate to the New Forest National Park, and not specifically to the parts of the New Forest which are subject to European designations. The implications for mitigation of recreation pressure which can be drawn from the various studies are set out in the LUC report. A few are highlighted below.
- 2.17 The Footprint Ecology Report "Changing patterns of visitor numbers within the New Forest" emphasises the need to tailor a package of mitigation measures to the unique nature of the New Forest and its visitor patterns but also points out that the large area of land, existing expertise in access management, and an infrastructure already geared to cope with large numbers of visitors provide a good starting point. Suggested mitigation measures comprise:
- A monitoring strategy – detailed field work to understand low densities of the three indicator species; regular monitoring of other key species and locations where there are concerns about recreational pressure; annual monitoring of visitor levels; monitoring of changes in visitor patterns associated with access management measures.

⁷ Habitats Regulations Assessment Screening Statement and Appropriate Assessment for New Forest District Council Core Strategy - Submission document September 2008 can be viewed at:

newforest.gov.uk/index.cfm?articleid=8197&articleaction=dispmedia&mediaid=9580

- Refinement of visitor models – accounting for the spatial distribution of paths and points of interest within the New Forest; incorporating actual route data; exploring the spatial distribution of other species to predicted visitor pressure.
- Car-parking – managing car parking to re-distribute visitors.
- Access management measures - promotion of less sensitive areas to visitors; provision of interpretation and path enhancement in less sensitive areas; promotion of issues such as the need to keep dogs on leads.
- Alternative green space – the report states that any alternative green space must be very carefully considered in terms of its ability to attract people who would otherwise visit the New Forest. It notes the lack of long term visitor monitoring at green spaces provided as a means of reducing visitor pressure on sites of nature conservation importance elsewhere and cites a Portsmouth recreation survey which suggested that neither country parks nor tourist attractions are regarded as alternatives to visiting the New Forest. It concludes that the visitors who are likely to be the easiest to divert from the New Forest are those who do not stay overnight and that potential alternative green spaces need to be located closer to development areas than the sensitive site to be protected and might be found within parts of the New Forest that currently have no public access. These would need to be located in area of low sensitivity to disturbance. Sites to attract dog walkers should provide safe off-road parking, a range of routes, and be in locations perceived to maximise enjoyment of the dog.

2.18 The most recent publication of particular relevance is the Footprint Ecology Report “Urban development and the New Forest SPA”, prepared for the New Forest National Park Authority. In discussing potential mitigation measures, the report finds little merit in establishing a development exclusion buffer zone around the New Forest’s existing settlements such as the 400 metre zone used for other heathland SPAs in southern England. This reflects, in part, the particular travel patterns of the New Forest’s recreational users. Instead, the report recommends that resources are pooled into a strategic mitigation scheme focused on people management and designed to complement the National Park’s existing Recreation Management Strategy. Recommended elements of mitigation include:

- A survey of all parking locations within the National Park to inform management options.
- Heightened ranger presence at key locations during March-August to ensure responsible access.
- Promotion of routes for local residents away from sensitive areas, particularly during the bird breeding season.
- Management of pathways to influence visitor use.
- Community work to communicate issues to local residents.
- Reduction of disturbance around honey buzzard nest sites, for example by providing dedicated bird watching points.
- Further research to identify the factors determining distribution and abundance of Annex I bird species in the New Forest.

Solent Coast European sites

2.19 The Solent coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl, and is also extensively used for recreation. In response to concerns over the impact of recreational pressure on birds within protected areas in the Solent, the Solent Forum initiated the Solent Disturbance and Mitigation Project (SDMP) to determine visitor access patterns around the coast and how their activities may influence the birds. The project has been divided into three phases. Phase I collated and reviewed information on housing, human activities and birds around the Solent, and reviewed the potential impact of disturbance on birds. Phase II has involved a programme of major new data collection to:

- i) estimate visitor rates to the coast from current and future housing,
- ii) measure the activities and distances moved by people on the shore and intertidal habitats, and
- iii) measure the distances and time for which different bird species respond to different activities. Phase III has resulted in the production of an Avoidance and Mitigation Plan.

2.20 Following the production of the 'Avoidance and Mitigation Plan' a sub-group of the Solent Disturbance and Mitigation Project Steering Group was formed to help take the Avoidance and Mitigation Strategy forward. The main purposes of the sub-group were to draw up a job description for a Project Delivery Officer, and consider the amount of contributions that could be generated through an interim contributions policy, and what such contributions could be spent on. At present it is anticipated that approximately 5 rangers will be employed funded by developers' contributions. One of the rangers employed would cover, as part of their remit, the area of coastline that falls within the New Forest District. It is anticipated that this approach will provide adequate mitigation for 3-5 years, during which period proposals for further measures to divert visitors will be developed.

2.21 In addition to proposals for the employment of rangers the SDMP (Phase III) Avoidance and Mitigation Strategy sets out a number of other proposals. This includes a 'Solent Dogs Project' aimed at engaging with dog owners, promoting particular areas for dog walking and raising awareness of certain matters such as the impacts of dogs off leads. The strategy sets out specific mitigation proposals in relation to NFDC's Plan Area. These are mainly associated with managing recreational pressures with management by rangers and raising awareness through the development of guidance/codes of conduct.

Accessible Natural Greenspace Standard (ANGSt)

2.22 In 2010 Natural England produced guidance (Nature Nearby – Accessible Natural Greenspace Guidance : publications.naturalengland.org.uk/publication/40004?category=47004) aiming to deliver high quality and inspiring visitor experiences in green spaces close to where people live, and connect people with the natural environment. Natural England have suggested an Accessible Natural Green-space Standard (ANGSt). The principles of ANGSt are:

- a) Improving access to green-spaces
- b) Improving naturalness of green-spaces
- c) Improving connectivity with green-spaces

2.23 Regard has been had to these principles in preparing this Mitigation Strategy.

Sustainability Appraisal of this document

2.24 Plans and programmes that have been determined to require Appropriate Assessment pursuant to the Habitats Directive are also subject to an assessment procedure under the Strategic Environmental Assessment (SEA) Directive (Article 3(2) (b)).

2.25 Under the new planning rules, it is no longer mandatory to carry out Sustainability Appraisal (SA) of SPDs. A full Sustainability Appraisal has been carried out of both the adopted Local Plan Part 1: Core Strategy (2009) and the Local Plan Part 2: Sites and Development Management (2014).

3.0 Local Plan Policies and other relevant documents

Local Plan Part 1: Core Strategy 2009

- 3.1 The Council adopted Part 1 of the Local Plan, the Core Strategy⁸ Development Plan Document (DPD) on 21 October 2009. The Core Strategy sets out the strategic planning framework for the District. It provides for a base level of 3,920 additional dwellings during the plan period (2006-2026). The Core Strategy also allows for up to an additional 810 dwellings to be allocated in the plan area specifically to address the local need for affordable housing (Core Strategy Policy CS12). In total the Core Strategy made provision for the development of up to 4730 additional dwellings during the plan period.
- 3.2 The Core Strategy also makes provision for up to 49 hectares of employment land and 26,500 square metres of additional retail floorspace during the plan period. The employment provision is mainly on brownfield land and largely involves the redevelopment of existing employment sites.
- 3.3 The Core Strategy contains a number of policies which set out the Council's intentions to mitigating the harmful impacts of development. The specific policies are Core Strategy policies CS3, CS7 and CS25.

CS3 Protecting and enhancing our special environment (Heritage and Nature Conservation)

- 3.4 Protecting the heritage and natural environment of New Forest District and the National Park are of great importance to the Council. Policy CS3 sets out some specific elements which are of relevance to this mitigation strategy, as follows:

- (l) *ensuring development contributes, where possible, to biodiversity by designing in wildlife, and ensuring any unavoidable impacts are appropriately mitigated for (including on sensitive areas outside the Plan Area including the international nature conservation designations in the National Park); and*
- (m) *retaining and enhancing the green infrastructure networks within settlements.*

CS7 Open spaces, sport and recreation

- 3.5 Core Strategy Policy CS7 part (j) states:

- (j) *in order to prevent adverse effects on internationally designated nature conservation sites, the Council will work with other local authorities to develop and implement a strategic approach to protecting such sites from recreational pressures, including provision for new and enhanced open spaces.*

- 3.6 Core Strategy Policy CS7 seeks to provide a minimum standard of public open space of 3.5ha per 1,000 population. This is split out as follows:

- 2ha Informal Open Space
- 1.25ha Formal Open Space
- 0.2ha Play spaces for children and young people.

- 3.7 This open space standard includes a significant increase in the informal open space requirement from that in the previous Local Plan (the Local Plan First Alteration adopted in 2006). In the Local Plan First Alteration the informal open space standard was 1.2ha per

⁸ The adopted Local Plan Part 1: Core Strategy DPD can be viewed at newforest.gov.uk/media/adobe/o/t/FINAL_DOCUMENT.pdf.

1,000 population; the Core Strategy standard is increased to 2ha. per 1,000 population. This increase followed an assessment of open space, play, sport and recreation facilities in the area covered by New Forest District Council and the New Forest National Park Authority as part of the PPG17 Sport, Recreation and Open Space Study (Feb. 2007).

- 3.8 The study identified areas of existing open space within the District and identified opportunities to improve and enhance these areas. Many of these projects were then taken forward in Open Space Profiles for all the Towns and Parishes in the District which set out deficiencies in specific areas of open space.
- 3.9 It is the informal open space requirement of the public open space standard that the Council believes can specifically contribute towards mitigation measures.

CS25 Developer Contributions

- 3.10 Currently the Council primarily collects pooled S106 contributions for transportation and open space and affordable housing (as appropriate). The Policy CS25 specifically states that:

Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms, including the mitigation of the effect of cumulative developments.

Where the provision or improvement of infrastructure or other works or facilities is needed to meet community or environmental needs associated with new development or to mitigate the impact of development on the environment or existing communities, standard charges and/or standard formulae as appropriate may be imposed for the payment of financial contributions towards such infrastructure, works or facilities to ensure that all such development makes an appropriate and reasonable contribution to the costs of provision.

- 3.11 With the introduction of the Community Infrastructure Levy Regulations 2010 and the restrictions this places on pooled contributions, it is proposed that the Council will adopt a CIL Charging Schedule to replace some elements of the CS25 requirements. Affordable Housing will still be required to be provided in accordance with Core Strategy Policy CS12.
- 3.12 Section 7 of this document gives details of the proposed funding and delivery of the mitigation strategy.

Local Plan Part 2: Sites and Development Management Development Plan Document

- 3.13 The Local Plan Part 2: Sites and Development Management was adopted in 2014. It sets out the detailed policies and proposals to help achieve the Council's planning strategy (as set out in the adopted Core Strategy) in the areas of New Forest District outside the National Park. It includes proposals to allocate sites for new housing development and new employment development in accordance with the Core Strategy.
- 3.14 In addition to new housing within the existing settlement boundaries, the Local Plan Part 2 provides for the following new greenfield housing site allocations:
- Totton (around 100 dwellings under Policy CS11)
 - Marchwood (up to around 130 dwellings under Policy CS12)
 - Hythe (up to around 40-45 dwellings under Policy CS12)
 - Blackfield (up to around 30 dwellings)

- Lymington (up to around 125 dwellings under Policy CS12)
- Milford-on-Sea (up to around 30 dwellings)
- Hordle (up to around 20 dwellings)
- New Milton (up to around 145 dwellings under Policy CS12)
- Ringwood (around 150 dwellings under Policy CS11)
- Fordingbridge (up to around 100 dwellings under Policy CS12)
- Ashford (up to around 10 dwellings)
- Sandleheath (up to around 10 dwellings)

3.15 In total, the policies and proposals in the Local Plan Part 2 provide for in the order of 4575 additional dwellings during the plan period (estimate at June 2013). As well as identifying site allocations, the Local Plan Part 2 is required to include appropriate policies and proposals to ensure an effective mitigation strategy is in place to address the recreational impacts of development on European sites, identified in the Habitats Regulations Assessment.

3.16 The policies in the adopted Local Plan Part 2 specifically directed to securing appropriate mitigation of the impact of development on European nature conservation sites are set out below:

Policy DM2: Nature conservation, biodiversity and geodiversity

Development proposals which would be likely to adversely affect the integrity of a designated or candidate Special Area of Conservation (SAC), classified or potential Special Protection Area (SPA), or listed Ramsar site will not be permitted unless there is no alternative solution and there are imperative reasons of overriding public interest which would justify the development.

Development proposals within or outside a Site of Special Scientific Interest (SSSI) which would be likely to adversely affect the site will not be permitted unless the benefits of the development outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSIs.

Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance (including Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), Regionally Important Geological/Geomorphological Sites (RIGGS), and habitats of species of principal importance for biodiversity) will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity.

Development proposals will be expected to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity.

Where development is permitted, the local planning authority will use conditions and/or planning obligations to minimise the damage, provide mitigation and site management measures, and where appropriate, compensatory and enhancement measures.

Development will not be permitted which would adversely affect species of fauna or flora that are protected under national or international law, or their habitats, unless their protection can be adequately secured through conditions and/or planning obligations.

Policy DM3: Mitigation of impacts on European nature conservation sites

Except as provided for in the first paragraph of Policy DM2, development will only be permitted where the Council is satisfied that any necessary mitigation is included such that, in combination with other developments, there will not be adverse effects on the integrity of:

- *the New Forest European nature conservation sites (the New Forest SAC; New Forest SPA; the New Forest Ramsar site) or*
- *the Solent Coast European nature conservation sites (the Solent Maritime SAC; Solent and Isle of Wight Lagoons SAC; Solent and Southampton Water SPA; Solent and Southampton Water Ramsar site).*

For residential development, the required suite of mitigation measures relating to the European nature conservation sites consists of a combination of the following measures:

- (a) *Provision of alternative natural green spaces (SANGS) and recreational routes: new or improved open space and recreational routes of a quality and type suitable to attract residents of new development within the Plan Area who might otherwise visit the European nature conservation sites for recreation. These will be delivered by:*
- *Additional areas of publicly accessible natural green space (30 to 40 ha) of SANGS quality*
 - *Enhancing the character and accessibility of existing public open spaces, to provide additional areas of publicly accessible natural green space of SANGS quality ;*
 - *Improvements to walking routes and the connectivity between local green spaces, to be more attractive to local visitors who might otherwise visit the European nature conservation sites.*
- (b) *Access and Visitor Management: measures to manage the number of recreational visits to the New Forest European sites and the Solent Coast European sites; and to modify visitor behaviour within those sites so as to reduce the potential for harmful recreational impacts.*
- (c) *Monitoring of the impacts of new development on the European nature conservation sites and establishing a better evidence base: to reduce uncertainty and inform future refinement of mitigation measures.*

To achieve these mitigation measures, all residential developments that result in additional dwellings will be required to provide for appropriate mitigation and/or financial contributions towards off-site mitigation. This will need to be agreed and secured prior to approval of the development. The required level of contributions (to be set out in more detail in the Mitigation Strategy Supplementary Planning Document) will be based on x/y where:

- x = the assessed overall cost of the package of mitigation measures set out in (a) and (b) above needed to offset potentially harmful visits to the European nature conservation sites, and*
- y = the number of contributing dwellings (having regard also to the size of the dwellings).*

On sites of 50 or more dwellings the full mitigation requirements should be met by provision of SANGS on-site or close to the site, based on a standard of 8ha of SANGS per 1,000 population. The details of the SANGS will need to be agreed with Natural England as part of the planning application process. This provision should be available for new occupants of the development at the time of first occupation.

Informal open space required by Policy CS7 will be accepted as a part of the mitigation contribution where it is demonstrated as contributing towards SANGS requirements.

In addition, all residential developments will be required to contribute towards monitoring [measure (c)].

3.17 The following policy on green infrastructure linkages is also included:

Policy DM9: Green Infrastructure linkages

Development proposals should maintain, and where possible enhance, the integrity of the network of green infrastructure within settlements.

In designing new development, even where the loss of some trees and hedgerows or other existing green infrastructure is unavoidable, developers should seek to:

- *retain identified 'Landscape features';*
- *minimise the loss of existing 'green' features on a site;*
- *maximise the potential to create links with adjoining green infrastructure;*
- *provide natural green spaces within a development; and*
- *maintain or create wildlife corridors through a site.*

The following green infrastructure linkage features, which have an important role in providing connectivity between other green infrastructure and open spaces, will be identified in the Green Infrastructure Strategy Supplementary Planning Document:

- (i) 'green links' between green spaces within the settlements and between the built up area and the countryside;*
- (ii) 'green buffers' between development and major transport routes;*
- (iii) tree lined streets and streets with spacious verges;*
- (iv) watercourses and their banks.*

The presence of these features should be taken into account and influence the design of development proposals.

Infrastructure Delivery Plans 2009 and 2012

3.18 As part of the preparation for the Core Strategy in 2009 a draft Infrastructure Delivery Plan (IDP) was prepared (Core Strategy Background Paper 34b)⁹. This delivery plan identified infrastructure projects within the District with estimated implementation costs and potential funding sources.

3.19 As part of the Council's work on preparing an evidence base for the Community Infrastructure Levy an updated version of the Infrastructure Delivery Plan was prepared in 2012. Mitigation measures to address recreational impacts from residential development, and transport projects are the two main areas for infrastructure project delivery.

3.20 The IDP highlights mitigation projects as a key delivery priority.

Local Distinctiveness SPDs

3.21 The suite of Local Distinctiveness Supplementary Planning Documents (SPDs) identifies and helps to protect the local character and distinctiveness of towns and villages in the Plan Area. This includes the identification of green infrastructure features which are of particular importance to particular streets or groups of houses.

3.22 Currently the Council has three Local Distinctiveness SPDs adopted. These are for Lymington, New Milton and Ringwood.

⁹ Draft Infrastructure Delivery Plan 2009 (Core Strategy Background Paper 34b) can be viewed at: newforest.gov.uk/index.cfm?articleid=8197&articleaction=dispmedia&mediaid=10523

4.0 Habitats Regulation Assessment Addendum August 2013

- 4.1 Land Use Consultants (LUC) were appointed by the Council to provide advice in relation to the Examination Inspector's concerns about recreational pressure associated with planned residential development and the measures envisaged to mitigate these. This work was published as an Addendum to the Habitats Regulations Assessment of the Local Plan Part 2.
- 4.2 NFDC, advised by Land Use Consultants (LUC), has worked with Natural England, the New Forest National Park, the Hampshire and Isle of Wight Wildlife Trust and the Royal Society for the Protection of Birds, to develop an effective strategy for the mitigation of possible recreational impacts on European nature conservation sites from residential development planned within the plan area over the plan period.
- 4.3 A review of available evidence showed a lack of conclusive evidence on the impact of recreation activities on designated features at the New Forest European sites, and it is not possible to isolate the impacts arising from development in this Plan from the numerous other factors, beyond the influence of the Local Plan for New Forest District (outside the National Park), that affect the European sites. In respect of the New Forest European sites, LUC's review of evidence has however confirmed that whilst evidence of significant adverse effects from recreation is inconclusive, sufficient uncertainty exists so that significant effects on the integrity of the New Forest SPA/SAC/Ramsar site cannot be ruled out. While there is a lack of evidence relating specifically to visits to the European sites within the New Forest National Park, using data that is available it has been estimated that mitigation measures should seek to address in the order of around 80,000 potential visits per annum which may have arisen as a result of planned development proposed in the Local Plan Part 2. LUC's literature review, discussions with the project steering group and professional judgement have been used to better understand the nature of recreational impacts arising from new residential development within the Plan Area and so inform the advice to NFDC regarding the measures required to mitigate them. This advice has informed the mitigation strategy set out in this document.
- 4.4 The HRA of the Core Strategy included an Appropriate Assessment in respect of recreational effects (on the New Forest SAC, SPA and Ramsar sites) likely to arise from additional housing planned within the plan area. The Council's HRA Screening of the Proposed Submission version of the Local Plan Part 2 (January 2012) recognised the need to implement appropriate mitigation measures identified in the Appropriate Assessment of the Core Strategy to avoid potential harm to the New Forest SPA/SAC from the planned residential development. The HRA also identified recreational effects on European sites in combination with the plans of neighbouring districts.
- 4.5 The effects from recreational activity on the Solent and Southampton Water SPA and Ramsar site and the Solent and Isle of Wight Lagoons SAC were not identified as a matter which needed addressing at the time of the preparation of the Core Strategy. However, as a result of more recent work by the Solent Disturbance and Mitigation Project (SDMP) in respect of the Solent Coast European sites, the view has been taken (taking a precautionary approach) that significant effects, arising from in-combination effects of proposed levels of housing development along the Solent Coast on wintering bird interest, cannot be ruled out. The SDMP Phase III Report describes the mitigation package required to address these effects.
- 4.6 The addendum to the HRA of the Local Plan Part 2 recognises the need to address the potential recreational impacts from new residential development on both the New Forest and the Solent and Southampton Water coast European sites. The mitigation strategy for this area therefore needs to demonstrate that proposed mitigation measures will address

the recreation effects arising within the plan area on both the New Forest and the coastal European sites.

- 4.7 It is considered that some mitigation measures will serve to mitigate impacts on both the New Forest and the Solent Coast European sites. Therefore when considering the amount of mitigation required this should be recognised. For example provision of SANGS alongside new development, may contribute to the mitigation of the potential effects on both sets of European sites since its provision is diverting the same set of new residents from visiting both sites. The requirements of the two mitigation packages should not, therefore, be considered independently or as additive.

5.0 Mitigation Strategy

Developing a strategy

- 5.1 To comply with the Habitats Regulations, appropriate measures are required to mitigate the potential recreational impacts of residential development within the Plan Area on European nature conservation sites.
- 5.2 Approaches to the mitigation of recreational impacts on European sites have been established for the Thames Basins Heaths and the Dorset Heaths. For both these areas the focus has been on the provision of 'SANGS' (Suitable Accessible Natural Green Space') to reduce recreational pressures.
- 5.3 'SANGS' (Suitable Accessible Natural Green Space) is the term used to describe new or improved publicly accessible open space designed to attract residents of new development away on European nature conservation sites for recreational activities which may otherwise take place within the designated sites. Within the Plan area this means providing alternatives (as far as possible) to visits that may otherwise be made to the New Forest European nature conservation sites within the New Forest National Park and to the European sites along the Solent and Southampton Water coast.
- 5.4 However, based on the work undertaken by LUC and discussions of the Steering Group (Natural England, RSPB, NFNPA, and HloWWT), it is concluded that for this Plan area, an approach is needed that is adapted to the area's special circumstances. The provision of SANGS is only one component of this approach. It is recognised that 'the New Forest' and 'the Coast' are such strong pulls for recreational visits, that an effective mitigation strategy needs to not only consider providing alternative recreation opportunities accessible to local residents, but to also effectively manage and minimise the potential harmful effects of the visits that cannot be deflected away from the vicinity of the European sites.
- 5.5 Although not unanimous, the majority of the Steering Group agreed that it is not a realistic prospect to create SANGS of a scale and character that would effectively deflect all potential visits away from the New Forest or coast, as SANGS could not recreate the vast open experience of the Forest or an alternative coastal experience which draws people from such a large area. The Council's view is that even if desirable and proven to be an effective means of mitigation, the practicalities of identifying and purchasing appropriate land within the Plan area, and creating and maintaining such a large publicly accessible site in the long-term, makes such an approach unrealistic in terms of having a prospect of delivery.
- 5.6 Notwithstanding the above, the expectation, based on approaches elsewhere, is that the provision of new areas of Suitable Accessible Natural Green Space (SANGS) would need to be a key element of this Mitigation Strategy, and the starting point for the development of the strategy has been to identify where and how provision for SANGS could be effectively made. Areas already identified as potential public open space allocations, and opportunities which could be delivered as part of the residential land allocation were the starting point. Having identified realistic opportunities for SANGS provision, applying the assumption used elsewhere that 8 hectares of SANGS would only provide mitigation for 1000 head of population, there remained a 'shortfall' in the extent of mitigation measures (in terms of the number of notional recreational visits these SANGS measures would mitigate). It is noted that the SANGS 'standard' which has generally been used assumes a very low intensity of use of the 'SANGS' areas provided. However, if these areas are well designed they should be able to cater for more visitors than the 2.7 visitors per hectare per day implied by the standard. However, it has been agreed that additional mitigation measures were needed. As stated above, there was a strong view within the Steering Group that for this Plan Area a

more diverse approach to mitigation was needed than had been developed elsewhere. Therefore, instead of seeking to identify further areas for new public open space to be designed as SANGS, the approach taken has been to establish a more diverse package of mitigation measures, which in combination will provide an effective mitigation strategy. Other elements include local footpath/ rights of way improvements which will provide convenient local recreational walks, particularly for dog-walkers; access and visitor management measures to educate and influence behaviours of potential visitors, including within the European designations; and monitoring to gain better understanding of the impact of activities on the European designated sites and direct future policy responses to secure their protection.

- 5.7 Further details of the suite of mitigation measures which are appropriate in the context of the New Forest European sites are identified as:

Provision of alternative natural green spaces (SANGS) and walking routes

- 5.8 The LUC HRA Addendum Report 2013 states that, if adopting the approach used elsewhere, some 80ha of SANGS would be required to fully mitigate the residential development proposed in the Local Plan. Under the policies of the Local Plan Part 2, through site specific requirements and public open space allocations the Council considers that around 30 hectares of new SANGS will be delivered within the Plan period. Local Plan Part 2 Policy DM3 does not set a fixed target for SANGS provision but refers to the delivery of between 30-40 hectares of new SANGS. The 30 hectares figure set out in the LUC Report - HRA Addendum Report, Box 1 (outline mitigation strategy proposed by NFDC) represented the Council's assessment at the time that report was prepared of what could be delivered through the implementation of policy DM3, reflecting local opportunities with a realistic prospect of implementation during the plan period. The range set out in the policy reflects that there is some uncertainty regarding the precise outcomes, and that during the plan period further opportunities may also come forward.
- 5.9 In preparing this mitigation strategy, most members of the Steering Group were in agreement that, within this plan area, the 'SANGS' approach alone would not provide the most appropriate approach to mitigation. Recognition has also been given to the valuable contribution that can be made from enhancements to existing local green spaces and footpaths/rights of way networks. For example, the creation of circular walks, connecting open spaces and the public rights of way network into the countryside close to the settlement, can provide an attractive and convenient alternative to a walk in the New Forest SPA. The number of people using these routes could be increased through better sign-posting and facilities en-route which make them more attractive.
- 5.10 While the strategy is not totally reliant on SANGS in the form of new publicly accessible natural green spaces, their delivery, in accordance with policy DM3 is an important element of the overall mitigation strategy.

Access and Visitor Management

- 5.11 Measures to limit the number of recreational visits to sensitive parts of the New Forest and coast European sites are needed. It is also important to modify visitor behaviour within those sites so as to reduce the potential for recreational impacts. The employment of wildlife rangers has a significant role to play in the delivery of such measures.
- 5.12 Management tools can include coastal user guidance leaflets, interpretation boards, the provision of regulations, such as dog control/exercise areas, and the enforcement of such regulations.

Monitoring

- 5.13 Whilst it cannot directly reduce additional visitor impacts on European sites associated with the Plan, monitoring will be important to manage uncertainty and inform future refinement of direct mitigation measures.
- 5.14 All mitigation measures will be provided and/or funded by the developers of residential development; some by direct provision, others through developers' financial contributions. Further details are set out later in this document.
- 5.15 Box 1 below outlines the overall mitigation for the area:

Box 1: Outline mitigation strategy proposed by NFDC

Alternative open space (SANGS)

New green space

Delivery of 30 - 40 ha of informal open space which is not currently available for this use. Developers will be required to fund this through a mixture of direct provision as part of a development or contributions to the provision of off-site open space (SANGS) proposals.

Enhancement of existing green space and footpaths / rights of way

A programme of enhancement of footpaths/rights of way and existing open spaces in all settlements in which the Local Plan provides for residential development. This will seek to link up and improve the accessibility and attractiveness of rights of way and open spaces outside European sites to residents of the District who might otherwise visit the New Forest / Solent Coast European sites. Attractiveness to dog walkers, for example, might be enhanced by provision of a small car park and provision of routes/open spaces that are specifically designed as dog exercise areas and fenced off from busy roads.

Access management

NFDC will agree contributions towards the funding of appropriate access management measures, including provision of additional rangers, for the New Forest European sites with the New Forest National Park Authority (and Natural England, if appropriate) - this will draw on evidence provided in LUC's Evidence Review and HRA Addendum and be designed in partnership with the NFNPA. The potential will be explored to tie in with the Local Sustainable Transport Fund work, which is identifying a core network of community routes. Access management within the National Park is under the control of the Forestry Commission and other landowners and will therefore be planned and implemented via joint working.

NFDC will agree appropriate contributions towards access management measures for the Solent Coast European sites as set out in the SDMP Phase III report and Natural England's advice on interim measures, and will gather contributions towards these.

Monitoring

Contributions will be gathered to support monitoring of the condition of European designated habitats and species, progress in implementing the mitigation strategy, and visitor patterns at new and enhanced open spaces and within the New Forest and Solent Coast European sites.

Box 1 Outline of mitigation strategy (based on the LUC HRA Addendum Report)

- 5.16 The expected performance of the proposed elements of the mitigation strategy is set out in the following table.

Performance criteria / Mitigation Measure	Accessible to potential users from new residential development	Encourages activities to take place outside SPA/SAC	Results in increased recreational capacity	Provides a natural environment enhances bio-diversity	Increases local opportunities for walking in a natural environment	Attractive to dog-walkers	Deters visits to European sites	Modifies behaviour relating to visits to European sites	Reduces impacts from visits which continue to the European sites	Improves understanding of impacts and refinement of mitigation measures
SANGS within residential development	✓✓	✓	✓✓	✓✓	✓	✓	✓	✓	n.a	
Stand alone SANGS	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	n.a	
Improvements to existing POS	✓	✓	✓	✓	✓	✓	✓	✓	n.a	
Enhancements of walking routes	✓✓	✓✓	✓	✓	✓✓	✓✓	✓✓	✓	n.a	
Wildlife Ranger-access management and education	n.a	✓	n.a	n.a	n.a	n.a	✓✓	✓✓	✓✓	✓✓
Monitoring of implementation of residential development and of mitigation measures	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	✓
Monitoring of the health of European designations	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	✓✓
Monitoring the use of use of SANGS and other mitigation projects	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	n.a	✓✓

Table 1 Performance of mitigation proposals

The delivery of new natural green space through allocations in the Local Plan Part 2: Sites and Development Management

- 5.17 The Local Plan Part 2 provides the framework for the delivery of new informal green space provision through a number of different allocations for housing and public open space.
- 5.18 On-site provision of new open space is secured through Policy CS7 of the Core Strategy which requires all new residential development to make provision for public open space to the standard of 3.5 hectares per 1000 population. This includes 2 hectares per 1000 population of informal open space. Residential developments on sites of 0.5 hectares or over are required to provide the informal public open space (as well as play spaces) on site. On smaller sites developers contributions are taken towards the funding of local off-site open space projects.

- 5.19 The LUC HRA Addendum report paragraph 6.28 states that “SANGS will broadly be located where residential development is planned. This is due, in part, to opportunities to include site-specific SANGS alongside some of the larger housing allocation sites”. Sites of 50 dwellings would generate a SANGS requirement of around 1ha, based on 8ha per 1,000 population (a standard which has been used in the Thames Basin SPA). The Council believes that 1ha is a size of natural green space that can be appropriately designed as SANGS, although in some locations smaller areas (particularly when linked to other open spaces and green infrastructure features) will also provide a valuable contribution to the overall package of mitigation. However, it will be the larger sites that will be able to deliver significant areas of natural green space to specifically act as SANGS.
- 5.20 Policy DM3 of the Local Plan Part 2, therefore follows this and advise and requires the larger sites to deliver SANGS on or close to the site, stating:

On sites of 50 or more dwellings the full mitigation requirements should be met by provision of SANGS on-site or close to the site, based on a standard of 8ha of SANGS per 1,000 population. The details of the SANGS will need to be agreed with Natural England as part of the planning application process. This provision should be available for new occupants of the development at the time of first occupation

- 5.21 The implementation of this policy will result in the creation of significant new areas of local publicly accessible green space. The table below lists all sites where more than 50 dwellings are proposed. However, where there are planning permissions that already have been granted (indicated by *) it will not be possible to apply the policy retrospectively to the approved scheme, and these sites have not been included in the calculations in Section 6. (Note: If a new scheme is proposed for these sites under a fresh planning application, policy DM3 will apply.)

Policy	Site	Dwelling estimate
TOT1	Land at Durley Farm, Hounslow	80-100
TOT3	Land at Hanger Farm *	331
TOT11	Eling Wharf	150
MAR2	Land at Park's Farm	100
LYM2	Land north of Alexandra Road	80
LYM6	Riverside Site, Bridge Road (Former chicken factory site) *	168
NMT2	Land east of Caird Avenue, south of Carrick Way *	90
NMT4	Land east of Caird Avenue, south of Carrick Way woodland (Residential, business and employment development)	90
RING3	Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch Lane	150
FORD1	Land east of Whitsbury Road, Fordingbridge	100

Table 2 Residential Allocations required to provide on-site SANGS by the Local Plan Part 2 Policy DM3

- 5.22 Informal open space required by Policy CS7 will be accepted as a part of the mitigation contribution where it is demonstrated as contributing towards SANGS requirements.
- 5.23 The Local Plan Part 2 also identifies a number of specific opportunities to provide new areas of publicly accessible green space (SANGS) which will contribute towards the mitigation strategy. These are set out in Table 3 below:

Parish	Policy Allocation Reference	Informal Open Space Allocation size (ha)
Totton	TOT19	4.23
	TOT20	1.49
Hythe & Dibden	HYD6	3.04
	HYD7	0.8
New Milton	NMT11	0.3 - 0.62

Table 3 Informal Open Space Allocations in the Local Plan Part 2

- 5.24 These sites have been identified to provide new areas of public open space. (They have no existing recreational use.) In total, it is estimated that the allocations made in the plan will provide around 30ha of additional publicly accessible green space which will not only provide a local recreation resource but also contribute towards the overall mitigation of recreational impacts – taking some pressure off the designated sites. Section 6 of this documents sets out a schedule of projects to deliver SANGS provision.
- 5.25 Assumptions have been made about the intensity of the use of SANGS, based on work elsewhere, which assumes very modest use of the open spaces provided – working out at about 2.7 visitors per hectare provided per day. (Based on the standard provision of 8ha per 1000 head of population per annum). Given the relative accessibility of the SANGS proposed in this Mitigation Strategy, the Council considers that it is likely that SANGS provided in accordance with this strategy could perform better and have greater capacity for visits than that has been assumed for the calculation of visits addressed by the SANGS used elsewhere. Future monitoring will look at the performance of SANGS.

Provision and design of natural green spaces (SANGS)

- 5.26 Alternative natural green space (SANGS), whether provided from land in other uses or through improving the accessibility and recreational functionality of existing open spaces, will need to be designed so as to maximise its chances of diverting New Forest District residents who might otherwise visit European sites for outdoor recreation, particularly for those activities most likely to cause disturbance of designated features. Evidence for both the New Forest and coastal European sites suggests that SANGS should particularly target the needs of New Forest District residents who wish to go for recreational walks, with or without a dog. The sites identified as SANGS at present have no or very little existing recreational use, and therefore their development as SANGS provides additional recreational opportunities.
- 5.27 At present there is a lack of evidence on the success or otherwise of the design of SANGS elsewhere. However, desirable SANGS attributes are likely to include:
- SANGS, where possible, being located closer to the development to be mitigated than the sensitive part of the European site to be protected to encourage access from the home by walking, thereby increasing convenience and likelihood of use.
 - In certain SANGS locations such as those serving a wider catchment, short stay car parking may need to be provided, preferably with height restriction to discourage overnight stays and fly tipping.
 - An attractive natural environment, with features of interest.
 - Areas of woodland, particularly in larger SANGS, as these have the ability to absorb many more people than an open landscape without seeming to be crowded.
 - Individual sites (smaller SANGS sites) or zones (larger SANGS sites) are targeted at different user groups. Sites to attract dog walkers, for example, should provide safe a

range of routes which are safe for dogs to be let off the lead, for example by fencing off from busy roads, and be in locations perceived to maximise enjoyment of the dog.

- SANGS sites of an appropriate scale (or connected networks of sites) provide attractive, accessible linear routes that allow for a choice of circular walks, including some longer ones. These should include some way-marked footpaths without intruding on the natural character of the SANGS.
- The inclusion of special features which are likely to attract use by particular user groups.

5.28 Elsewhere the design of SANGS has attempted to replicate the areas which they are designed to mitigate. However, such aspirations are not considered realistic in this area, where replication of the attractions and experiences offered by the New Forest and the coast could not be offered by alternative natural green spaces within the Plan area. Convenience and accessibility (without the use of a car) are considered key features which will encourage the uses of the mitigation projects providing recreational alternatives to visits to the New Forest or coastal European sites.

5.29 In designing public open spaces as 'SANGS' attention should be given to the following matters:

- Good pedestrian connections with residential areas
- Linkages with other open spaces and walking routes
- Provision of attractive walking routes with appropriately surfaced paths
- Open sight-lines along walking routes, avoiding over-hanging vegetation
- Provision of safe areas for dogs to be let off leads, including secure boundaries against nearby roads, and special features to attract dog-walkers to the area, such as dog activity areas.
- Enhancements to bio-diversity by providing a variety of natural features, including areas of long grass, wildflowers, shrubs and trees.
- Seating areas
- Provision of litter and dog-waste bins
- Clear signage, on site and leading to the site.

Enhancement of Recreational Walking Routes

5.30 There is an extensive Public Right of Way (PROW) network across the whole of the Plan Area, including in close proximity to the residential development allocations proposed in the Local Plan Part 2. A number of these rights of way suffer from a lack of signage and thus public awareness of the network. Their use could be enhanced by improving the condition and signage of these routes. In addition there is an opportunity to enhance the network by improving the infrastructure associated with the network e.g. providing information / interpretation boards, benches, dog bins and dog exercise areas, and replacing stiles with gates, along routes, and improving connections between parts of the footpath (PROW) network. These improvements will make the use of these routes more attractive and encourage more frequent use by new (and existing) residents, as an alternative to visiting a European site for a walk. In each settlement the Council has consider a range of routes that could be enhanced. Those that have been included as proposals of this strategy have been selected because they are particularly accessible from the areas where residential development is planned, or take advantage of a particular local recreation opportunity.

5.31 The provision of alternative recreational opportunities away from the European nature conservation sites is identified as a key objective within the Countryside Access Plan produced by Hampshire County Council for the New Forest & South West Hampshire (hants.gov.uk/rh/countryside/access/new-forest.pdf)

- 5.32 The vision within the access plan is “To provide a network of access to the countryside where local people and visitors continue to gain pleasure and inspiration from the countryside within South West Hampshire, while understanding and respecting its landscape, wildlife and cultural heritage.”
- 5.33 As set out in the Access Plan, this vision is supported by a number of objectives:
- provides a functional, sustainable network of sites and routes for local people and visitors to enjoy the countryside of this part of Hampshire,
 - is managed in a way that takes account of the need to protect the environment, tranquillity and working landscape of the Forest,
 - is managed in a strategic, coordinated way by the range of agencies, organisations, communities and individuals involved,
 - supports the development of a wider range of transport options within the area for local people and visitors.
- 5.34 The walking route proposals include a mix of land ownership, some are on publicly owned land, others involve rights of way across private land. Where possible the routes identified have utilised the existing public right of way network. The District Council is confident of delivering the enhancements proposed and will work closely with the Hampshire County Council Countryside Access Team to implement the identified walking routes in order to meet the objectives of the Mitigation Strategy and the County Council’s Countryside Access Plan.
- 5.35 Improvements to recreational walking routes will involve the following, as appropriate:
- Providing improved on site signing and information about routes;
 - Surfacing to encourage multi-user and year round availability;
 - Improving accessibility, including for dog walkers;
 - Providing seating;
 - Clearing overhanging vegetation;
 - Provide, repair/replace waste/dog bins as necessary;
 - Enhancing planting/biodiversity interest along routes;
 - Installation of interpretation boards;
 - Providing information to the local community about recreational walking routes in their area.
- 5.36 Section 6 of this document sets out the detail of proposals and projects to deliver improvements to the recreational walking routes for each main settlement within the Plan area.

Design considerations for recreational walking route enhancements

- 5.37 When drawing up detailed proposals for recreational walking routes there will be a number of factors considered in the design.

Improve surface and route condition

Footpaths

- 5.38 Footpaths should be surfaced with a suitable material enabling their use throughout the year, in all weather conditions. They should be even and free from standing water. The provision boardwalks may be necessary over particularly wet/muddy areas.



Clear overgrown and over-hanging vegetation

- 5.39 Paths should be clear from overhanging vegetation and be designed to be safe for the user, with good natural surveillance.



Improve signage

Provide clear route signage

- 5.40 The recreational walking routes should be clearly signposted from the road network and along their route. Information on destination and distances should be provided at key points along the routes, including at route intersections.



Information/interpretation boards

- 5.41 Information/interpretation boards will be provided at key locations giving an overview of the local recreational walking route network and information about local features of interest.



Improve accessibility

Removal of stiles with gates

- 5.42 Stiles along footpath routes can be difficult to negotiate. The use of stiles should be avoided, and existing ones replaced with either a kissing gate or an A-frame gate. This will improve accessibility, particularly for dog walkers, wheelchair users, and people with pushchairs



Bridge watercourses

- 5.43 Some routes will cross a watercourse. In these cases it will be important that an appropriate crossing is installed to allow a safe crossing.



Provide additional amenities

Provide dog waste bins

- 5.44 Dog waste bins should be installed at entrance/exit points of recreational walking routes, and other key locations, to ensure that the areas are kept clean of waste.



Provide seating at viewpoints

- 5.45 Seating should be provided at appropriate locations along the route, for example where there is a view point or point of local interest.

Opportunities for alternative mitigation projects

- 5.46 In section 6 of this document details are given of mitigation projects which have been identified during the preparation of this Mitigation Strategy. Some projects are directly related to specific residential development allocations, and will be implemented directly in association with those developments. Other mitigation projects which have been identified will be funded by the provision of developers' contributions towards their implementation. Assuming modest levels of use, the projects identified in this document will provide the appropriate overall level of mitigation for the residential development proposed within the plan period. However, the Council recognises that where identified mitigation projects are

not directly related to a specific residential development, alternative mitigation projects to those identified in this document may be as effective (or more effective) in delivering the required recreational mitigation measures than some of identified projects in this document. Accordingly, the mitigation strategy gives scope for 'alternative' mitigation projects to be considered. This improves the overall effectiveness of the strategy as it will enable 'substitute' projects to be found for projects where delivery proves more problematic.

- 5.47 The Council has identified the following criteria to assess 'alternative natural green spaces and recreational routes' projects which any mitigation projects not specifically identified in this document must meet. These are:
- The proposal must provide an attractive natural green space or recreational walking route with the potential to mitigate the impact of the appropriate number of potential visits to a European designation.
 - The proposals should be well connected to or in close proximity to the residential development it is designed to attract visits from.
 - The proposal should be welcoming and safe for users; dense trees and scrubs should not cover parts of the walking routes.
 - The proposal should provide or make a significant contribution to a recreational walking route, accessible from residential areas. A circular route of at least 2.3 km is desirable.
 - Routes and open spaces should be clearly sign-posted or way-marked.
 - Access by the public must be largely unrestricted and there should be opportunities for dogs to exercise freely and safely off lead.
 - Paths should be well maintained, useable throughout the year, and be rural in character.

Access and visitor management

- 5.48 Improved access management to the European sites will be achieved through the funding of additional ranger services. Increased ranger services will enable an education programme to be further developed, aimed at influencing visitor behaviour affecting the European designations. Other measures may also include; producing information and guidance leaflets, including promotion of 'alternative' locations, interpretation boards, the introduction of regulations to control behaviours, such as dog control areas within the European sites, and the enforcement of such regulations.
- 5.49 The Solent Disturbance and Mitigation Project (SDMP) has proposed the employment of a team of rangers as part of its mitigation strategy, suggesting one would cover the New Forest shoreline from Hurst Castle to Southampton.
- 5.50 Access and visitor management within the New Forest SPA/SAC site can be addressed through the employment of an additional wildlife ranger, funded by contributions from residential development in the New Forest District (outside the National Park) area. It is the intention to have the ranger service provision in place by the end of 2014/2015 financial year.
- 5.51 There will be an overlap in the areas and populations served by the two ranger services described above. Opportunities to minimise unnecessary overlaps in service provision will be examined. Further details of proposals are set out in Section 6 of this strategy.

Monitoring

- 5.52 The Council will monitor the implementation of development and the delivery of mitigation projects. The Council will be the co-ordinating body for the monitoring the use of SANGS and the performance of other mitigation projects within the Plan area. The Council will also

draw upon information available from other bodies which, for wider purposes, monitor the health and condition of the European designations, and visitor numbers and impacts on the designated sites (notably Natural England and the New Forest National Park Authority.)

- 5.53 Monitoring will consider the condition of the SPAs and of the impacts attributable to visitor activities (including those which may have arisen as a result of new residential development in the Plan period within this Plan area). Evidence relating to indicator bird populations and of recreational activity levels within the SPAs will be considered.
- 5.54 The Council's Annual Monitoring Report (AMR) will be the principal document for reporting progress with the implementation of the Mitigation Strategy. An appropriate set of indicators will be incorporated into the AMR to determine the effectiveness of the strategy and avoidance and mitigation measures. Through the monitoring process the Council will ensure that appropriate mitigation measures are implemented in step with the development of new residential development. Priorities for the delivery of mitigation projects, triggered by the implementation of residential proposals, will be reflected in the Infrastructure Delivery Plan, which will be reviewed in association with the Annual Monitoring Report.
- 5.55 Monitoring of the impact of mitigation measures will assist in reviewing the strategy if necessary. Monitoring is crucial in providing a method of adjusting the mitigation measures to increase their effectiveness and maximise benefits. The Council expects that the whole strategy will be reviewed for its effectiveness at least every 5 years or sooner if new evidence emerges or monitoring results indicate a more urgent review is required. The Council is confident that the measures are effective and will deliver the level of mitigation needed to off-set the predicted recreational impacts related to new residential development proposed in this Local Plan; however if some measures are found not to be working, these will need to be readdressed. Monitoring will reveal whether the level of mitigation proposed in this strategy is adequate and whether or not the strategy needs to be revised.
- 5.56 Under the CIL Regulations the Council is required to track and record where specific funds are used and this will be set out in the Annual Monitoring Report.
- 5.57 The proposed monitoring measures are set out in more detail in Section 6.

6.0 Specific Mitigation Proposals

- 6.1 New residential development within the Local Plan is dispersed across the whole Plan Area. In deciding the appropriate approach to mitigation for each settlement, regard has been given to the proposed distribution of development. The view is taken that for mitigation measures to be successful in this Plan area, impacts associated with local development should be addressed locally, in terms of providing the alternative recreational opportunities to the visits to the New Forest or coastal European designations which the mitigation strategy is seeking to deter. The levels of new development proposed in most settlements within the Plan are relatively low, and do not generate a need for significant areas of SANGS. In areas where higher numbers of new homes are planned, the Council has looked for opportunities to provide new areas of alternative natural green space (SANGS). In particular, for the larger residential land allocations the Council has considered opportunities to provide effective SANGS, in the form of new public open spaces and links to the public rights of way network, as part of or close to the proposed development. For sites not able to mitigate their impact by on-site SANGS provision, opportunities to provide SANGS off-site have been identified in this strategy.
- 6.2 This section sets out the mitigation projects and proposals proposed in accordance with the strategy outlined in Section 5 of this document. In preparing this mitigation strategy projects have been identified which would mitigate the impact of the new housing provision proposed in the Local Plan during the whole Plan period. This is not an exhaustive list of every opportunity for a project which could provide appropriate mitigation measures, but indicates the overall level of requirement for mitigation projects for the whole Plan period.
- 6.3 For each settlement a table summarises the total number of new dwellings expected to be built over the Plan period in that settlement, including from residential development allocations in the Local Plan Part 2. Using the methodology established in the Habitats Regulation Assessment Addendum Report (Local Plan Examination Document NFDC 47), an estimate of the total number of visits per annum to be mitigated is calculated. The table identifies the new SANGS provision proposed for that settlement for the Plan period, and estimates number of visits that will be mitigated by that provision (based on 8ha per 1000 population). Finally, the table sets out the number of visits which will need to be 'mitigated' by other measures.
- 6.4 The second table for each settlement lists the mitigation measures (in the form of SANGS) which will be provided directly as part of the development of the residential allocations proposed in the Local Plan, and indicates where mitigation will be, at least in part, by contributions to the delivery of off-site mitigation projects.
- 6.5 The mitigation projects proposed for the settlement are then set out. Detail is given of new SANGS projects and projects for the enhancement of existing public open spaces and the creation of recreational walking routes for implementation during the period 2014-2019. These mitigation projects have been identified to address the number of remaining potential visits arising from the new residential development, which are not directly mitigated by the SANGS provision provided as part of a development. These additional projects are designed to encourage walks and dog-walking locally rather than in European designations.
- 6.6 Possible projects for the remainder of the Plan period (2019-2026) are also identified. The projects for the later part of the Plan period may be subject to review as part of the process on monitoring the effectiveness of mitigation projects.

Totton and the Waterside

Totton and Eling

Settlement:	Totton and Eling			
Number of new residential dwellings proposed 2006-2026:	1030			
Estimated number of visits per annum from new housing in area to mitigate:	around 18,000			
Identified sites for new residential development:	Policy	Site Name	No. of dwellings	
	TOT1	Land at Durley Farm, Hounslow	80	
	TOT2	Land at Loperwood Farm	20	
	TOT3	Land at Hanger Farm, Totton	202	
	TOT4	Land off Oleander Drive, north of Michigan Way	18	
	TOT5	Land north of Michigan Way, east of Garland Way	10	
	TOT6	Land east of Brokenford Lane	58	
	TOT7	Stocklands, Calmore Drive	15	
	TOT8	Land off Blackwater Drive, Calmore	15	
	TOT9	Bus Depot, Salisbury Road	15	
	TOT11	Eling Wharf	150	
	Total Allocated			583
	Number of units already developed (2006-2014)			420
Non allocated housing to come forward			27	
SANGS Provision allocated	On site informal POS and new informal POS allocations		11.5ha	
	Number of visits mitigated		around 12,000	
Remaining visits to be mitigated per annum under DM3(b)	around 6,000			

Table 4 Totton Summary Details

- 6.7 It is envisaged that during the plan period there will be around 1,030 new dwellings provided in Totton and Eling, 420 of which have already been developed. The Local Plan Part 2 contains two proposals for new residential development, on greenfield sites, at Totton under Policy CS11 in the Core Strategy. These are located on Land at Durley Farm, Hounslow (TOT1) and Land at Loperwood Farm (TOT2). It is expected that these two sites will deliver up to around 100 dwellings. In addition there are further allocations for smaller residential development within the existing built-up area of the settlement. This includes the allocation for a mixed use redevelopment at Eling Wharf (TOT11) which will include housing as well as employment uses.
- 6.8 The main focus of the mitigation measures in Totton will be securing the new SANGS provision, as part of the larger residential land allocations and through the extension of Bartley Park, where there are two significant areas of land in public ownership which have no public access. Together these mitigation measures will provide around 10ha of SANGS.
- 6.9 Further mitigation proposals to address the proposed development in the Local Plan include a combination of improvements to existing informal open space and improvements/enhancements to existing green routes.

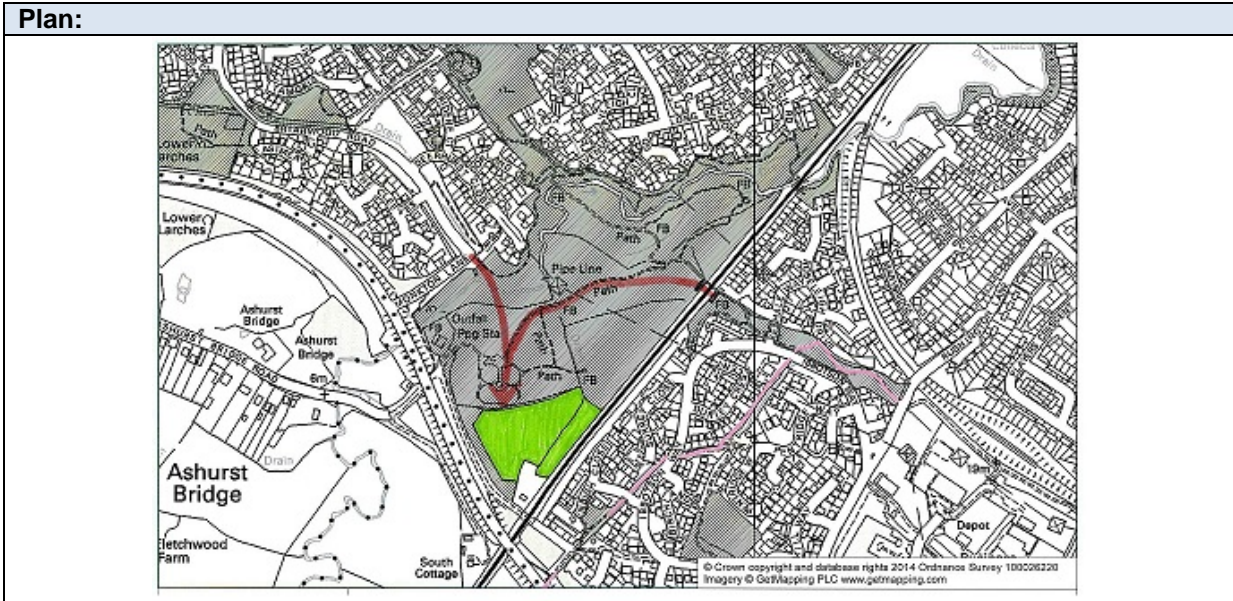
Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM3)			
				ha	Approx visits	Ha	Approx visits		
TOT1	Land at Durley Farm, Hounsdown	80	7.82	0.36	350	1.2	1,500		2022-2026
TOT2	Land at Loperwood Farm	20	0.85	0.09	100	-	-	✓	2018-2020
TOT3	Land at Hanger Farm, Totton*	202	9.7	0.90	1,000	-	-		2013-2026
	<i>* Existing planning permission in place. If a new planning application were submitted a requirement of 3.61ha (at 8ha per 1,000) would be required on site.</i>								
TOT4	Land off Oleander Drive, north of Michigan Way**	18	0.58	0.08	less than 100	-	-		2013-2014
TOT5	Land north of Michigan Way, east of Garland Way**	10	0.49	0.05	less than 100	-	-		2014
TOT6	Land east of Brokenford Lane**	58	1.02	0.26	250	-	-		2014-2017
	<i>** Existing planning permission in place. If new applications are submitted a contribution towards mitigation will be required.</i>								
TOT7	Stocklands, Calmore Drive	15	0.61	0.07	less than 100	-	-	✓	2018-2020
TOT8	Land off Blackwater Drive, Calmore	15	1.25	0.07	less than 100	-	-	✓	2016-2026
TOT9	Bus Depot, Salisbury Road	15	0.4	0.07	less than 100	-	-	✓	2021
TOT11	Eling Wharf	150	15	0.68	less than 100	2.02	2,000		2016-2026

Table 5 On site SANGS requirements for Totton

Mitigation Projects proposed

New SANGS

Project:	Bartley Park extension		
Reference:	to1	Parish:	Totton
Population within 400m of project	1,670	Estimate of number of visits per annum mitigated:	1,500
Length / size	1.49ha	Estimated cost:	£ £333,500
Current usage:	None	Lead agency:	NFDC
Timeframe for implementation	2019/20 – 2025/26		
Description	Bartley Park will be extended to include the area of land south of the skateboard park. This extension will provide additional natural green space for informal recreation, including dog walking.		
Project Overview	<p>The area will be designed to provide areas of informal natural green space with enhanced bio-diversity. It will include areas of meadow-land and long grasses.</p> <p>The footpath network in Bartley Park will be extended link through the site, to Ashurst Bridge Road.</p> <p>There will be improvements to the signposting of recreational walking routes in and around Bartley Park. Information and interpretation boards will be provided.</p> <p>An off-lead dog exercise area will be included.</p>		



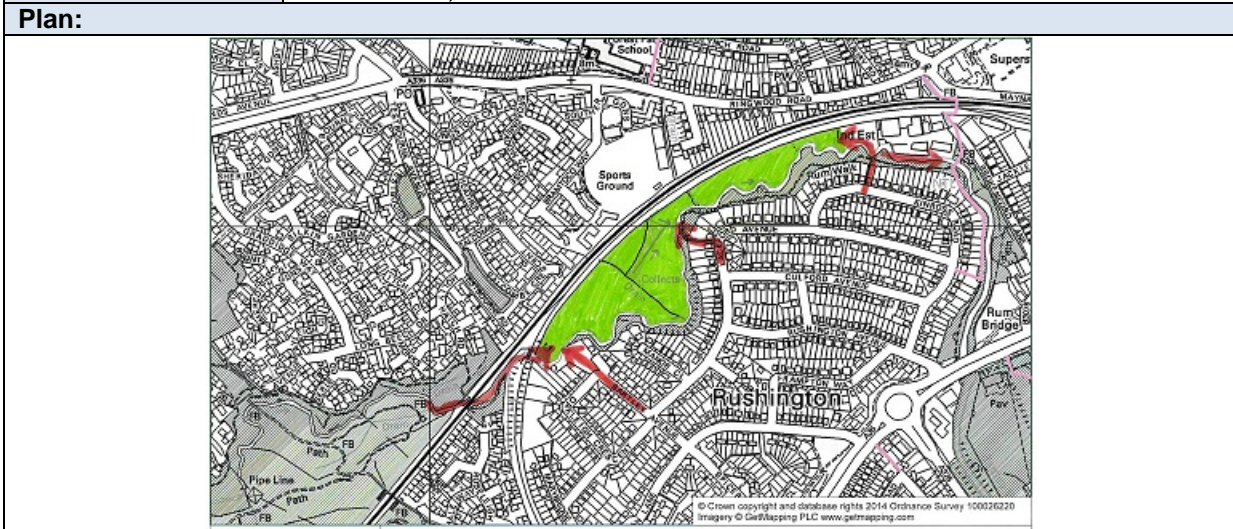
Project:	Bartley Water Linear Park		
Reference:	to2	Parish:	Totton
Population within 400m of project	4,420	Estimate of number of visits per annum mitigated:	4000
Length / size	4.23ha	Estimated cost:	£ £957,000
Current usage:	None	Lead agency:	NFDC
Timeframe for implementation	2019/20 – 2025/26		
Description	Creation of a new area of publicly assessable natural green space between the railway line and Bartley Water, with access from Bartley Avenue, Lackford Avenue and Brokenford Lane.		

Project Overview

The area will be designed to provide areas of informal natural green space with enhanced bio-diversity. It will include areas of meadow-land and long grasses. There will be improvements to the signposting of recreational walking routes in and around Bartley Park as well as from Brokenford Lane and Lackford Avenue. Information and interpretation boards will be provided on-site.

Provision of footbridge across Bartley Water.

A cycleway linking Bartley Park with Brokenford Lane is also proposed through the site. (See Policy TOT22.5 and funded from transport contributions)



Projects to implement between 2014/15 – 2019/2020

Enhancements to existing public open space and creation of recreational walking routes

Project:	Testwood Recreation Ground		
Reference:	to3	Parish:	Totton
Population within 400m of project	3,400	Estimate of number of visits per annum mitigated:	2,000
Length / size		Estimated cost:	£50,000
Current usage:		Lead agency:	NFDC
Description	Informal open space enhancements, including improved signage and interpretation to create recreational walking route linking though to adjoining public open spaces.		

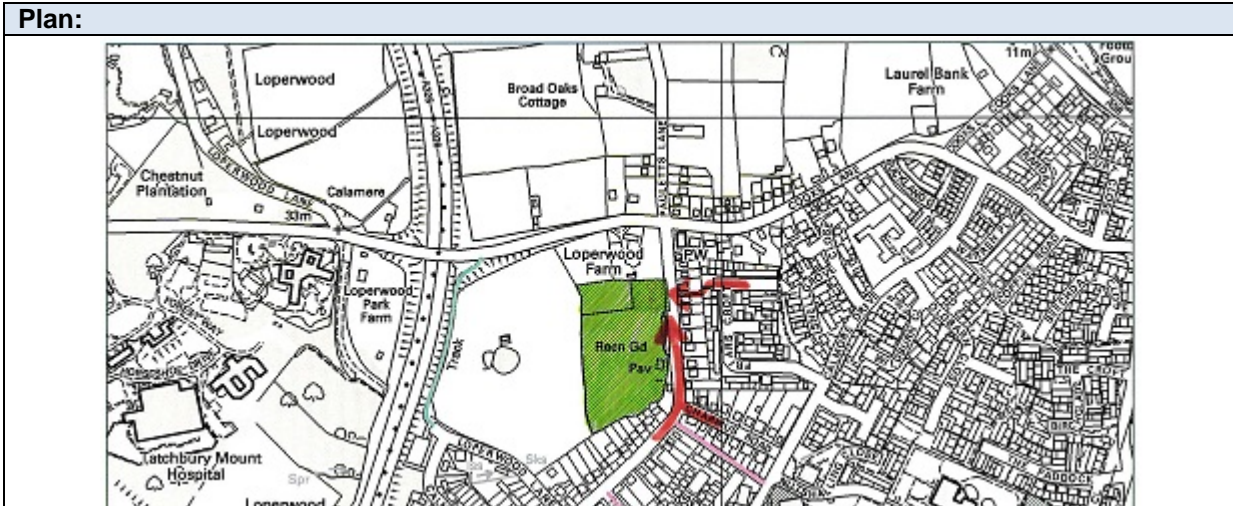
Project Overview			
Landscape informal footpath routes around recreation ground, creating areas of natural planting and enhanced biodiversity interest (meadow, long grasses) Improvements will be made to sign-posting of routes and connections with other local open spaces and 'green' walking routes in the area.			

Plan:

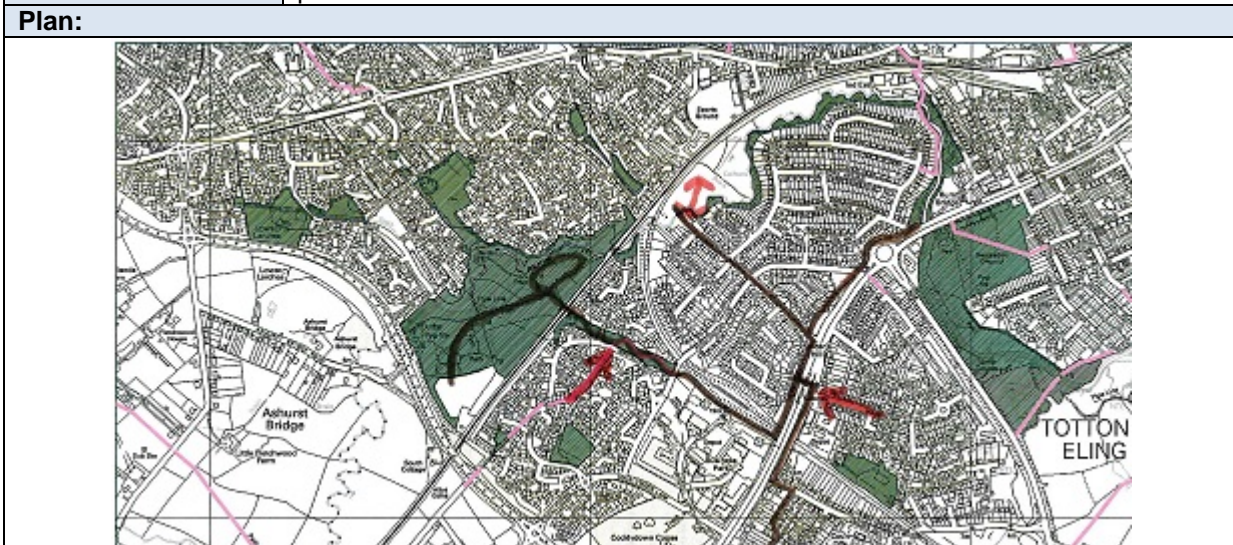


Project:	King George's Recreation Ground		
Reference:	to4	Parish:	Totton
Population within 400m of project	1,310	Estimate of number of visits per annum mitigated:	785
Length / size	Potential walking route of 1.2km around recreation ground	Estimated cost:	£50,000
Current usage:	Full public access	Lead agency:	NFDC
Description	Provision of an off-lead dog exercise area within recreation ground.		

Project Overview			
Create a fenced area designed for off-lead dog activities, including exercise trail with features such as tunnels, hurdles, chicane posts, balancing logs, and areas of long grasses. The existing path within the recreation ground will be extended and the surface improved to allow dog owners to walk safely to the dog exercise area without having to walk through any muddy areas (particularly in winter). Additional dog waste bins will be provided. Information boards explaining the purpose of the area will be installed at the entrance to the site.			



Project:	Wally Hammond Way / Bartley Park walking routes		
Reference:	to5	Parish:	Totton
Population within 400m of project	6,780	Estimate of number of visits per annum mitigated:	4,000
Length / size	Potential walking route of 1.2km around recreation ground	Estimated cost:	£25,000
Current usage:	Full public access	Lead agency:	NFDC
Description	Improvements to signposting of the of the walking routes and their connections with nearby open spaces and local public rights of way network. Improvements to information/interpretation boards along the route and in Bartley Park		
Project Overview			
	There is a good footpath network in this area, and further use will be encouraged by the provision of improved signing, route marking and better interpretation information. Improved signing is needed from the A35 subway. Some clearance of vegetation along the routes is needed particularly where the route is alongside Bartley Water. Additional dog waste bins will be provided.		



Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
to6	Eling Quay	Improved signing and route marking for a recreational walking route around Eling Quay and Eling Hill. Improvements to existing footpath at Eling Hill and the children's play area	£50k	2019-2026	NFDC
to7	Eling Quay to River Test	Improvements to signage of walk, particularly at the Totton bypass pedestrian footbridge. Improvements to footpath approaching the walk around the River Test	£50k	2019-2026	NFDC

Table 6 Projects to Implement in Totton 2019/20 – 2025/26

Marchwood

Settlement:	Marchwood		
Number of new residential dwellings proposed 2006-2026:	205		
Estimated number of visits per annum from new housing in area to mitigate:	around 3,500		
Identified sites for new residential development:	Policy	Site Name	No. of dwellings
	MAR1	Land between Cracknore Hard Lane and Normandy Way	12
	MAR2	Land at Park's Farm	100
	MAR3	Land south of Hythe Road	15
	MAR4	Land off Mulberry Road	12
	Total Allocated		139
	Number of units already developed (2006-2014)		60
	Non allocated housing to come forward		6
SANGS Provision allocated	On site informal POS and new informal POS allocations		1.92ha
	Number of visits mitigated		around 2,000
Remaining visits to be mitigated per annum under DM3(b)	around 1,500		

Table 7 Summary details for Marchwood

- 6.10 It is envisaged that during the plan period there will be around 205 new dwellings provided in Marchwood, 60 of which have already been developed. The Local Plan Part 2 contains three proposals for new residential development, on greenfield sites at Marchwood, under Policy CS12 in the Core Strategy (Housing development to meet a local housing need). These are located at land between Cracknore Hard Lane (MAR1), land at Park's Farm (MAR2) and land south of Hythe Road (MAR3). A further site for approximately 12 dwellings is also allocated at land off Mulberry Road (MAR4). It is expected that these sites will deliver up to around 139 dwellings.
- 6.11 The mitigation proposals for Marchwood focus on the on-site provision of SANGS as part of the residential allocation at Parks Farm. Additional mitigation projects focus on the improvement to the local footpath route at Magazine Lane (ma1). There is the potential to link the existing public right of way with Magazine Lane and Admiralty Way and also extend the walk further along Southampton Water, improving an existing path with permissive rights that leads back to the village centre. Enhancements to three existing HCC Healthy walks are also proposed.

Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM3)			
				ha	Approx visits		Approx visits		
MAR1	Land between Cracknore Hard Lane & Normandy Way	12	0.50	0.05	less than 100	2021	-	✓	2021
MAR2	Land at Park's Farm	100	6.84	0.45	500	2022-2026	1,500		2022-2026
MAR3	Land south of Hythe Road	15	0.64	0.07	less than 100	2018	-	✓	2018
MAR4	Land off Mulberry Road	12	0.49	0.05	less than 100	2018	-	✓	2018

Table 8 On site SANGS requirements for Marchwood

6.12 In addition to the provision of SANGS through the proposed housing allocations, the following further mitigation project is proposed in Marchwood in accordance with Local Plan Policy DM3(b) and will be delivered between 2014/15 – 2018/19.

Projects to implement between 2014/15 – 2019/2020

Enhancements to Existing public open space and creation of recreational walking routes

Project:	Magazine Lane circular walk		
Reference:	ma1	Parish:	Marchwood
Population within 400m of project	1,990	Estimate of number of visits per annum mitigated:	1,200
Length / size	1.7km	Estimated cost:	£80,000
Current usage:	Public access to around 80% of the route	Lead agency:	
Description	A series of circular walks linking up coastal paths with existing urban greenways, requiring improvements to a coastal section of the route and improved links from the coast back to Normandy Way.		
Project Overview			
	<p>Majority of route is on existing paths, but western coastal section requires an upgraded path (currently muddy and extensive overgrown vegetation). A new footpath link connecting the western end of the coastal section of the walk across a paddock back to Normandy Way is desirable.</p> <p>Provide clear signage from public highway at two locations – Admiralty Way and Normandy Way flagging the route of the circular walk. Provide route markers especially for paddock section of route</p> <p>The paddocks are currently not accessible for walkers - the physical access points from either end (Normandy Way and the coastal section) require clearing and signage. Provision of boardwalks over wet/muddy areas. Dog waste bins to be provided at key points along the route.</p>		
Plan:			

Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
ma2	HCC Healthy living walks around village	<ul style="list-style-type: none"> •Improved signage •Production and distribution of leaflets 	£30k	2019-2026	NFDC

Table 9 Projects to Implement in Marchwood 2019/20 – 2025/26

Hythe & Dibden

Settlement:	Hythe and Dibden		
Number of new residential dwellings proposed 2006-2026:	400		
Estimated number of visits per annum from new housing in area to mitigate:	around 7,000		
Identified sites for new residential development:	Policy	Site Name	No. of dwellings
	HYD1	Land at Forest Lodge Farm	45
	HYD2	Land off Cabot Drive, Dibden	25
	Total Allocated		70
	Number of units already developed (2006-2014)		275
	Non allocated housing to come forward		55
SANGS Provision allocated	On site informal POS and new informal POS allocations		4.15ha
	Number of visits mitigated		around 4,500
Remaining visits to be mitigated per annum under DM3(b)	3,500		

Table 10 Summary details for Hythe & Dibden


- 6.13 It is envisaged that during the plan period there will be around 400 new dwellings provided in Hythe and Dibden, 275 of which have already been developed. The Local Plan Part 2 contains a proposal for new residential development, on greenfield sites, at Hythe and Dibden under Policy CS12 in the Core Strategy (Housing development to meet a local housing need). The proposal on Land at Forest Lodge Farm (HYD1) will deliver up to around 40-45 dwellings. There is also an allocation on land off Cabot Drive (HYD2) for around 25 dwellings.
- 6.14 The focus of mitigation in Hythe and Dibden is the delivery of the two Local Plan Part 2 allocations for new public open space provision, policy HYD6 South of Hardley Lane, west of Fawley Road and policy HYD7 (Land south of Cedar Road, Land of Mullins Lane). These two allocations have the potential of delivery 3.84ha of new publicly accessible open space (SANGS). Project hd2 has the potential to link public open spaces to the Solent Way long distance footpath. The hd1 proposal will provide a new area of publicly assessable natural green space linking in to the local public footpath network. The addition of the hd1 proposal as a SANGS will lead to a significant improvement in the accessibility to the public rights of way network in this area.
- 6.15 Although not all the SANGS measures proposed in Hythe and Dibden are required to address visits arising from the proposed residential development in the town, the higher level of SANGS provision is considered appropriate as this is an area where existing development is very close to the New Forest SPA/SAC, and it is known that this part of the New Forest is subject to particular recreational impacts because of its close proximity. The SANGS provision will divert some existing visits as well as provide mitigation for the proposed development. A dog exercise area/gym is proposed as part of project hd1.

Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM2b)			
				ha	Approx visits	Ha	Approx visits		
HYD1	Land at Forest Lodge Farm	45	1.72	0.2	200	-	-	✓	2018-2020
HYD2	Land off Cabot Drive, Dibden	25	1.23	0.11	100	-	-	✓	2018-2020

Table 11 On site SANGS requirements for Hythe & Dibden

6.16 In addition to the provision of SANGS through the proposed housing allocations, the following further mitigation projects are proposed in Hythe and Dibden in accordance with Local Plan Policy DM3(b) and will be delivered between 2014/15 – 2018/19.

NEW SANGS (Priority)

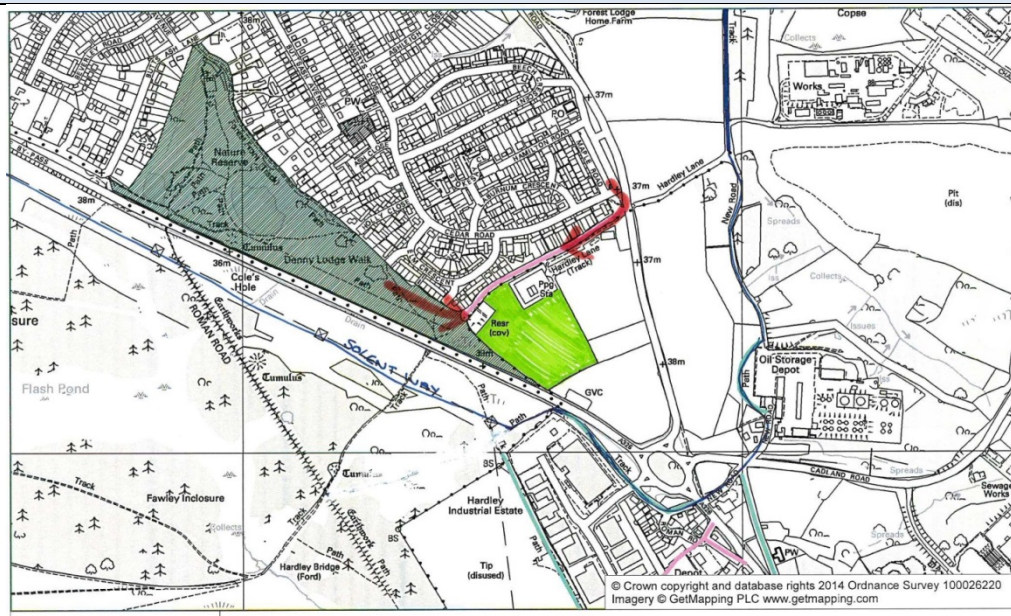
Project:	Depedene woodland and walks - new Public Open Space west of Lower Mullins Lane (HYD7)		
Reference:	hd1	Parish:	Hythe & Dibden
Population within 400m of project	1,070	Estimate of number of visits per annum mitigated:	1,250
Length / size	0.8ha	Estimated cost:	£195,000
Current usage:	Informal access	Lead agency:	
Description	Provision of natural green space laid out as attractive for informal recreational area and providing a pleasant place to walk, linked to the local public rights of way network. Creation of a link to the site from Lower Mullions Lane.		
Project Overview			
	<p>Create a publicly accessible woodland natural green space linked to the local footpath network. Establish footpath link from Lower Mullins Lane to Depedene woodland and connect with footpath 'Hythe and Dibden 7'. Improve surface and fencing of footpath Hythe and Dibden 7, clearing obstructions and overhanging vegetation. Improve footpath surface between Widecombe Drive and Depedene woodland.</p> <p>Provide clear signposting of the walks and Depedene woodland from Challenger Way, Lower Mullins Lane and Claypits Lane. Provide information/interpretation boards showing the local circular walks. Provide route markers.</p> <p>Improve entrances to be dog-friendly, including removal or modification of stiles as appropriate.</p> <p>Fence boundaries of Depedene woodland to create an area where dogs can be let off their leads. Provide area of seating area within Depedene woodland area. Provide dog bins at the entrances/exits to the Rights of Way paths from roads.</p>		
Plan:			
			

Project:	Hardley Lane natural green space		
Reference:	hd2	Parish:	Hythe & Dibden
Population within 400m of project	1,620	Estimate of number of visits per annum mitigated:	3,000
Length / size	3.04ha	Estimated cost:	£675,000
Current usage:	n/a	Lead agency:	
Timeframe for implementation	2019-2026		
Description	New publicly assessable natural green space south west of Hardley Lane (3.04ha), linked to Forest Front recreation ground.		

Project Overview

Enhance landscaping and biodiversity within the area to provide an attractive informal recreation area, linked to Forest Front recreation ground, providing a pleasant place to walk. An off-lead dog exercise area will be included. This will be a fenced area designed for off-lead dog activities, including features such as tunnels, hurdles, chicane posts, balancing logs, and areas of long grasses. Through appropriate signing and route marking linkages to the Solent Way (long distance footpath) and the local public rights of way network, will be enhanced. A small area of public car parking will be provided off Hardley Lane.

Plan:

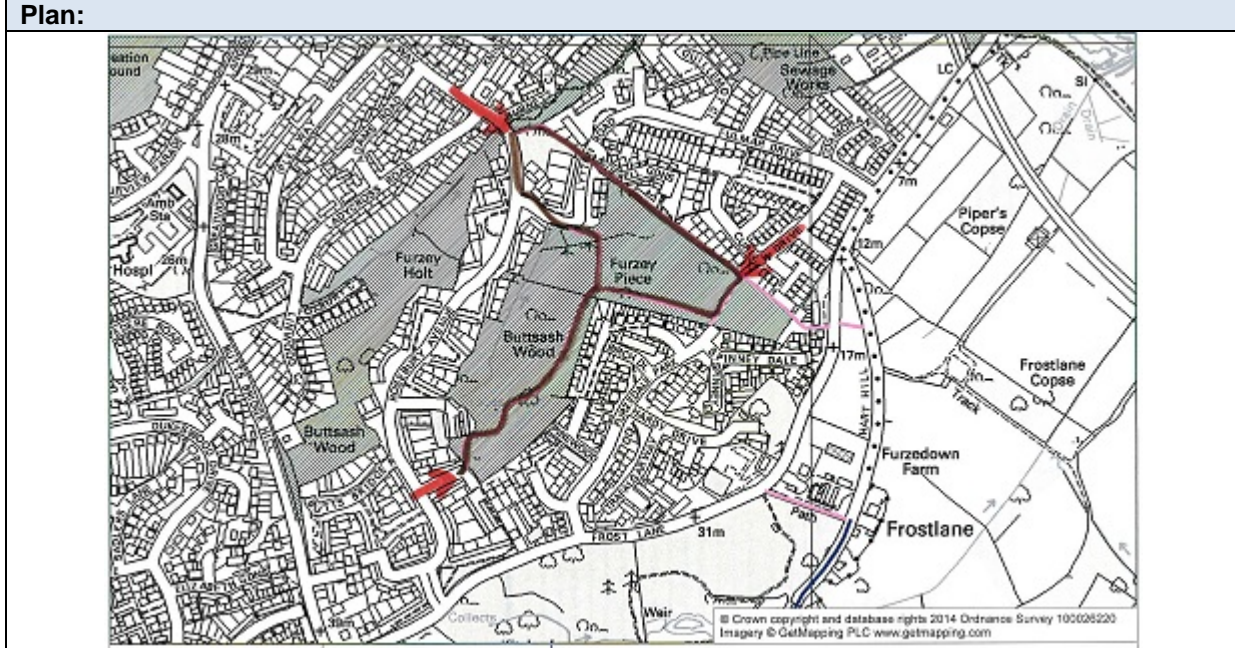


Projects to implement between 2014/15 – 2019/2020

Enhancements to existing public open space and creation of recreational walking routes

Project:	Buttsash Woodland Walk		
Reference:	hd3	Parish:	Hythe & Dibden
Population within 400m of project		Estimate of number of visits per annum mitigated:	
Length / size		Estimated cost:	£50,000
Current usage:		Lead agency:	NFDC
Description	Improvements to public accessibility and walking routes through and around Buttsash Wood. Installation of interpretation boards and signage to promote the walking routes and features of interest. Clearance of overhanging vegetation.		

Project Overview	
	Footpath routes through the woods should be enhanced. The woodland needs management to provide safe routes providing natural surveillance. The walks will be clearly signposted from the local road network and along their route. Information/interpretation boards will give information about the route and connections with other local rights of way and features of interest. Dog waste bins will be installed.



Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
Hd4	Oaklands Way / Challenger Way	Promotion of walks around the existing pedestrian footpath links Installation of interpretation boards and route signage. Clearance of overhanging vegetation.	£50k	2019-2026	NFDC

Table 12 Projects to Implement in Hythe & Dibden 2019/20 – 2025/26

Holbury, Fawley and Blackfield

Settlement:	Holbury, Fawley and Blackfield		
Number of new residential dwellings proposed 2006-2026:	295		
Estimated number of visits per annum from new housing in area to mitigate:	around 5,150		
Identified sites for new residential development:	Policy	Site Name	No. of dwellings
	BLA1	Land adjacent to Blackfield Primary School	30
	Total Allocated		30
	Number of units already developed (2006-2014)		205
Non allocated housing to come forward		60	
SANGS Provision allocated	On site informal POS and new informal POS allocations		0.14ha
	Number of visits mitigated		150
Remaining visits to be mitigated per annum under DM3(b)	around 5,000		

Table 13 Holbury, Fawley and Blackfield Summary Details

- 6.17 It is envisaged that during the Plan period there will be around 295 new dwellings provided in Holbury, Fawley and Blackfield, 205 of which have already been developed. The Local Plan Part 2 contains a proposal for a new residential development under Policy CS12 in the Core Strategy (Housing development to meet a local housing need). The proposal on land adjacent to Blackfield Primary School (BLA1) will deliver up to around 30 dwellings.
- 6.18 No opportunities to provide additional public open space designed as SANGS have been identified in this area. The focus of mitigation in this settlement is the improvement/enhancement of existing public open space and the enhancement of an existing HCC healthy walk. Improvements, such as the installation of a dog exercise area at the Elizabeth II Recreation Ground, will encourage greater use of existing open spaces by dog walkers.

Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM3)			
				ha	Approx visits	Ha	visits		
BLA1	Land adjacent to Blackfield Primary School	30	1.89	0.14	150	-	-	✓	2018-2020

Table 14 On site SANGS requirements for Holbury, Fawley and Blackfield

- 6.19 In addition to the provision of SANGS through the proposed housing allocations, the following further mitigation projects are proposed in Holbury, Fawley and Blackfield in accordance with Local Plan Policy DM3(b) and will be delivered between 2014/15 – 2018/19.

Projects to implement between 2014/15 – 2019/2020

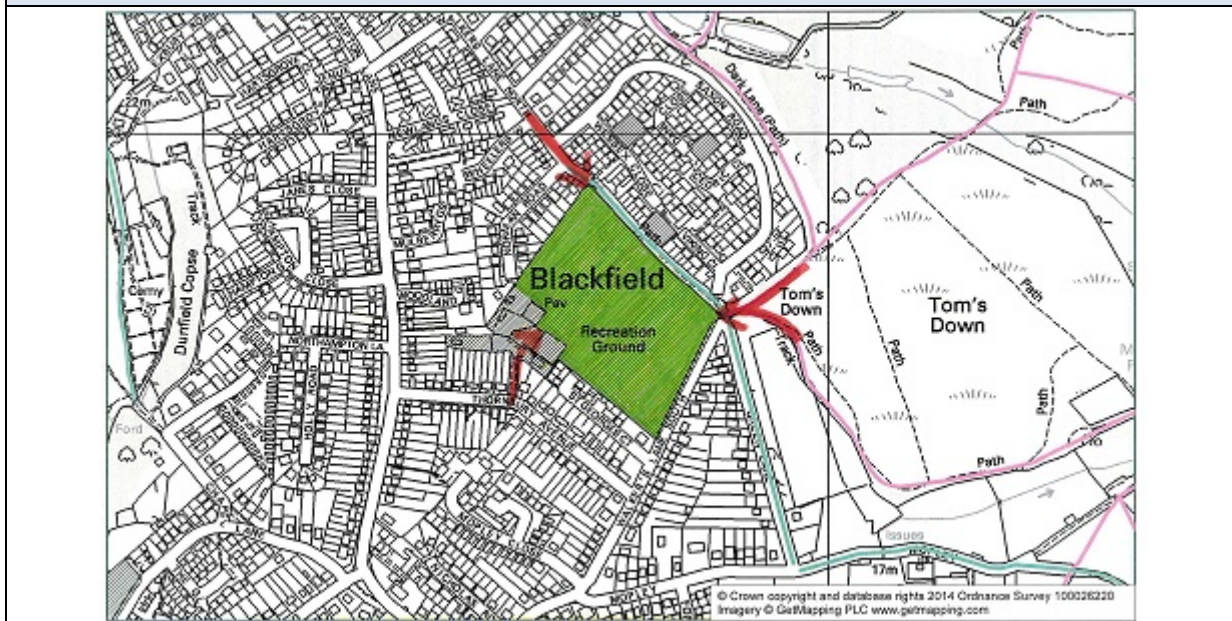
Enhancements to existing public open space and creation of recreational walking routes

Project:	Elizabeth II Recreation Ground		
Reference:	fa1	Parish:	Fawley and Blackfield
Population within 400m of project	1,270	Estimate of number of visits per annum mitigated:	700
Length / size	4.5ha (whole recreation ground)	Estimated cost:	£50,000
Current usage:	Full public access	Lead agency:	NFDC
Description	Creation of an off lead dog exercise area on part of Queen Elizabeth II Recreation Ground within the site with links to the circular walk (fa2).		

Project Overview

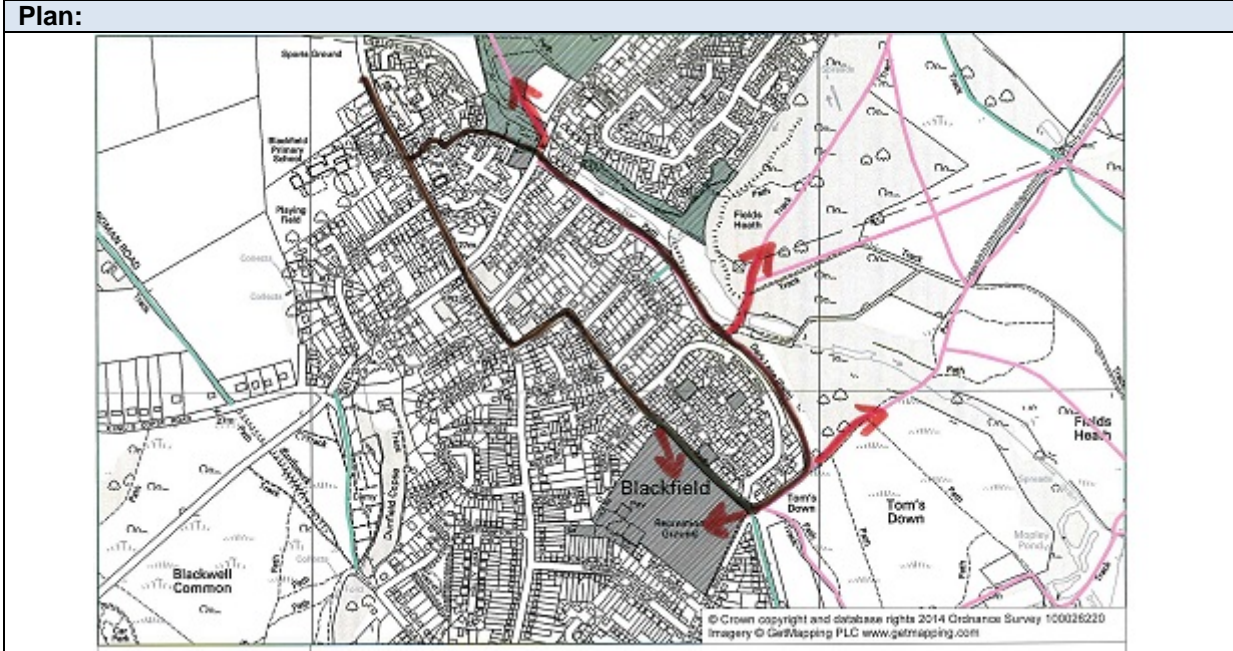
A designated area for off-lead dog exercise activities will be created within the recreation ground. This will include an exercise trail with features such as tunnels, hurdles, chicane posts, balancing logs, and areas of long grasses. Information boards explaining the purpose of the dog exercise area at the entrance to the site, to avoid any inappropriate use, will be provided. Walking routes to the exercise area from residential areas will be improved. Dog waste bins will be installed.

Plan:



Project:	Dark Lane / Saxon Road walking route		
Reference:	fa2	Parish:	Fawley and Blackfield
Population within 400m of project	3,490	Estimate of number of visits per annum mitigated:	2,000
Length / size	1km	Estimated cost:	£30,000
Current usage:		Lead agency:	NFDC
Description	Improvements to local walking route including improved signing and provision of dog bins/benches along the walk.		

Project Overview	
	<p>Sections of gravel footpath need some improvements including removal of ruts. Vegetation along Dark Lane requires cutting back. Signage of the route and connections with other local public rights of way will be improved. Links from the walk to the recreation ground will be improved.</p>



Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
fa3	Church Lane	Provide surfaced footpath route, and enhance existing space for young people and encourage increased informal recreation.	£50k	2019-2026	NFDC

Table 15 Projects to Implement in Fawley 2019/20 – 2025/26

The Coastal Towns and Villages

Lymington and Pennington

Settlement:	Lymington			
Number of new residential dwellings proposed 2006-2026:	950			
Estimated number of visits per annum from new housing in area to mitigate:	around 16,500			
Identified sites for new residential development:	Policy	Site Name	No. of dwellings	
	LYM1	Pinetops Nurseries	45	
	LYM2	Land north of Alexandra Road	80	
	LYM3	Land at Queen Katherine's Road / Grove Road	15	
	LYM4	Land south of Ampress Lane, north of Buckland Gardens	11	
	LYM5	Fox Pond Dairy Depot and Garage, Milford Road, Pennington	14	
	LYM6	Riverside Site, Bridge Road	168	
	Total Allocated			333
	Number of units already developed (2006-2014)			535
	Non allocated housing to come forward			82
SANGS Provision allocated	On site informal POS and new informal POS allocations		2.58ha	
	Number of visits mitigated		around 2,500	
Remaining visits to be mitigated under DM3(b)	around 14,000			

Table 16 Lymington and Pennington Summary Details

- 6.20 It is envisaged that during the plan period there will be around 950 new dwellings provided in Lymington and Pennington, 535 of which have already been developed. The Local Plan Part 2 contains two proposals for new residential development, on greenfield sites, at Lymington under Policy CS12 in the Core Strategy (Housing development to meet a local housing need). These are located at Pinetops Nurseries (LYM1) and land north of Alexandra Road (LYM2). It is expected that these two sites will deliver up to around 125 dwellings. In addition, a further four sites are identified for residential development, including the large riverside site on Bridge Road (LYM6). It is expected that these sites will deliver up to around 333 dwellings.
- 6.21 In Lymington the main focus of mitigation measures is improvements to existing open spaces and the rights of way network to enhance their use. The proposed residential development off Alexandra Road (LYM2) will make on-site provision of SANGS. In this location the SANGS provision can be connected into existing areas of public open space and the local rights of way network, creating a significant recreational opportunity. In the vicinity of the Pinetops Nurseries site (LYM1) there are opportunities to enhance the local rights of way network to encourage greater use, including proposals for marking out a circular walking route. Other mitigation proposals in Lymington and Pennington involve the enhancement of a number of open spaces and connecting walks/circular walks, as well as improvements to walks that provide connections to existing public open spaces.

Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM3)			
				ha	visits	Ha	visits		
LYM1	Pinetops Nurseries	45	1.91	0.20	200	-	-	✓	2018-2021
LYM2	Land north of Alexandra Road	80	4.11	0.36	350	1.08	1,000		2022-2026
LYM3	Land at Queen Katherine's Road / Grove Road	15	0.55	0.07	less than 100	-	-	✓	
LYM4	Land south of Ampress Lane, north of Buckland Gardens	11	0.33	0.05	less than 100	-	-	✓	2014-2018
LYM5	Fox Pond Dairy Depot and Garage, Milford Road, Pennington	14	0.39	0.06	less than 100	-	-	✓	2021
LYM6	Riverside Site, Bridge Road***	168	2.88	0.76	750	-	-		2013-2016
*** Existing planning permission in place. If a new planning application were submitted a requirement of 3.01ha (at 8ha per 1,000 would be required).									

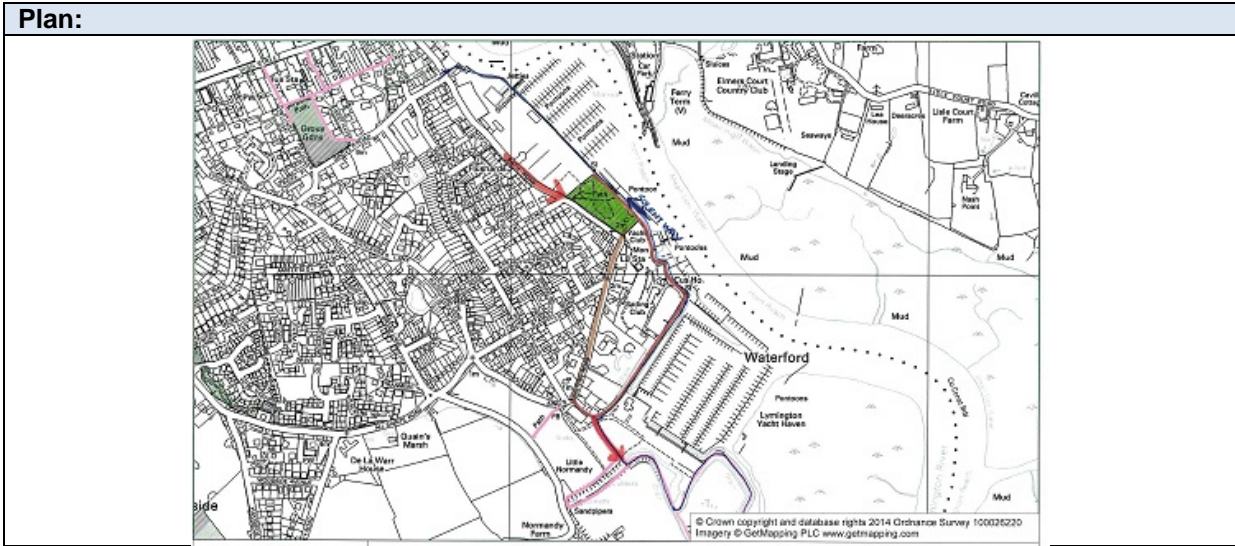
Table 17 On site SANGS requirements for Lyminster and Pennington

6.22 In addition to the provision of SANGS through the proposed housing allocations, the following further mitigation projects are proposed in Lyminster and Pennington in accordance with Local Plan Policy DM3(b) and will be delivered between 2014/15 – 2018/19.

Projects to implement between 2014/15 – 2019/2020

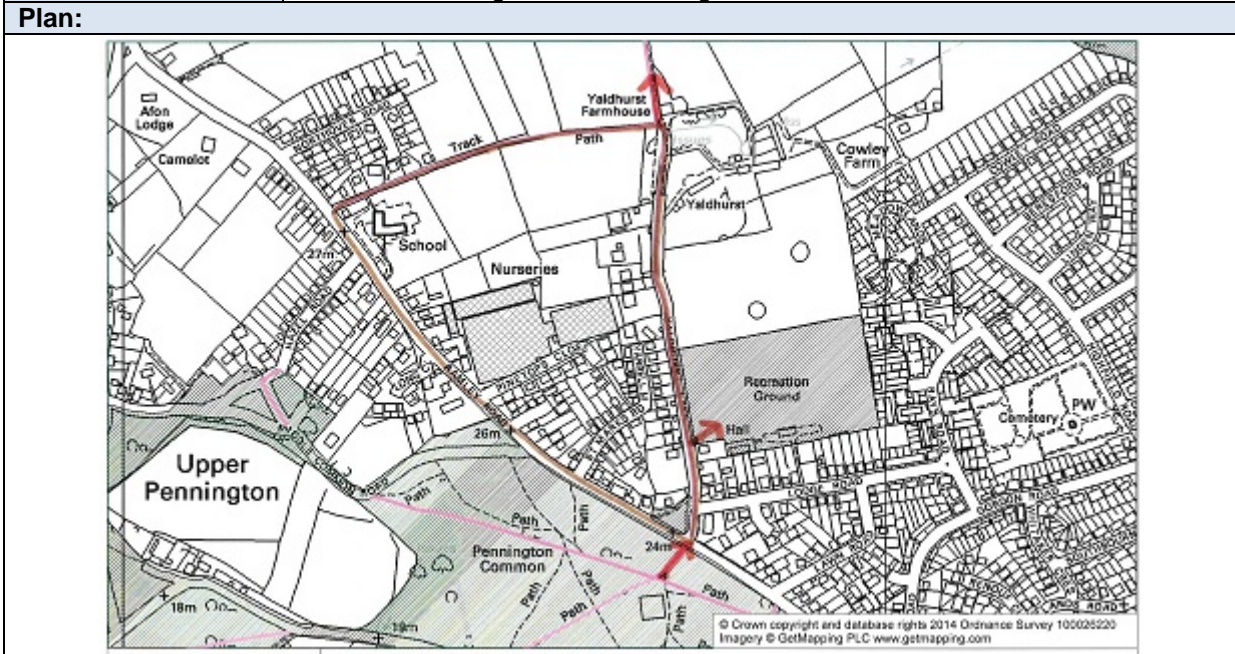
Enhancements to existing public open space and creation of recreational walking routes

Project:	Bath Road recreation ground/ Waterford walks		
Reference:	ly1	Parish:	Lyminster & Pennington
Population within 400m of project	860	Estimate of number of visits per annum mitigated:	500
Length / size	Potential for 1.8km walk	Estimated cost:	£200,000
Current usage:	Full public access	Lead agency:	
Description	Improvements to Bath Road recreation ground to create a riverside park. Redesign of pond and play area and appeal of the riverside frontage. Enhancement of the biodiversity on the site. Improved links to the Solent Way and walks in the Waterford area.		
Project Overview			
	The recreation ground will be redesigned to create a pleasant river frontage walk with seating areas. Areas of planting will be created to provide shelter and enhance biodiversity. Provision of interpretation boards. Improvements to links with circular walk to the south of the recreation ground (Footpaths 74, 75, 507, 508, 512). Improved signage and information will be provided to walks to the south and riverside view-points. Improved signing from the town centre and quay.		



Project:	Pennington walking routes		
Reference:	ly2	Parish:	Lymington and Pennington
Population within 400m of project	1,860	Estimate of number of visits per annum mitigated:	1,200
Length / size	1.6km	Estimated cost:	£30,000
Current usage:	Full public access	Lead agency:	
Description	Improved links and signing of circular walking route using the public rights of way network in the Pennington area.		

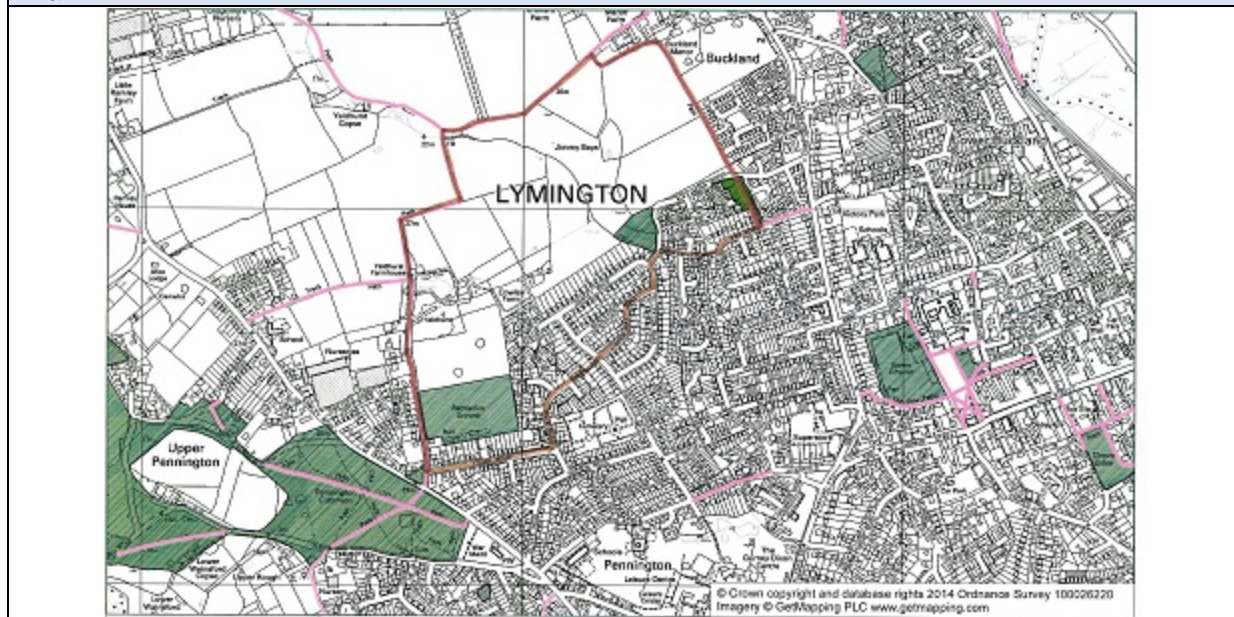
Project Overview	
	<p>Improvements to the condition of off-road footpaths and replacement of stiles. Some of the paths require improvements to their surface.</p> <p>Signposting of the route will be improved from the surrounding area. Route markers also to be installed along the route.</p> <p>Existing stiles from public footpaths in to field to be replaced to be made 'dog-friendly'.</p> <p>Installation of dog waste bins along route.</p>



Project:	Yaldhurst walking routes		
Reference:	ly3	Parish:	Lymington and Pennington
Population within 400m of project	4,580	Estimate of number of visits per annum mitigated:	2,700
Length / size	3.4km	Estimated cost:	£30,000
Current usage:		Lead agency:	
Description	Creation of a circular walking route by improvements to linkages, accessibility and signing of the public rights of way network in the Yaldhurst area.		

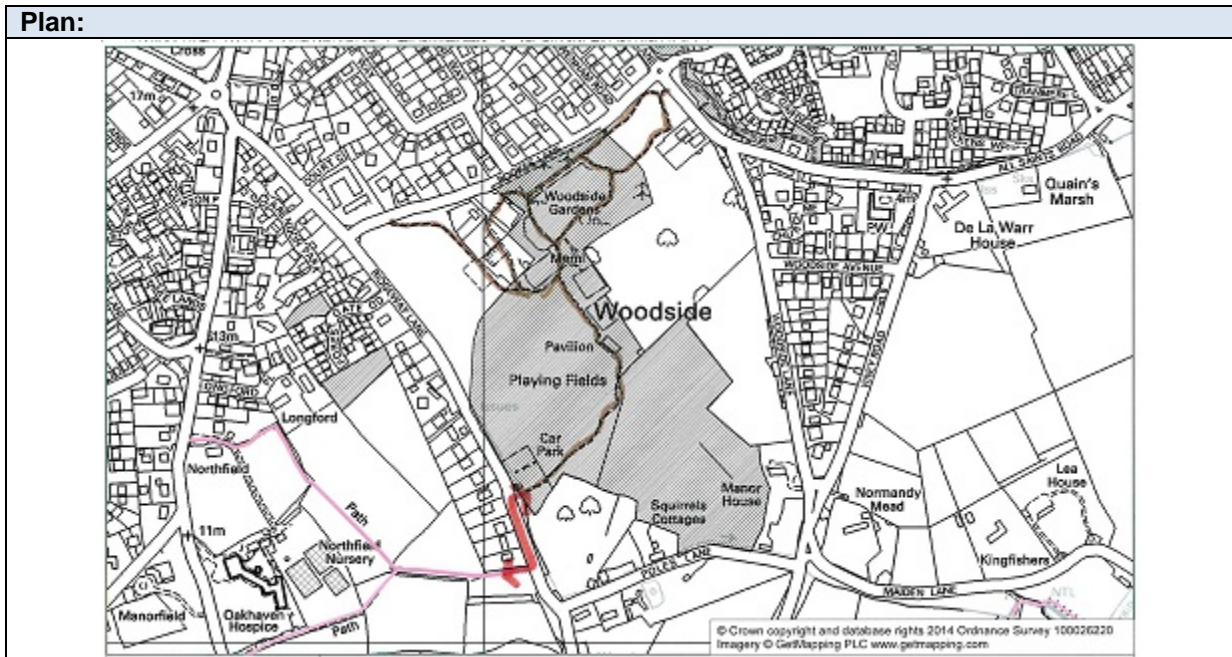
Project Overview			
	Improvements to the condition of off-road footpaths and replacement of stiles. Provision of new signage from public highway and route markers along the walk. Provision of information/interpretation boards. Access point at Yaldhurst Road requires enhancement to create a safe accessible entrance point. The entrance to footpath route at Redwood Park also needs enhancement. Some of the paths along the route require improvements to their surface. Clearance of some overgrown vegetation is needed along parts of the route and in Redwood Park. Existing fencing in Redwood Park has broken and will be replaced. Dog waste bins will be installed, including in Redwood Park.		

Plan:



Project:	Woodside Gardens walking routes		
Reference:	ly4	Parish:	Lymington and Pennington
Population within 400m of project	1,510	Estimate of number of visits per annum mitigated:	900
Length / size	1.1km	Estimated cost:	£80,000
Current usage:	Full public access	Lead agency:	NFDC
Description	Enhancement and promotion walks in and around Woodside Gardens.		

Project Overview			
	Improved route marking and interpretation of walking routes in and around Woodside Gardens to encourage informal recreation. New signage from surrounding residential areas. Improvements to the Woodside Gardens car park surface. Improve signage to and along the public rights of way network in surrounding area (Footpath Nos. 80,81,82,83).		



Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
ly5	Grove Road Gardens	New signs to encourage the use of Grove Gardens along the existing PROW around the gardens to create a pleasant place to walk. Small enhancements to the gardens to encourage recreational activities.	£50k	2019-2026	NFDC
ly6	Rowans Park	Improvements to the site access by creating further access points from the main road. Environmental improvements within the site to enhance biodiversity of the existing natural green space. Improved signage along the existing PROW at Highfield Rd.	£40k	2019-2026	NFDC
ly7	Old Orchards	Open up access to Pyrford Mews to create an attractive place for informal recreation.	£50k	2019-2026	NFDC
ly8	Ramley Road/ Widbury's Copse/ Newbridge Copse/ Woodside	Promotion and enhancement of the PROW including the installation of interpretation boards Replacement of existing stiles and clear delineation of path near Woodside Gardens	£80k	2019-2026	NFDC

Table 18 Projects to Implement in Lyngton and Pennington 2019/20 – 2025/26

Milford-on-Sea

Settlement:	Milford on Sea		
Number of new residential dwellings proposed 2006-2026:	160		
Estimated number of visits per annum from new housing in area to mitigate:	Around 3,000		
Identified sites for new residential development:	Policy	Site Name	No. of dwellings
	MOS1	Land north of School Lane	30
	Total Allocated		30
	Number of units already developed (2006-2014)		85
	Non allocated housing to come forward		45
SANGS Provision allocated	On site informal POS and new informal POS allocations		0.14ha
	Number of visits mitigated		around 150
Remaining visits to be mitigated per annum under DM3(b)	around 2,850		

Table 19 Summary details for Milford on Sea

- 6.23 To address the impact of the relatively low level of new residential development proposed in Milford, the mitigation strategy focuses on local improvements to enhance use of the public rights of way network.
- 6.24 It is envisaged that during the Plan period there will be around 160 new dwellings provided in Milford on Sea, 85 of which have already been developed. The Local Plan Part 2 contains a proposal for new residential development, on a greenfield site, at Milford-on-Sea under Policy CS12 in the Core Strategy (Housing development to meet a local housing need). The proposal on land north of School Lane (MoS1) will deliver up to around 30 dwellings.
- 6.25 The focus of mitigation in Milford on Sea is the improvement to walks in the vicinity of the proposed development north of School Lane (MoS1), which includes proposals for new public playing fields as well as housing allocation. The aim of these improvements is to provide a circular walk near the new housing development -and provide safe and improved links towards the village centre.

Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM2b)			
				ha	visits	Ha	visits		
MOS1	Land north of School Lane	30	1.72	0.14	150	-		✓	2018

Table 20 On site SANGS requirements for Milford on Sea

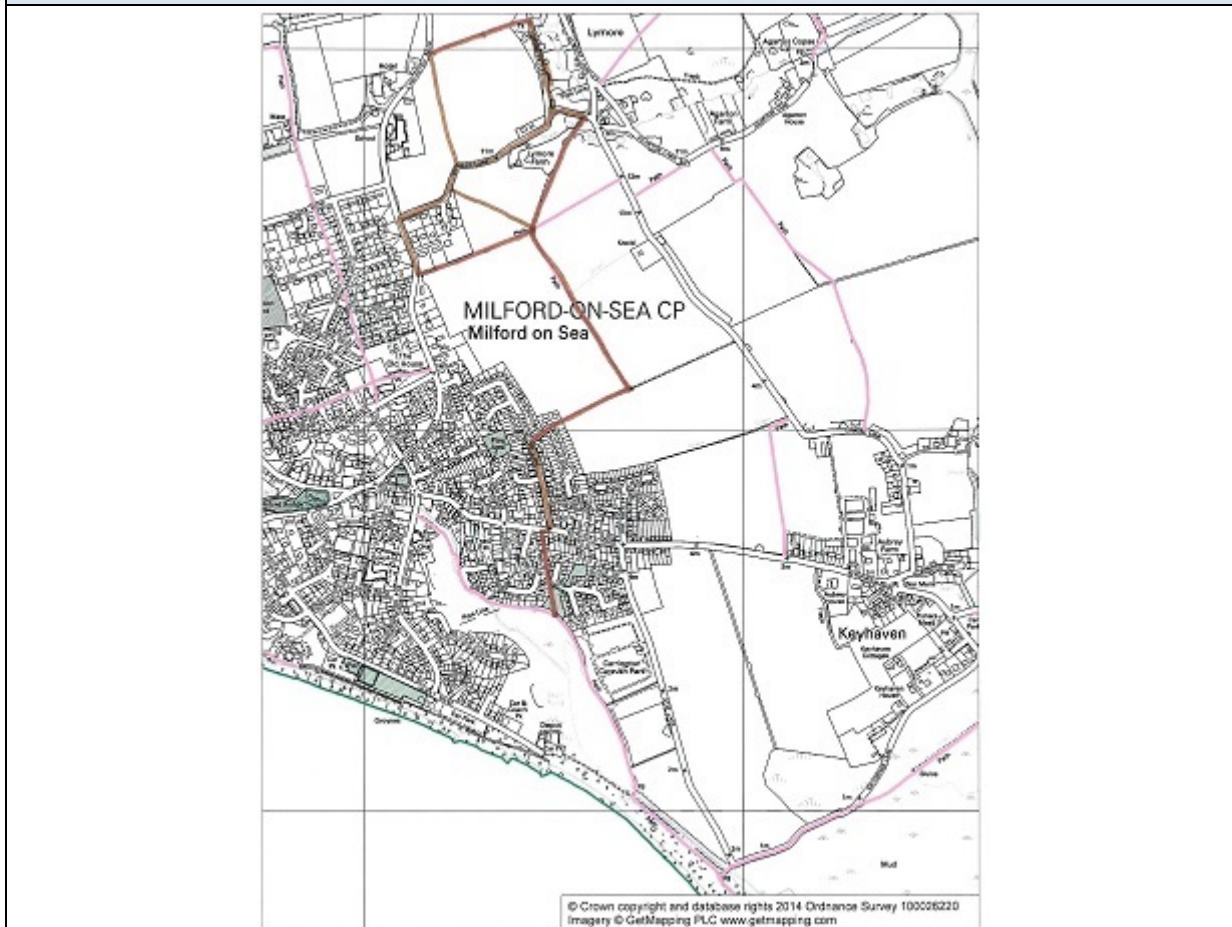
- 6.26 In addition to the provision of SANGS through the proposed housing allocations, the following further mitigation project is proposed in Milford on Sea in accordance with Local Plan Policy DM3(b) and will be delivered between 2014/15 – 2018/19.

Projects to implement between 2014/15 – 2019/2020

Enhancements to existing public open space and creation of recreational walking routes

Project:	Recreational walking routes Lymington Road/School Lane to village centre		
Reference:	ms1	Parish:	Milford on Sea
Population within 400m of project	1,680	Estimate of number of visits per annum mitigated:	1,700
Length / size	3.2km	Estimated cost:	£90,000
Current usage:	Full public access (PRoW)	Lead agency:	
Description	Extensions and improvements to the rights of way network, including linking proposals on the MoS1 housing and open space allocation to the existing footpath network, including links to the village centre		
Project Overview			
	<p>Improve the signing (at entrance and along the routes) and the appeal of footpath routes nos 790 and 790 which cross open fields. Replacement of stile at Lymington Road approach to footpath 791.</p> <p>Clearer signage around Lymore Road and village centre to the walk. Access points to walk on PROW to be resurfaced and vegetation cleared.</p> <p>Stiles to be replaced with kissing gates.</p> <p>Provision of dog waste bins at specific points of walk, particularly at access points.</p>		

Plan:



Hordle and Everton

Settlement:	Hordle and Everton		
Number of new residential dwellings proposed 2006-2026:	105		
Estimated number of visits per annum from new housing in area to mitigate:	around 2,000		
Identified sites for new residential development:	Policy	Site Name	No. of dwellings
	HOR1	Land to the rear of 155-169 Everton Road	5
	HOR2	Land at Hordle Lane Nursery	15
	Total Allocated		20
	Number of units already developed (2006-2014)		50
	Non allocated housing to come forward		35
SANGS Provision allocated	On site informal POS and new informal POS allocations		0.09ha
	Number of visits mitigated		around 100
Remaining visits to be mitigated per annum under DM3(b)	around 1,900		

Table 21 Hordle and Everton Summary Details

- 6.27 To address the impact of the low level of new residential development proposed in Hordle and Everton, the mitigation strategy focuses on local improvements to enhance the use of the public rights of way network.
- 6.28 It is envisaged that during the plan period there will be around 105 new dwellings provided in Hordle and Everton, 50 of which have already been developed. The Local Plan Part 2 contains two proposals for new residential development, on greenfield sites, at Hordle under Policy CS12 in the Core Strategy (Housing development to meet a local housing need). These are located on land to the rear of 155-169 Everton Road, Hordle (HOR1) and land at Hordle Lane Nursery (HOR2). It is expected that these two sites will deliver up to around 20 dwellings.
- 6.29 Mitigation projects will provide improvements to an existing area of open space and a circular walk close to the Hordle Lane Nursery site (HOR2).

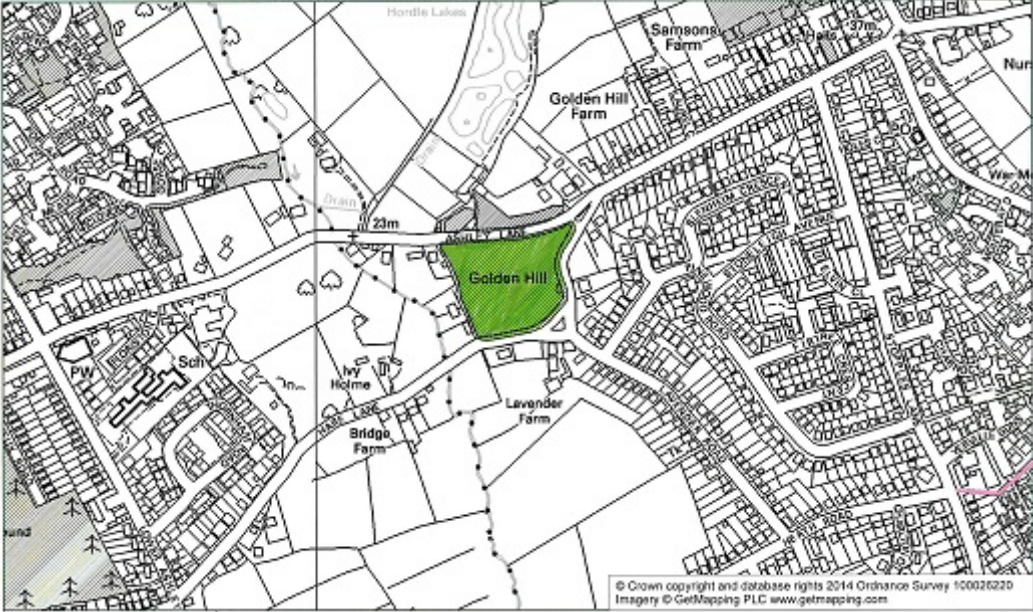
Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM3)			
				ha	visits	Ha	visits		
HOR1	Land to the rear of 155-169 Everton Road	5	0.29	0.02	less than 100	-	-	✓	2020
HOR2	Land at Hordle Lane Nursery	15	0.62	0.07	less than 100	-	-	✓	2020

Table 22 On site SANGS requirements for Hordle

Projects to implement between 2014/15 – 2019/2020

Enhancements to existing public open space and creation of recreational walking routes

Project:	Golden Hill Woodland		
Reference:	ho1	Parish:	Hordle and Everton
Population within 400m of project	1,160	Estimate of number of visits per annum mitigated:	700
Length / size		Estimated cost:	£100,000
Current usage:		Lead agency:	NFDC

Description	Creation of an improved access to the site and the installation of further interpretation boards. Clearance of some overhanging vegetation to create a clear walk.
Project Overview	
	<p>Defined walks currently in place throughout walk. Some surface work will be required at access points. Overhanging vegetation will be cleared along pathways.</p> <p>Enhance interpretation information along the walking routes.</p> <p>New boardwalks to be installed at particularly muddy areas of woodland.</p> <p>Dog waste bins to be installed at access points to woodland.</p>
Plan:	
	

Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
ho2	Hordle Lane / Stopples Lane	<ul style="list-style-type: none"> Improvements / enhancements (including signs, stiles and interpretation boards) to the PROW network to provide a safe a pleasant place to walk. Further signage to encourage shared use on pedestrian / cycle path. Enhancements to Acacia Gardens with replacement benches/dog bins. New footpath link from footpath no.738 to Stopples lane (Local Plan Part 2: Policy HOR3.3) 	£150k	2014-2019	NFDC

Table 23 Projects to Implement in Hordle 2019/20 – 2025/26

New Milton

Settlement:	New Milton			
Number of new residential dwellings proposed 2006-2026:	745			
Estimated number of visits per annum from new housing in area to mitigate:	around 13,000			
Identified sites for new residential development:	Policy	Site Name	No. of dwellings	
	NMT1	South of Gore Road, east of the Old Barn	20	
	NMT2	Land west of Moore Close	15	
	NMT3	Land off Park Road, Ashley	20	
	NMT4	Land east of Caird Avenue, south of Carrick Way	54	
	NMT5	Land east of Caird Avenue, south of Carrick Way woodland	90	
	NMT7	Land east of Fernhill Lane	15	
	NMT8	Ashley Cross Garage and Motor Repairs, Ashley Lane	10	
	Total Allocated			224
	Number of units already developed (2006-2014)			400
	Non allocated housing to come forward			121
SANGS Provision allocated	On site informal POS and new informal POS allocations		2.53ha	
	Number of visits mitigated		around 2,500	
Remaining visits to be mitigated per annum under DM3(b)	around 10,500			

Table 24 Summary details for New Milton

- 6.30 It is envisaged that during the plan period there will be around 745 new dwellings provided in New Milton, 400 of which have already been developed. The Local Plan Part 2 contains four proposals for new residential development on greenfield sites, at New Milton under Policy CS12 in the Core Strategy (Housing development to meet a local housing need). These are located on land south of Gore Road, east of the Old Barn (NMT1), on land west of Moore Close (NMT2), on land off Park Road, Ashley (NMT3) and on land east of Caird Avenue, south of Carrick Way woodland (NMT6). It is anticipated that these sites will deliver up to around 145 dwellings. It is expected, in total that housing site allocations will deliver up to around 224 dwellings.
- 6.31 There are opportunities to provide areas of SANGS in New Milton, both by on-site provision as part of development proposals east of Caird Avenue (NMT6), as well as a new area of stand-alone public open space designed as SANGS south of Lymington Road, north of Chestnut Avenue (nm1, Local Plan Part 2 policy NMT12). This proposed SANGS will provide a minimum 0.3 ha of new informal open space laid out as SANGS.
- 6.32 The identified SANGS provision will need to be supplemented by further mitigation projects in New Milton. These will involve improvements to existing informal open spaces by environmental enhancements and the creation of better footpath links and i access s. Enhancements to the existing public rights of way by improved signage and accessibility will also add to the mitigation package for New Milton.

Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM3)			
				ha	visits	Ha	visits		
NMT1	South of Gore Road, east of the Old Barn	20	0.79	0.09	less than 100	-	-	✓	2018-2020
NMT2	Moore Close	15		0.07	less than 100	-	-	✓	
NMT3	Park Road	20		0.09	less than 100	-	-	✓	
NMT4	Land east of Caird Avenue, south of Carrick Way*	54	2.4	0.24	250	-	-		2015-2017
	<i>* Existing planning permission in place. If a new planning application were submitted a requirement 0.97ha (at 8ha per 1,000 would be required).</i>								
NMT5	Land east of Caird Avenue, south of Carrick Way woodland	90	1.02	0.41	400	1.21	1,200		2022-2026
NMT6	Land east of Fernhill Lane	15	0.72	0.07	less than 100	-	-	✓	2015
NMT7	Ashley Cross Garage and Motor Repairs, Ashley Lane	10	0.27	0.05	less than 100	-	-	✓	2018

Table 25 On site SANGS requirements for New Milton

6.33 In addition to the provision of SANGS through the proposed housing allocations, the following further mitigation projects are proposed in New Milton in accordance with Local Plan Policy DM3(b) and will be delivered between 2014/15 – 2018/19.

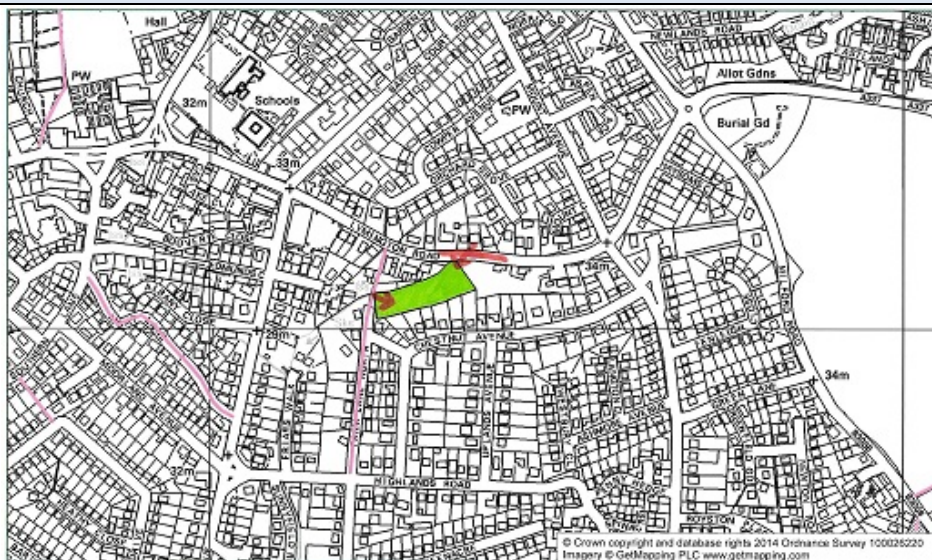
NEW SANGS (Priority)

Project:	New Public Open Space south of Lymington Road, north of Chestnut Avenue		
Reference:	nm1	Parish:	New Milton
Population within 400m of project	1,640	Estimate of number of visits per annum mitigated:	300
Length / size	0.3ha	Estimated cost:	£102,000
Current usage:	No public access	Lead agency:	Site developer
Description	Provision of area of natural green space linked to public right of way to west of site.		

Project Overview

An area of publicly accessible natural green space will be created connected with public right of way footpath 703. Dog waste bins will be installed.

Plan:



Projects to implement between 2014/15 – 2019/2020

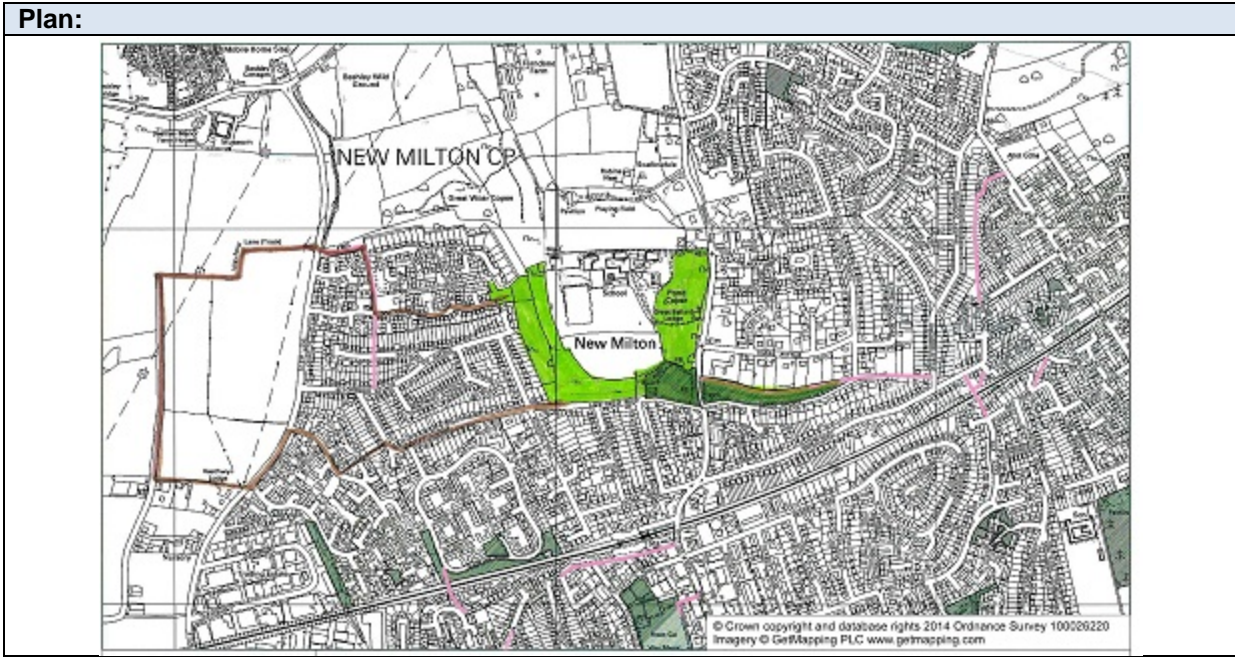
Enhancements to existing public open space and creation of recreational walking routes

Project:	North Milton estate		
Reference:	nm2	Parish:	New Milton
Population within 400m of project		Estimate of number of visits per annum mitigated:	
Length / size		Estimated cost:	£80,000
Current usage:		Lead agency:	NFDC
Description	Enhancements landscaping and biodiversity of existing open spaces and creation of pleasant walking routes connecting with wider footpath network.		
Project Overview			
	Walking routes and natural green spaces will be created to improve the appeal of the existing public open spaces in this area, and link them with adjoining footpath routes.		

Plan:



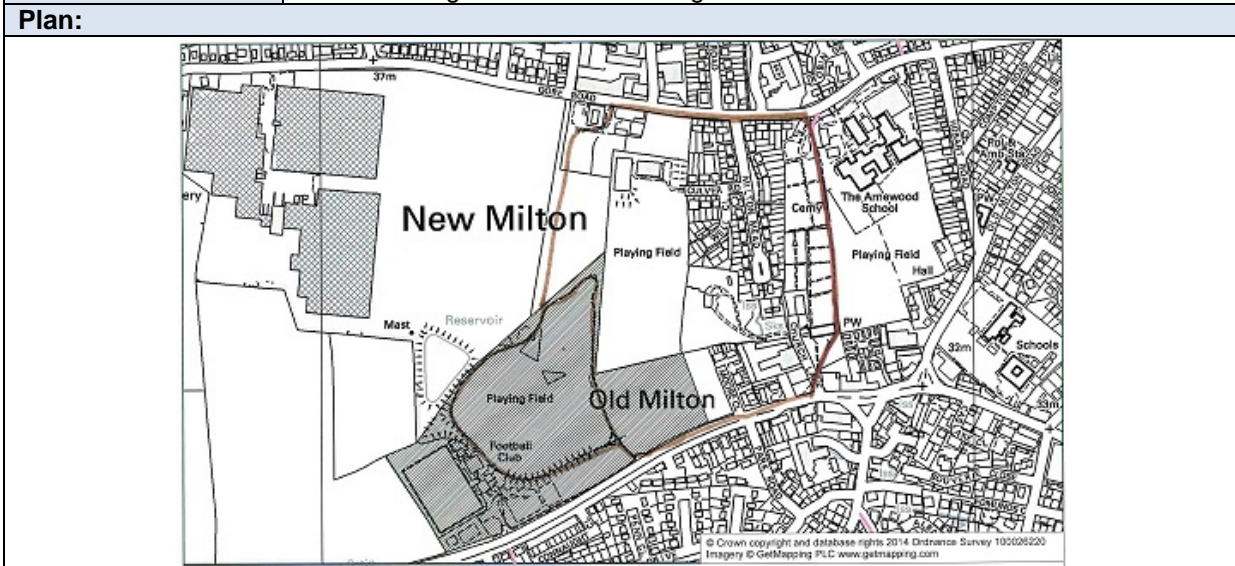
Project:	Ballard Lake park and Walkford walks		
Reference:	nm3	Parish:	New Milton
Population within 400m of project	4,040	Estimate of number of visits per annum mitigated:	2,500
Length / size		Estimated cost:	£60,000
Current usage:	Full public access	Lead agency:	
Description	Improve recreational walking routes within the park and around the lake and along green routes through residential areas to the west linking to Walkford Lane (Byway 503)		
Project Overview			
	<p>Improvements to some paths around the lake and within Ballard Lake park, including some surfacing work. May include installation of boardwalks on particularly muddy areas and the management of vegetation around lake area and PROW walk. Some existing seating but will be replaced.</p> <p>Improvements to signposting, interpretation and route marking in and around the Ballard Lake park.</p> <p>Enhancement of entrances to the park and links to existing PROW network, to both the east and west of the park through improved signing and route marking.</p>		



Project:	Gore Road/ Old Milton walking route		
Reference:	nm4	Parish:	New Milton
Population within 400m of project	3,340	Estimate of number of visits per annum mitigated:	2,000
Length / size	1.5km	Estimated cost:	£80,000
Current usage:	Partial access	Lead agency:	
Description	Creation of a new a circular recreational walk between Gore Road and Old Milton.		

Project Overview

New signage and information boards to be erected at access points and further route markers installed along the route.
 New signage from Gore Road at Milton Barn. Provision of a new footpath between Milton Barn and the edge of Fawcetts Field recreation ground.
 Section of walk between Gore Road and Fawcett field requires surfacing to provide a surfaced walk.
 Along the route there is currently a mixture of kissing gates and stiles, stiles will be replaced between recreation ground and Gore Road fields with kissing gates.
 Some seating to be installed along the route.



Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
nm5	Carrick Way Woodland	Enhance/improve public access to the site, including the provision of information/interpretation signs, and the provision of a surfaced footpath route. Increase signage to location of walk, particularly from Carrick Way. Clearance of overhanging vegetation.	£100k	2014-2019	NFDC
nm6	Ashington Park	Provision of a new picnic area with litter bins to enhance the attractive area of land for informal recreation. Provision of new signage to direct people to the site. New benches, bins. Enhance signage from both the north and south of the site.	£50k	2014-2019	NFDC
nm7	A337 / Barton Common	Improve links in to the PROW including resurfacing the footpath in order to create a pleasant place to walk. In the future this may include a safe crossing point on the A337.	£100k	2019-2026	NFDC

Table 26 Projects to Implement in New Milton 2019/20 – 2025/26

Ringwood, Fordingbridge the Avon Valley and Downlands

Bransgore

Settlement:	Bransgore	
Number of new residential dwellings proposed 2006-2026:	50	
Estimated number of visits per annum from new housing in area to mitigate:	around 900	
Identified sites for new residential development:	Total Allocated	0
	Number of units already developed (2006-2014)	45
	Non allocated housing to come forward	5
SANGS Provision allocated	On site informal POS and new informal POS allocations	0
	Number of visits mitigated	0
Remaining visits to be mitigated per annum under DM3(b)	around 900	

Table 27 Bransgore Summary Details

- 6.34 It is envisaged that during the plan period there will be around 50 new dwellings provided in Bransgore, 45 of which have already been developed. The Local Plan Part 2 does not contain any allocations for new residential development although the Core Strategy does anticipate a further 5 dwellings to come through small development within the settlement.
- 6.35 The mitigation for the approximately 900 visits per number from Bransgore will involve improvements to the PROW network to the west and northwest of the settlement where enhancements to the network, including improved signage, will provide a pleasant place for people to walk. This project will be provided in the later part of the plan period.
- 6.36 National green belt policies allow for the redevelopment of the Sopley Camp site (in Derritt Lane west of Bransgore). In the event that the redevelopment includes some residential use, the site has significant potential to provide on-site recreational mitigation measures in the form of enhanced SANGS provision, providing an area for informal recreation and walks which link in with the local PROW network.

Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
br1	Footpath network north west Bransgore	Enhancement to the existing PROW network including new signage and interpretation boards to provide a pleasant place for people to walk	£40k	2019-2026	NFDC

Table 28 Projects to Implement in Bransgore 2019/20 – 2025/26

Ringwood

Settlement:	Ringwood		
Number of new residential dwellings proposed 2006-2026:	410		
Estimated number of visits per annum from new housing in area to mitigate:	7,000		
Identified sites for new residential development:	Policy	Site Name	No. of dwellings
	RING3	Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch Lane	150
	Total Allocated		150
	Number of units already developed (2006-2014)		175
	Non allocated housing to come forward		85
SANGS Provision allocated	On site informal POS and new informal POS allocations		2.78ha
	Number of visits mitigated		2,500
Remaining visits to be mitigated per annum under DM3(b)	4,500		

Table 29 Ringwood Summary Details

- 6.37 It is envisaged that during the plan period there will be around 410 new dwellings provided in Ringwood, 175 of which have already been developed. The Local Plan Part 2 contains a proposal for new residential development under Policy CS11 in the Core Strategy. The proposal on land west of Crow Lane and adjacent to Crow Arch Lane (RING3) will deliver around 150 dwellings.
- 6.38 The main focus of the mitigation in Ringwood will involve the delivery of accessible natural green space, SANGS, as part of the RING3 development. This area of natural green space will be linked to enhancements to the Castleman Way (a former railway line which passes through the allocation site, which is part of a long distance recreational route between the New Forest National Park and Dorset). An extensive PROW network exists in close proximity to the proposed RING3 site providing further opportunities for local enhancements and the creation of sign-posted circular walking routes.
- 6.39 Further mitigation in Ringwood will see improved signage from the town centre directing people to walks in the Avon Valley and Blashford Lakes, with improvements to the existing open spaces at Poulner Lakes.



Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM3)			
				ha	visits	Ha	visits		
RING3	Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch Lane	150		0.68	500	2.1	2,000		2018-2023

Table 30 On site SANGS requirements for Ringwood

- 6.40 In addition to the provision of SANGS through the proposed housing allocation, the following further mitigation projects are proposed in Ringwood in accordance with Local Plan Policy DM3(b) and will be delivered between 2014/15 – 2018/19.

Projects to implement between 2014/15 – 2019/2020

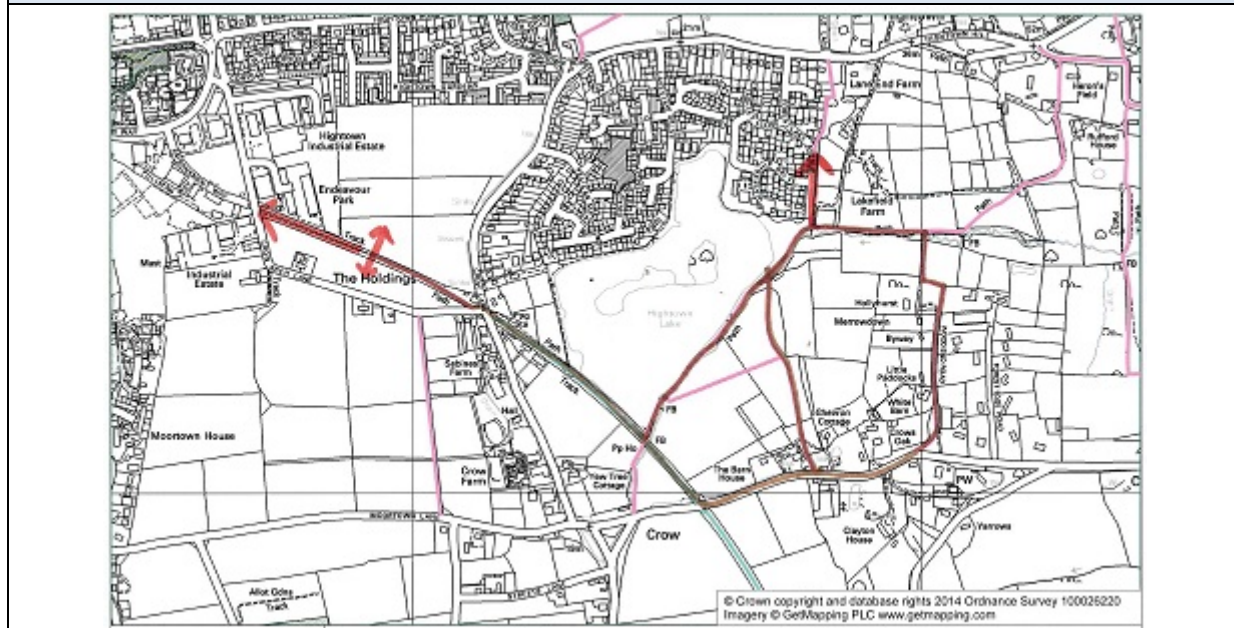
Enhancements to existing public open space and creation of recreational walking routes

Project:	Avon Valley / Blashford Lakes walk from town centre		
Reference:	ri1	Parish:	Ringwood
Population within 400m of project	2,750	Estimate of number of visits per annum mitigated:	1,650
Length / size	2.6km	Estimated cost:	£80,000
Current usage:	Full public access (PRoW)	Lead agency:	NFDC
Description	Improve links from the town centre to walks at Blashford Lakes and in the Avon Valley. Enhancements to the Linden Gardens open space to be a 'gateway' to local walking routes.		
Project Overview			
	<p>Improve signposting and route-marking improved along the route. In particular, improvements are needed to the route north of Hurst Road, with clearer signage and improvements to the accessibility of the existing right of way. Some clearance of vegetation and improvements to the footpath surface will be required.</p> <p>Improvements in Linden Gardens will include improved seating areas and interpretation boards showing local walking routes.</p>		
Plan:			
			
		<p>Title ri1 Avon Valley Date 25/04/14 Scale 1:10000 Tel: (023) 8028 5000 Fax: (023) 8028 5555 www.newforest.gov.uk</p>	

Project:	Castleman Trail/ Crow walking routes		
Reference:	ri2	Parish:	Ringwood
Population within 400m of project	1,250	Estimate of number of visits per annum mitigated:	750
Length / size	3km	Estimated cost:	£30,000
Current usage:	Formal public access (PROW)	Lead agency:	
Description	Improvements to linkages and signing of the public rights of way network in south east Ringwood, and in particular with the Castleman Trail (the long distance footpath from Dorset to the New Forest utilising the former railway line).		

Project Overview			
Improvements of links (through signing and route marking) with other parts of the public rights of way network east of Hightown Lake and with the Castleman Trailway long-distance footpath. Creation of marked circular walks. Some surface improvement works will be required, particularly round parts of Hightown Lake. Replacement of stiles with kissing gates to improve accessibility Provision of dog waste bins and seating at key points along walk.			

Plan:



Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
Ri3	Poulner Lakes	Informal Open Space enhancements to improve biodiversity. Improvements include resurfacing the path and access route and installation of further interpretation boards.	£80k	2019-2026	NFDC

Table 31 Projects to Implement in Ringwood 2019/20 – 2025/26

Fordingbridge

Settlement:	Fordingbridge		
Number of new residential dwellings proposed 2006-2026:	180		
Estimated number of visits per annum from new housing in area to mitigate:	around 3,000		
Identified sites for new residential development:	Policy	Site Name	No. of dwellings
	FORD1	East of Whitsbury Road, Fordingbridge	100
	Total Allocated		100
	Number of units already developed (2006-2014)		40
	Non allocated housing to come forward		40
SANGS Provision allocated	On site informal POS and new informal POS allocations		1.79ha
	Number of visits mitigated		around 1,750
Remaining visits to be mitigated per annum under DM3(b)	around 1,250		

Table 32 Fordingbridge Summary Details

- 6.41 It is envisaged that during the plan period there will be around 180 new dwellings provided in Fordingbridge, 40 of which have already been developed. The Local Plan Part 2 proposes new residential development, under Policy CS12 in the Core Strategy (Housing development to meet a local housing need) on land east of Whitsbury Road (FORD1). This will deliver up to around 100 dwellings.
- 6.42 The proposed residential development site east of Whitsbury Road has the capacity to provide an area of SANGS as part of the development. This provision is well located to provide links to the Avon Valley long distance walking route, and improved walking routes between Whitsbury Road and the schools.
- 6.43 Further mitigation for the remaining anticipated development in Fordingbridge will include improvements to an existing HCC Healthy walk and enhancements to existing areas of natural green space.

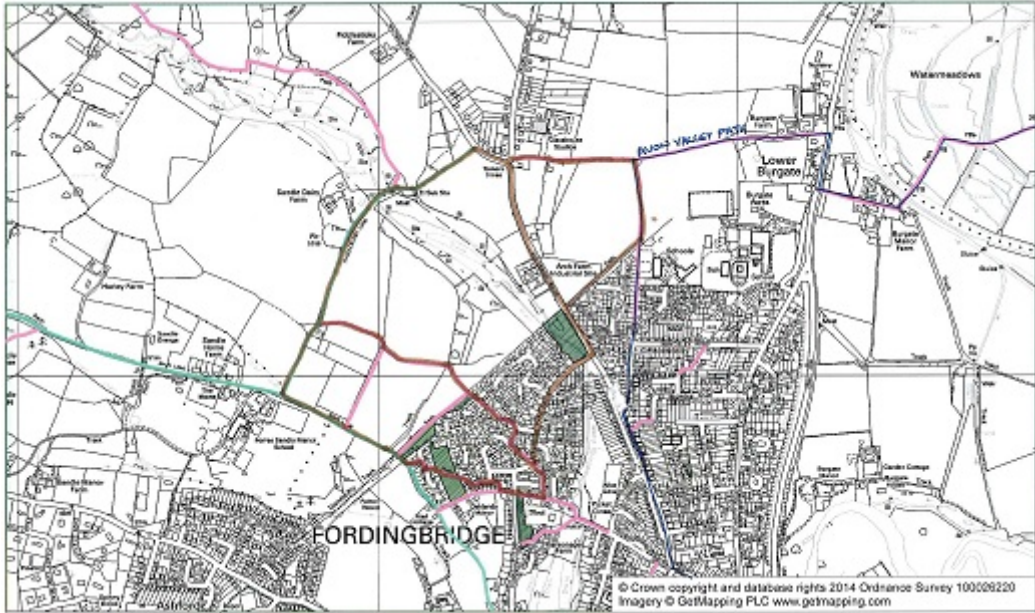
Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM3)			
				ha	visits	Ha	visits		
FORD1	East of Whitsbury Road, Fordingbridge	100	7.33	0.45	500	1.34	1,250		2022-2026

Table 33 On site SANGS requirements for Fordingbridge

- 6.44 In addition to the provision of SANGS through the proposed housing allocations, the following further mitigation project is proposed in Fordingbridge in accordance with Local Plan Policy DM3(b) and will be delivered between 2014/15 – 2018/19.

Projects to implement between 2014/15 – 2019/2020

Enhancements to existing public open space and creation of recreational walking routes

Project:	Tinkers Cross / Puddleslosh Lane walking routes		
Reference:	fo1	Parish:	Fordingbridge
Population within 400m of project	2,380	Estimate of number of visits per annum mitigated:	1,400
Length / size	2.5km	Estimated cost:	£30,000
Current usage:	Full public access (PRoW)	Lead agency:	
Description	Improve links and signing of public rights of way network (including links to the Avon Valley Path, long distance footpath), creating marked circular walks north of Fordingbridge.		
Project Overview			
	Information/interpretation board provided (Whitsbury Road) to show local network of routes. New signposting and route markers will be installed. Some stiles along the walk will be replaced with kissing gates. Dog waste bins and seating will be located along the walk.		
Plan:			
			

Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
fo2	Sweatsford Water	Extension of boardwalks to improve accessibility.	£50k	2014-2019	NFDC

Table 34 Projects to Implement in Fordingbridge 2019/20 – 2025/26

Ashford and Sandleheath

Settlement:	Ashford and Sandleheath		
Number of new residential dwellings proposed 2006-2026:	45		
Estimated number of visits per annum from new housing in area to mitigate:	around 1,000		
Identified sites for new residential development:	Policy	Site Name	No. of dwellings
	ASH1	Adjoining Jubilee Crescent, Ashford	10
	SAND1	West of Scout Centre south of Station Road, Sandleheath	10
	Total Allocated		20
	Number of units already developed (2006-2014)		20
	Non allocated housing to come forward		5
SANGS Provision allocated	On site informal POS and new informal POS allocations		0.10ha
	Number of visits mitigated		Around 100
Remaining visits to be mitigated per annum under DM3(b)	around 900		

Table 35 Ashford and Sandleheath Summary Details

- 6.45 It is envisaged that during the plan period there will be around 45 new dwellings provided in Ashford and Sandleheath, 20 of which have already been developed. The Local Plan Part 2 contains proposals for new residential development, on greenfield sites, at Ashford and at Sandleheath under Policy CS12 in the Core Strategy (Housing development to meet a local housing need). The proposal at Ashford on Land adjoining Jubilee Crescent (ASH1) will deliver up to around 10 dwellings. At Sandleheath around 10 dwellings will be provided on Land west of Scout Centre, south of Station Road (SAND1).
- 6.46 To address the impact of the low levels of development proposed in the villages of Ashford and Sandleheath, the strategy is to improve the local public rights of way network in the vicinity of the two small residential development allocations. The improvements will be designed to promote and enhance local walks (PROW) in terms of raising public awareness and installation of interpretation boards/dog bins.

Mitigation proposed for site allocations in Local Plan Part 2									
Local Plan Policy	Name	No. of dwellings	Site area (ha)	On site SANGS				Off-site mitigation projects contribution	Likely time frame
				Informal Open Space (CS7)		SANGS (DM3)			
				ha	visits	Ha	visits		
ASH1	Adjoining Jubilee Crescent, Ashford	10	0.43	0.05	less than 100	-	-	✓	2020
SAND1	West of Scout Centre south of Station Road, Sandleheath	10	0.44	0.05	less than 100	-	-	✓	2025

Table 36 On site SANGS requirements for Ashford and Sandleheath

Projects to implement between 2019/20 – 2025/26

Enhancement of recreational walking routes / public open space					
Ref	Name	Description	Estimated Cost	Likely Timeframe	Lead Agency
as1	Marl Lane & Green Lane & Church Street / Ashford Road	Provide information/ interpretation boards, dog waste bins and benches. Improve signposting from the town centre.	£40k	2014-2019	NFDC
as2	Alderholt Road /Station Road /Old Brickyard Road	Promote circular walks by improved sign-posting of walks. Installation of benches. Clearance of overhanging vegetation at certain points along walk.	£40k	2014-2019	NFDC

Table 37 Projects to Implement in Ashford and Sandleheath 2019/20 – 2025/26

Mitigation project design and implementation

- 6.47 For the SANGS/ public open space enhancement projects, the costs of detailed project design and implementation are included in the project costs which have been set out. New Forest District Council will be the lead agency in securing implementation of these projects.
- 6.48 The Council will work in partnership with Hampshire County Council Countryside Access Team to deliver the improvements to the public rights of way network, as set out in this Mitigation Strategy. A project development officer will undertake the detailed design work and oversee each project's implementation. The detailed design work will be undertaken in consultation with town/parish councils and the local community and will include surveys of usage of the routes before and after implementation of the projects. The cost of project development is contained within the estimated project costs.

Provision for continuing management and maintenance of SANGS provision

- 6.49 The areas of alternative natural green space and the enhanced recreational walking routes provided as recreational impact mitigation should be available and maintained for public recreational use in perpetuity. Areas of alternative natural green space should normally be transferred to the ownership of a public authority to ensure their longer term availability. All projects, natural green spaces and recreational walking routes, will require continuing maintenance following initial implementation and these maintenance costs are budgeted for within the overall project costs.
- 6.50 Maintenance works will include routine management such as emptying dog bins, mowing, maintenance of tree, shrubs and footpath routes, together with other appropriate measures required to maintain the condition of the site in the longer term, including, for example, repair and maintenance of route surfaces and fencing.
- 6.51 Where direct provision of SANGS (on or close to a development site) is a policy requirement (sites of 50 or more dwellings), the development will be expected to fund and provide for the long term future maintenance of the SANGS provision. This will be done through an additional one-off payment which is adequate to fund continued maintenance in the long term. At present (June 2014) it is considered that long term maintenance can be adequately funded by a contribution based on a sum of £56,000 per hectare of SANGS provided. (Subject to increases in line with the retail price index). In exceptional circumstances, where a project involves significant long term maintenance issues, a higher maintenance contribution may be appropriate.
- 6.52 Where mitigation projects are 'off-site' and funded by contributions, maintenance requirements are included in the costing of the project and are taken account of in the calculation of off-site contribution requirements.
- 6.53 The adequacy of maintenance contributions payments for the management of SANGS will be monitored to ensure it is adequate, and if necessary reviewed. In any event, the figures for on-site SANGS maintenance will be revised on the 6 April each year in line with the Retail Price Index (RPI).

Access and Visitor Management

- 6.54 In addition to settlement specific mitigation proposals and projects, new residential development will fund access and visitor management measures for both the New Forest and coastal European sites.

6.55 The main way of securing these management measures (at least initially) will be through increased ranger services.

Ranger Services

6.56 The role of the ranger will be to reduce recreational impacts within European nature conservation sites (SACs and SPAs) within and adjoining the plan area. As the competent authority under the Habitats Regulations, the provision of the additional ranger service will be secured by NFDC and funded by developer contributions. NFDC will invite tenders for the provision of the services by an appropriate provider. It will work with Natural England to agree the specification of the service to be provided.

6.57 The specific duties of the ranger will include:

- Liaison with Forestry Commission, other land owners, NE and other stakeholders to agree annual work programme
- Environmental educational regarding the special characteristics of the nature conservation sites and why it is so important to protect them, including environmental education events tailored for children and young people at local education establishments.
- Engagement with people likely to cause disturbance, including conducting visitor surveys/questionnaires

6.58 The Council anticipates an annual cost of approximately £40,000 to provide a ranger focusing on the New Forest, a total cost of £480,000 until the end of the Plan period in 2026. The intention is that this service will continue beyond the end of this Plan period.

6.59 The Solent Disturbance and Mitigation Project (SDMP) proposes a package of measures which are directed towards management of visits to the coast. Key to the package of measures is the employment of a ranger team. The rangers will spend the majority of their influencing how visitors behave and improving visitor understanding and appreciation of local wildlife of international importance. It is estimated that contributions of around £200,000 will be required to fund a coastal ranger within New Forest district.

6.60 There will be some overlap in activities between these two ranger services, in that they will both have the same target audience. The Council will ensure that there is no unnecessary duplication of activities, and ensure value for money when agreeing arrangements with relevant bodies.

6.61 Developments which do not make full provision of SANGS on-site will be required to contribute (pro-rata) to the funding of ranger services.

Summary of access and visitor management measures

6.62 The table below sets out the projects with district-wide access management and monitoring projects with costs associated.

Ref	Name	Description	Justification	Cost	Likely time frame	Lead Agency
Ranger Activities						
DWM01	Wildlife Ranger	Advice to visitors to educate and influence behaviours during visits. .	The aim is to reduce behaviours likely to cause disturbance when visits are made to sensitive areas.	£480k	2014-2026	NFDC
DWM02	Coastal Ranger	Advice to visitors to educate and influence behaviours during visits.	The aim is to reduce behaviours likely to cause disturbance when visits are	£200k	2014-2026	SDMP

Ref	Name	Description	Justification	Cost	Likely time frame	Lead Agency
			made to sensitive parts of the coast between Hurst Castle and Southampton.			
DWM03	District Information	Resources for ranger activities: <ul style="list-style-type: none"> Educational resource material Production of information leaflets 		£25k	2026	

Table 38 District wide Education and Monitoring Mitigation Proposals

Monitoring

6.63 It is important to monitor both the implementation of the proposed mitigation measures of the mitigation strategy and the effectiveness of those measures in mitigating the recreational impacts of residential development within the Plan area. Information from the monitoring process will inform future reviews of the Mitigation Strategy, and future discussions and decisions about the capacity of this area to accommodate further development without an adverse effect on the integrity of European sites. Monitoring will be funded by a standard charge towards its cost from each additional dwelling.

Monitoring implementation of the Mitigation Strategy

6.64 Through the development management process, the Council will ensure that the implementation of appropriate mitigation measures is co-ordinated with the delivery of residential development. Where SANGS provision is to be provided (at least in part) on site, the SANGS provision should be available to the occupants of the new dwellings at the time of occupation. The Council will work with developers to agree appropriate implementation schedules. The Council will programme off-site mitigations projects according to location and rates of residential development. Priority areas for mitigation measure implementation will be related to the grant of planning permissions for residential development, to ensure the timely delivery of mitigation projects with the implementation of the residential development. Progress in the implementation of residential development and mitigation measures will be published as part of the Council's Annual Monitoring Report. The Annual Monitoring Report will inform an annual review of priorities in the Infrastructure Delivery Plan, to ensure the necessary mitigation projects receive the funding required for implementation in a timely manner.

Monitoring the effectiveness of the Mitigation Strategy

- 6.65 Monitoring will also look at how successful the SANGS and other mitigation projects in attracting use and deflecting potential visits away from the European designations. This monitoring will also test assumptions about the level of SANGS provision needed when located close to the new development. Do these SANGS attract more use than the 2.7 visits per hectare per day upon which the SANGS standard of 8 hectares per 1000 population was based in other areas?
- 6.66 The monitoring of the condition of the European sites themselves will also be important, and this should acknowledge the much wider range of influences that affect the condition of these sensitive sites.
- 6.67 The following table sets out the monitoring arrangements that will be carried out in order to monitor how successful the mitigation measures identified are. The cost of the monitoring proposals as set out in chapter 6 totals £92,500. All dwellings will be required to contribute to this monitoring regardless of whether they are providing mitigation on site or not. The total contribution per dwelling will therefore be £50.

Table 39 Monitoring Requirements

1 Monitoring the implementation of proposals - Annual monitoring of dwellings given planning permission and dwellings completions by location. Monitoring of implementation of SANGS and other recreational mitigation projects Cost £7,500							
	Monitoring requirements	Existing Information / Data	Further information / Data required	How to be collected and reported	By Whom	Purpose	Lead Agency
1.1	Monitor Planning Permissions granted for new housing	Information on: <ul style="list-style-type: none"> • Planning permissions for residential development granted. • New dwellings permitted through 'prior notification' procedures • Dwelling completions By geographic location	Planning permissions granted (these should be mapped)	Existing processes, GIS plotting Annual Monitoring Report	NFDC	To ensure that the mitigation projects are being implemented in line with housing delivery.	NFDC
1.2	Monitor new housing completions by location	Information on dwelling completions, by geographic location	Mapping of housing completions by location	Existing processes, GIS plotting Annual Monitoring Report	NFDC	To ensure that the mitigation projects are being implemented in line with housing delivery.	NFDC
1.3	Monitor implementation of mitigation projects		<ul style="list-style-type: none"> • Implementation progress of mitigation projects. • Identification of strategic/local priority projects to progress. 	Implementation will be monitored through the Council's annual reporting process and S106/CIL allocation meetings.	NFDC	To ensure that the mitigation projects are being implemented in line with housing delivery. The projects do not have to be delivered directly to where development takes place as long as the strategy can be seen to be working.	NFDC

2 Monitoring of costs of mitigation measures - Appraisal of actual implementation costs of mitigation projects against assumptions in this strategy. Cost: £5,000							
	Monitoring requirements	Existing Information / Data	Further information / Data required	How to be collected and reported	By Whom	Purpose	Lead Agency
2.1	Monitor costs of implementation of mitigation projects		Actual implementation costs compared to estimated project costs	Cost estimates to be reviewed and the location of projects / suitability in accordance with development. Review costs against new alternative projects. Implementation will be monitored through annual report process and S106/CIL allocation meetings.	NFDC	To ensure that sufficient money is collected by S106 contribution or allocated through CIL to the projects.	NFDC
2.3	Monitor costs of implementing ranger services		Actual implementation costs.	Cost estimates to be reviewed against actual implementation costs per annum. Clear specification for reporting to be included within tender.	NFDC	To ensure that sufficient money is collected by S106 contribution or allocated through CIL to the projects.	NFDC

3 Monitoring the use of SANGS and open space/ recreational walking route improvements. - Monitoring the use (number of visits) of SANGS and improved footpath/ rights of way network. Establishing baseline information for existing rights of way use. Cost: £20,000							
	Monitoring requirements	Existing Information / Data	Further information / Data required	How to be collected and reported	By Whom	Purpose	Lead Agency
3.1	Establish baseline information about existing use and condition of land proposed to be subject to mitigation project	-	Establish baseline data on existing use and condition of recreational walking routes and areas proposed as SANGS (to be agreed with the steering group).	Installation of monitoring counters along selected walk in collaboration with HCC Countryside department. On- site condition surveys	Hampshire County Council / NFDC	To obtain base level information on usage on which the success of the mitigation strategy can be measured.	Hampshire County Council/ NFDC
3.3	Carry out surveys on improved footpaths/rights of way.	-	Condition surveys of recreational walking routes.	Installation of monitoring counters along selected walks in collaboration with HCC Countryside department.	Hampshire County Council	To monitor the use of the routes usage using the results of the monitoring counters.	Hampshire County Council
3.4	Carry out survey of use of improved public open spaces/SANGS.	-	Visitor numbers to sites.	Carry out a number of selected visits during the course of the year. Dates to be agreed between partners.	Ranger	To monitor the success of the improvements.	NFDC

4 Monitoring the condition of designated sites and of changes which impact on their health - Establishing baseline information. Surveys of key indicator species. Cost: £30,000							
	Monitoring requirements	Existing Information / Data	Further information / Data required	How to be collected and reported	By Whom	Purpose	Lead Agency
4.1	Information from surveys of key species such as: <ul style="list-style-type: none"> Nightjar; Woodlark; and Dartford Warbler in NPA SPA.	Nightjar survey of whole open forest carried out in 2013. Survey on whole open forest of Dartford Warbler and Woodlark to be carried out in 2014. National Studies (SCARRABS) of key species carried out in 2004 (Nightjar) and 2006 (Woodlark / Dartford Warbler).	National Studies due to be carried out in 2016 (Nightjar) and 2018 (Woodlark / Dartford Warbler). Breeding waders surveys being carried out in 2014.	Report and analysis of data/information when available from Natural England, Forestry Commission, and the National Park Authority, and others.	Natural England.	Information would be used to inform reviews of housing delivery and mitigation measures. Information can help determine what further surveys will be required.	Natural England/ National Park Authority
4.2	Information from surveys of key species such as <ul style="list-style-type: none"> Brent Geese Ducks Waders in Southampton/Solent Water SPA.	Solent Disturbance and Mitigation Project studies and WeBS survey.	Impact will be monitored in accordance with the Solent Disturbance and Mitigation Project and further WeBS surveys.	Report and analysis of available survey data. Monitoring provided by the Solent Disturbance and Mitigation Project.	Solent Forum	Impact will be monitored in accordance with the Solent Disturbance and Mitigation Project.	Solent Forum
4.3	Monitor research on visitor capacities of habitats within the SPA	-	Information on the development of recreational management approaches with the New Forest National Park.	Studies by National Park Authority	National Park Authority	Information can help determine how successful mitigation measures are.	National Park Authority
4.4	Identify other indicators influencing the health and integrity of the SPAs	-	To be identified and agreed by Steering Group.	At annual Steering Group Meeting where implications of all information obtained will be discussed.	Steering Group	Impact will be monitored in accordance with the agreed measures	Natural England

5	<p>Research and monitoring of visitor patterns and numbers to European designations (New Forest and coastal SPA/SAC) - Contribute to research of visitor patterns to identify areas where people may be impacting on bird populations and other features of designated sites. This can inform access management strategies within the National Park, introducing measures which encourage people to avoid the use of sensitive areas. Further research should examine the extent of use and understanding of impacts arising from visitors accessing designated European sites and monitor Information Cost: £25,000</p>					
Monitoring requirements	Existing Information / Data	Further information / Data required	How to be collected and reported	By Whom	Purpose	Lead Agency
5.1	<p>Sample study of selected new developments within the plan area to understand attitudes and behaviour with respect to recreational pressure on protected species and their habitats</p>	<p>New Forest Visitor Survey report produced in 2005. Solent Disturbance and Mitigation Project Visitor Survey 2010</p>	<p>Information on recreational attitudes and habits / behaviours. Information on dog ownership.</p>	<p>Householder surveys in new developments.</p>	<p>NFDC Information would provide an input to help assess the effectiveness of the mitigation strategy and consider the need for review.</p>	<p>NFDC</p>
5.2	<p>Collection and analysis from rangering activities</p>	<p>-</p>	<p>Information on activities / results from rangering activities.</p>	<p>Annual Report on rangering activities.</p>	<p>Body appointed to host Ranger Information would provide an input to help assess the effectiveness of the mitigation strategy and consider the need for review.</p>	<p>NFDC</p>
5.3	<p>Carry out survey of visitor numbers and distributions of visitors within the SPAs.</p>	<p>None for New Forest. Limited data from Solent Disturbance and Mitigation Project.</p>	<p>On-site surveys.</p>	<p>Carry out a number of selected visits during the course of the year. Dates to be agreed between partners.</p>	<p>National Park / Forestry Commission To understand the type and nature of visits within the European sites.</p>	<p>National Park Authority / Natural England</p>

6 Solent Disturbance and Mitigation Project Cost: contained within contribution to project							
	Monitoring requirements	Existing Information / Data	Further information / Data required	How to be collected and reported	By Whom	Purpose	Lead Agency
6.1	Overall effectiveness of project on the Solent SPA	Solent Disturbance and Mitigation Project studies.	Impact will be monitored in accordance with the Solent Disturbance and Mitigation Project	Impact will be monitored in accordance with the Solent Disturbance and Mitigation Project. See Section 6 of the Solent Disturbance and Mitigation Project Phase III: Towards an Avoidance and Mitigation Strategy 24 May 2013	Solent Forum	Impact will be monitored in accordance with the Solent Disturbance and Mitigation Project.	Solent Forum
7 Review overall effectiveness of mitigation strategy Cost:£5,000							
	Monitoring requirements	Existing Information / Data	Further information / Data required	How to be collected and reported	By Whom	Purpose	Lead Agency
7.1	Review overall effectiveness of mitigation strategy	-	All the various monitoring activities listed above.	Annual meeting of steering group	NFDC / National Park / Natural England / RSPB / HCC/ Hampshire and Isle of Wight Wildlife Trust	To appraise the overall effectiveness of the different components of the mitigation strategy.	NFDC / Natural England

Summary of Mitigation Proposals

6.68 The tables below draws together the proposals set out for each settlement. The first table gives an overview, the second sets out further details.

Settlement	Total no. of additional dwellings*	Total no. of visits to be mitigated (diverted)*	No. of visits mitigated by SANGS*	Area of SANGS provided (ha)	No. of visits mitigated by other mitigation projects and district-wide mitigation measures*
Totton	1030	18000	12000	11.5	6000
Marchwood	205	3500	2000	1.92	1500
Hythe & Dibden	400	7000	4,500	4.15	3,500
Holbury, Fawley & Blackfield	295	5150	150	0.14	5000
Lymington & Pennington	950	16500	2500	2.58	14000
Milford-on-Sea	160	3000	150	0.14	2850
Hordle & Everton	105	2000	100	0.09	1900
New Milton	745	13000	2,500	2.56	10,500
Bransgore	50	900	0	0	900
Ringwood	410	7000	2500	2.78	4500
Fordingbridge	180	3000	1750	1.79	1250
Ashford & Sandeheath	45	1000	100	0.10	900
TOTAL	4575	80050	36250	39.52	43800

(*Figures rounded)

Table 40 Overview of approach to mitigation by settlement

Summary of off-site visitor measures and their cost

- New informal public open space designed as natural green space:

to1	TOT19 - North east of Bartley Park	4.23ha	£957,000
to2	TOT20 - Extension to Public Open Space south of Bartley Park	1.49ha	£333,500
hd1	HYD6 - New public open space south of Hardley Lane, west of Fawley Road	3.04ha	£675,000
hd2	HYD7 - New public open space west of Lower Mullins Lane	0.8ha	£195,000

nm1	NMT11 - New Public Open Space south of Lymington Road, north of Chestnut Avenue	0.3ha	(Developer provided)
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- Enhancements to existing public open spaces and improvements to recreational walking routes:

Projects 2014-2019

Project Ref.	Site	Description	Estimated cost (Implementation and maintenance)
to3	Testwood Recreation Ground	Informal open space enhancements, including improved signage and interpretation to create recreational walking route linking though to adjoining public open spaces.	£50k
to4	King George's Recreation Ground	Provision of an off-lead dog exercise area within recreation ground.	£50k
to5	Wally Hammond Way / Bartley Park	Improvements to signposting of the walking routes and their connections with nearby open spaces and local public rights of way network. Improvements to information/interpretation boards along the route and in Bartley Park	£25k
ma1	Magazine Lane/ Admiralty Way	A series of circular walks linking up coastal paths with existing urban greenways, requiring improvements to a coastal section of the route and improved links from the coast back to Normandy Way.	£80k
hd3	Buttsash Wood Circular Walk	Improvements to public accessibility and walking routes through and around Buttsash Wood. Installation of interpretation boards and signage to promote the walking routes and features of interest. Clearance of overhanging vegetation.	£50k
fa1	Elizabeth II Recreation Ground	Creation of an off lead dog exercise area on part of Queen Elizabeth II Recreation Ground within the site with links to the circular walk (fa2).	£50k
fa2	Dark Lane / Saxon Road walk	Improvements to local walking route including improved signing and provision of dog bins/benches along the walk.	£30k
ly1	Bath Road Recreation Ground	Improvements to Bath Road recreation ground to create a riverside park. Redesign of pond and play area and appeal of the riverside frontage. Enhancement of the biodiversity on the site. Improved links to the Solent Way and walks in the Waterford area.	£200k

ly2	Pennington walking routes	Improved links and signing of circular walking route using the public rights of way network in the Pennington area.	£30k
ly3	Yaldhurst walking routes	Creation of a circular walking route by improvements to linkages, accessibility and signing of the public rights of way network in the Yaldhurst area.	£30k
ly4	Woodside Gardens walking routes	Improved route marking and interpretation of walking routes in and around Woodside Gardens to encourage informal recreation. New signage from surrounding residential areas. Improvements to the Woodside Gardens car park surface. Improve signage to and along the public rights of way network in surrounding area (Footpath Nos. 80,81,82,83).	£80k
ms1	School Lane / Lymington Road walking routes	Extensions and improvements to the rights of way network, including linking proposals on the MoS1 housing and open space allocation to the existing footpath network, including links to the village centre	£90k
ho1	Golden Hill Woodland	Creation of an improved access to the site and the installation of further interpretation boards. Clearance of some overhanging vegetation to create a clear walk.	£100k
nm2	North Milton Estate	Enhancements landscaping and biodiversity of existing open spaces and creation of pleasant walking routes connecting with wider footpath network.	£80k
nm3	Ballard Lake + walk	Improve recreational walking routes within the park and around the lake and along green routes through residential areas to the west linking to Walkford Lane (Byway 503)	£60k
nm6	Gore Road	Creation of a new a circular recreational walk between Gore Road and Old Milton.	£80k
ri1	Avon Valley / Blashford Lakes	Improve links from the town centre to walks at Blashford Lakes and in the Avon Valley. Enhancements to the Linden Gardens open space to be a 'gateway' to local walking routes.	£80k
ri2	Castleman Trail links	Improvements to linkages and signing of the public rights of way network in south east Ringwood, and in particular with the Castleman Trail (the long distance footpath from Dorset to the New Forest utilising the former railway line).	£30k
fo1	Tinkers Cross / Puddleslosh Lane /	Improve links and signing of public rights of way network (including	£30k

	Pennys Lane	links to the Avon Valley Path, long distance footpath), creating marked circular walks north of Fordingbridge.	
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Projects 2019-2026

6.69 The following projects have provisionally been identified for implementation during the latter part of the Plan period. This list of projects may be subject to review.

Project Ref.	Site	Description	Estimated cost (Implementation and maintenance)
to6	Eling Quay	Erect signage as way markers for a Walk around Eling Quay, particularly at Eling Hill. Improvements to existing footpath at Eling Hill and the children's play area	£50k
to7	Eling Quay to River Test	Improvements to signage of walk, particularly at the Totton bypass pedestrian footbridge. Production of further literature promoting the walk. Improvements to footpath approaching the walk around the River Test	£50k
ma2	HCC Healthy living walks around village	Improved signage Production and distribution of leaflets	£30k
Hd4	Oaklands Way / Challenger Way	Promotion of walks around the existing pedestrian footpath links Installation of interpretation Boards and signage to promote the walk. Clearance of overhanging vegetation.	£50k
fa2	Church Lane	Provide surfaced footpath route, and enhance existing space for young people and encourage increased informal recreation.	£50k
ly3	Grove Road Gardens	New signs to encourage the use of Grove Gardens along the existing PROW around the gardens to create a pleasant place to walk. Small enhancements to the gardens to encourage recreational activities.	£50k
ly4	Rowans Park	Improvements to the site access by creating further access points from the main road. Environmental improvements within the site to enhance biodiversity of the existing natural green space. Improved signage along the existing PROW at Highfield Rd.	£40k
ly5	Old Orchards	Open up access to Pyrford Mews to create an attractive place for informal recreation.	£50k
ly9	Ramley Road/ Widbury's Copse/ Newbridge Copse/ Woodside	Promotion and enhancement of the PROW including the installation of interpretation boards Replacement of existing stiles and clear delineation of path near Woodside Gardens	£80k

Project Ref.	Site	Description	Estimated cost (Implementation and maintenance)
ho2	Hordle Lane / Stopples Lane	Improvements / enhancements (including signs, stiles and interpretation boards) to the PROW network to provide a safe a pleasant place to walk. Further signage to encourage shared use on pedestrian / cycle path. Improvements to Acacia Gardens, replacement benches and dog waste bins.	£150k
nm4	Carrick Way Woodland	Enhance/improve public access to the site, including the provision of information/interpretation signs, and the provision of a surfaced footpath route. Increase signage to location of walk, particularly from Carrick Way. Clearance of overhanging vegetation.	£100k
nm5	Ashington Park	Provision of a new picnic area with litter bins to enhance the attractive area of land for informal recreation. Provision of new signage to direct people to the site. New benches, bins. Enhance signage from both the north and south of the site.	£50k
Nm7	A337 / Barton Common	Improve links in to the PROW including resurfacing the footpath in order to create a pleasant place to walk. In the future this may include a safe crossing point on the A337.	£100k
br1	Footpath network north west Bransgore	Enhancement to the existing PROW network including new signage and interpretation boards to provide a pleasant place for people to walk	£40k
ri3	Poulner Lakes	Enhancements to informal open space, improving accessibility, biodiversity and interpretation	£80k
fo2	Whitsbury Road	Extension of boardwalks to enhance biodiversity and increase numbers to the site by creating a safer pedestrian route..	£50k
as1	Marl Lane & Green Lane & Church Street / Ashford Road	Provide information/ interpretation boards, dog bins and benches, along the route. Clear signage particularly in Town centre/car park.	£40k
as2	Alderholt Road /Station Road /Old Brickyard Road	Promote existing circular walks in proximity to the site. Improved signage to raise public awareness of this route. Installation of benches to provide rest places. Clearance of overhanging vegetation at certain points along walk.	£40k

6.70 In addition to the above off-site mitigation projects, contributions will be used to fund access and visitor management in the form of additional ranger services. The total cost of these services over the Plan period is estimated at £705,000. (See Section)

6.71 All new residential development will contribute towards the cost of monitoring. Further details are given in Section 7.

Summary of off-site mitigation measures and their cost

- New informal public open space designed as natural green space: £2,160,500
- Projects 2014-2019: £1,225,000
- Projects 2019-2026: £1,100,000
- Access and Visitor Management – Rangers: £705,000

Total = £5,190,500

In addition, monitoring, as set out in Table 36, will cost £92,500. This will be funded through a contribution of £50 per dwelling on all additional dwelling (irrespective of whether other mitigation measures are provided for on or off site.)

7.0 Implementation and Funding

- 7.1 The mitigation measures set out in the Mitigation Strategy for European Sites will be delivered by direct provision of mitigation measures (SANGS) on-site by the developers of new residential development and/or by the provision of off-site mitigation measures funded by appropriate developers' contributions.
- 7.2 The appropriate mitigation measures which are required to enable residential development to go ahead for a particular development will be established and addressed through the planning application process. In making a planning application, information about how mitigation measures are to be addressed, as well as information about the proposed development will be required. A planning agreement (Planning Obligation) to secure the provision of the agreed mitigation measures will be required for all proposals involving a net gain in units of residential accommodation.
- 7.3 Policy DM3 of the Local Plan Part 2 and this Supplementary Planning Document set out the normal requirements within the Plan Area of mitigation measures which will satisfy the requirement of the Habitats Regulations. Complying with these policies should avoid the need for a planning application to be subject to Appropriate Assessment. Complying with policy DM3, in accordance with this SPD, has been agreed as providing the appropriate mitigation for recreational impacts arising from new residential development, and subject to the implementation of the mitigation measures proposed, in respect of recreational impacts, it can be concluded that the development would not adversely affect the integrity of a European nature conservation site .
- 7.4 The required level of mitigation will depend on the number of additional dwellings proposed and their size.
- 7.5 The population of a new development will be estimated using the following assumptions on occupancy. (These estimates have been derived from HCC Home Movers Survey 2010.)

All tenures (beds)	Assumed occupancy (persons)
1 bedroom	1.4
2 bedroom	2.1
3 bedroom	3
4 bedroom	3.75

Table 41 Assumed occupancy rate for dwelling size

On-site provision of SANGS

- 7.6 The quantity of alternative natural green space (SANGS) (and including informal public open required under Core Strategy Policy CS7) will be calculated based on estimated population of a development.

For example: Scheme for 50 dwellings: 10 x 4 bed, 20 x 3 bed and 20 x 2 bed dwellings
Population estimate = $(10 \times 3.75 + 20 \times 3 + 20 \times 2.1) = 139.5$ persons

On-site SANGS provision (based on 8ha per 1000persons) =
 $(139.5 \div 1000) \times 8\text{ha} = 1.12\text{ha}$

Contributions for off-site mitigation measures

- 7.7 Where mitigation is provided by a developer's contribution towards the funding of off-site mitigation measures the level of financial contribution will be based on the following table. The cost per dwelling has been calculated by estimating the number and size of contributing

Tenure	Assumed Occupancy	Contribution per dwelling Full mitigation off-site
1 bedroom	1.4	£2,000
2 bedroom	2.1	£3,000
3 bedroom	3	£4,200
4+ bedrooms	3.75	£5,300

Table 42 Contribution rate per dwelling by size of dwelling

- 7.8 This contribution will be sought from all developments under 50 dwellings under a Section 106 agreement and allocated to a mitigation project within the settlement as listed in this strategy.
- 7.9 The contribution figures have been arrived at by distributing the total cost of the required off-site mitigation measures (as set out in Section 6) between the residential development sites that will not be directly providing SANGS on, or close to, the development site. The total cost of off-site mitigation measures is £4,913,000, as set out in Chapter 6.
- 7.10 Provision of public open space, in accordance with Policy CS7, either by on-site provision or by financial contributions towards off-site provision, is additional to the above charges.
- 7.11 A flat rate charge of **£50 per dwelling** for monitoring will be added to the above contribution figures.

Contributions towards monitoring

- 7.12 In addition to the above all new residential development will be required to contribute £50 per dwelling towards monitoring the implementation and effectiveness of the Mitigation Strategy.

Residential developments required to mitigate

- 7.13 The mitigation requirements for residential development apply to all forms of new residential development and include:

New build, redevelopment, mixed use schemes, changes of use, conversions, affordable housing, sheltered housing, extra care housing, second homes, self-catering holiday accommodation, gypsy and travellers pitches.

- 7.14 Where it is unclear whether or not the mitigation requirements applies to a particular form of development, advice will be sought from Natural England. Where mitigation measures are not proposed, evidence will be required to show that the proposed development, in combination with other new residential development, will not result in a potential increase in overall recreational activity affecting the integrity of a European nature conservation site.

- 7.15 Mitigation measures are required for net additions to residential accommodation stock. They are not required for replacement dwellings or extensions to an existing dwelling (which do not result in the formation of additional residential units).

How contributions will be collected

- 7.16 Contributions will be collected from developments through Section 106 planning obligations until the introduction of the Community Infrastructure Levy.
- 7.17 The Council has adopted a CIL Charging Schedule with an implementation date of 6 April 2015. When the Council begins charging the levy off-site mitigation projects (infrastructure projects such as SANGS and open space enhancements) will be funded through CIL. The cost of delivering these projects is contained within the levy. Some elements of mitigation are not infrastructure projects and are outside the scope of CIL and will be secured through a Section 106 agreement. Additional contributions for mitigation measures not covered by CIL, are the ranger service and monitoring.
- 7.18 The following section sets out the approach that will be taken under the S106 process and then under the CIL regime.

Section 106 Regime

On site mitigation

- 7.19 As set out in Local Plan Policy DM3, developments of over 50 dwellings will be required to provide a full SANGS provision on-site or close to the site, based on a standard of 8ha of SANGS per 1,000 population, and to fund the future maintenance of the SANGS. The land provided as SANGS should be available for public recreational use in perpetuity. Sites providing full SANGS provision to this standard will not be required to contribute to other mitigation measures, but will be required to contribute to the cost of monitoring. (See para. 7.11)
- 7.20 Sites that do not make full provision for SANGS at the 8ha per 1000 population standard will be required to make a proportionate contribution to the provision and maintenance of off-site mitigation measures and to the cost of monitoring.
- 7.21 To secure the long term availability to the public of land provided as SANGS, the land shall normally be transferred to the ownership of the District Council, for the purpose of public open space, at nil cost to the Council. A one-off payment towards the future maintenance of the SANGS will be required.
- 7.22 On-site provision of informal public open space required under Core Strategy Policy CS7 (Open spaces, sports and recreation), at 2 hectares per 1000 population, will contribute towards the SANGS provision if designed as publicly accessible natural green space.

Summary of contributions required

- 7.23 The table below gives an indication of the likely average contributions charges that will be sought through agreements under the Section 106 regime.

	Full on-site 'SANGS' (8ha per 1000)	On site informal open space allocation (2ha per 1000)	Future Maintenance contribution on site provision at £56k per hectare (pro-rata)	Further off-site mitigation measures (by financial contribution, as set out in Table 42)	Monitoring (by financial contribution)
Developments of over 50 dwellings	✓	Provided as part of SANG provision	✓ for the full 8ha per 1,000 population		£50 per dwelling
Developments with minimum on-site 'SANGS' (Less than 50 dwellings, larger than 0.5ha)		✓	✓ for the CS7 informal requirement	✓ financial contribution dependent on bedrooms	£50 per dwelling
Developments with no 'SANGS' provision on site		Financial contribution sought		✓ financial contribution dependent on bedrooms	£50 per dwelling

Table 43 S106 contributions towards mitigation

Payment of off-site contributions

- 7.24 Developers' contributions for off-site mitigation measures will normally be payable at the time that the development commences on site. This will help minimise any time delay between occupation of the development and the implementation of appropriate mitigation projects.
- 7.25 A Section 106 Agreement will be required to secure the appropriate mitigation measures. Financial contributions will be index linked to the Retail Price Index (RPI) and should the contribution not be paid on or before the due date then penalty interest at 4% above the base rate will be payable.
- 7.26 Where an outline planning applications is being considered, the applicant will be required to enter into a legal agreement which ensures that full mitigation requirements for the final detailed scheme are secured at detailed planning stage.

Community Infrastructure Levy

- 7.27 The Council has an adopted CIL Charging Schedule with an implementation date of 6 April 2015.
- 7.28 A CIL charge of £80 per square metre of new residential development has been agreed for the whole of the Plan Area.
- 7.29 Once the charging schedule is adopted, developers of sites over 0.5ha will still be required to provide the 2ha per 1000 population on site, and those developments over 50 dwellings will be required to provide the land for the further requirement of 6ha per 1000 population of SANGS. This provision of land will be accepted as a 'payment in kind' towards the CIL amount and this will be calculated in accordance with the CIL Regulations 2010 (as amended).
- 7.30 The access and visitor management measures (ranger services) and monitoring elements of the Mitigation Strategy are outside of the definition of infrastructure and the limitations on 'pooling' of developers' contributions do not apply. Therefore the Council will continue to collect contributions for access and visitor management and monitoring using S106 agreements. Contributions for access and visitor management and monitoring measures

will be secured through a Section 106 agreement from all residential developments of less than 50 dwellings. This is likely to amount to an additional contribution of around £550 per dwelling, on top of the CIL charge of £80 per square metre. Before CIL comes into effect, the Council will produce further guidance on this matter.

7.31 The table below indicates the likely mean level of contributions which will be sought under the CIL regime.

	CIL contribution payable (£80 per sq.m)	On site informal open space allocation (2ha per 1000) in addition to CIL	Land made available for full SANG provision	Future Maintenance contribution on site provision at £56k per hectare (pro-rata)	Access management measures (incl. rangering)	Monitoring (by financial contribution)
Developments of over 50 dwellings	✓	✓ (CS7 requirement)	✓ (DM3 requirement - offered as payment in kind)	✓ (pro-rata based on the full 8ha per 1,000 population)		£50 per dwelling
Developments with minimum on-site 'SANGS' (Less than 50 dwellings, larger than 0.5ha)	✓	✓ (CS7 requirement)		✓ for the CS7 informal requirement	£500 per dwelling	£50 per dwelling
Developments with no 'SANGS' provision on site	✓				£500 per dwelling	£50 per dwelling

Table 44 CIL contributions towards mitigation

Affordable Housing

7.32 Affordable housing is not exempt from the requirement under the Habitats Regulations to mitigate its impact on European nature conservation sites. Appropriate mitigation (as set out in this SPD) will be secured through S106 agreements (or by direct provision as part of the development proposal).

7.33 Before CIL comes into effect the Council will provide further guidance how appropriate mitigation measures for affordable housing can continue to be provided under the CIL regime.

Residential development not requiring the submission of a planning application

7.34 In recent years, changes have been made to the General Permitted Development Order (GPDO) which allow, in certain circumstances, new dwellings to be developed without the need to apply for planning permission, having defined them under the GPDO as 'permitted development'. However, in such circumstances the proposed development must still comply with the Habitats Regulations.

7.35 The Habitats Regulations require that any development granted planning permission by a general development order, which is likely to have a significant effect on a European site (either alone or in combination with other plans or projects), must not be begun until the developer has received written notification of approval of the local planning authority that the proposals will not have an adverse impact on the integrity of a European site.

- 7.36 Natural England have confirmed that where a proposed development provides for the required mitigation in accordance with Policy DM3 (as detailed in this supporting Mitigation Strategy SPD), it will not normally be required to be subject to an Appropriate Assessment (AA) since, as result of the mitigation, a significant effect on a European site can be ruled out. The provision of the necessary mitigation measures can be secured through a Section 106 Agreement. Accordingly, compliance with the Habitats Regulations can be secured as part of the 'prior notification' process by entering into a section 106 planning obligation agreeing to provide for the appropriate mitigation measures (normally by a financial contribution towards the funding of mitigation measures, as set out in Table 42 above).
- 7.37 If any alternative approach to mitigation is proposed a specific application under Regulation 75 of the Habitat Regulations will be required and Natural England will be consulted prior to a decision being reached.
- 7.38 Failure to provide appropriate mitigation, in accordance with Local Plan Policy DM3, and as set out in this SPD, will result in non-compliance with the Habitats Regulations and the proposed development may not proceed as it will be in breach of the Habitats Regulation, notwithstanding that it does not require planning permission. We monitor all commencements and any such works are likely to be subject of enforcement action.

Implementation of Projects

- 7.39 Implementation of on-site SANGS required as part of a residential development should be completed and available for use by local residents prior to occupation of the first dwelling on the site.
- 7.40 The detailed design of on-site natural green space (SANGS) provision will be agreed at detailed planning application stage and will be subject to the approval of Natural England. The site developer will be responsible for the full implementation of the agreed scheme prior to occupation of the first dwelling on the development site. The natural green space should be transferred to public ownership at this time as soon as it has been fully implemented to the satisfaction of the local planning authority.
- 7.41 Where mitigation measures are by off-site provision, project delivery will be programmed to reflect the anticipated delivery of housing as set out in the Council's Annual Monitoring Report housing trajectory. Through an annual review of projects and implementation priorities in the Infrastructure Delivery Plan a programme of mitigation projects will be agreed. The delivery of mitigation projects in line with the implementation of new residential development will be a high priority in the overall programme for infrastructure delivery.
- 7.42 In regard to the implementation of off-site mitigation measures, early priority will be given to the implementation of visitor access and management measures through the establishment of enhanced ranger services, for both the New Forest and the Solent/Southampton Water coastal European sites. It is intended that the ranger services will be in place by April 2015.

Appendix 1 Consideration of Development Proposals Affecting Internationally Designated Sites

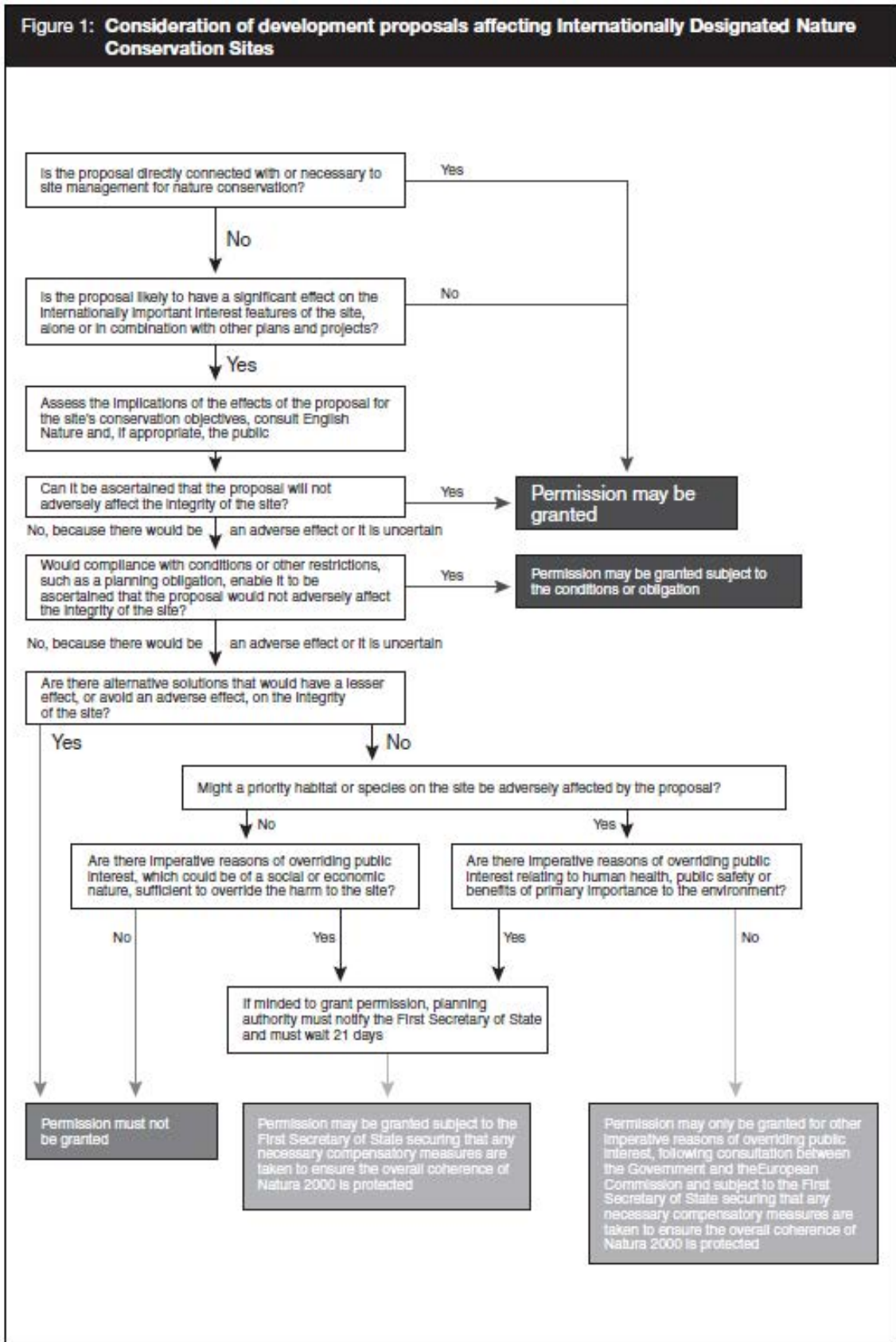


Figure 1 of Circular 06/2005 'Biodiversity and Geological Conservation'

Appendix 2 – European Site Descriptions

Southampton and Isle of Wight Lagoons SAC

The Solent on the south coast of England encompasses a series of coastal lagoons, including percolation, isolated and sluiced lagoons. The site includes a number of lagoons in the marshes in the Keyhaven – Pennington area, at Farlington Marshes in Chichester Harbour, behind the sea-wall at Bembridge Harbour and at Gilkicker, near Gosport. The lagoons show a range of salinities and substrates, ranging from soft mud to muddy sand with a high proportion of shingle, which support a diverse fauna including large populations of three notable species: the nationally rare foxtail stonewort *Lamprothamnium papulosum*, the nationally scarce lagoon sand shrimp *Gammarus insensibilis*, and the nationally scarce starlet sea anemone *Nematostella vectensis*. The lagoons in Keyhaven – Pennington Marshes are part of a network of ditches and ponds within the saltmarsh behind a sea-wall. Farlington Marshes is an isolated lagoon in marsh pasture that, although separated from the sea by a sea-wall, receives sea water during spring tides. The lagoon holds a well-developed low-medium salinity insect-dominated fauna. Gilkicker Lagoon is a sluiced lagoon with marked seasonal salinity fluctuation and supports a high species diversity. The lagoons at Bembridge Harbour have formed in a depression behind the sea-wall and sea water enters by percolation. Species diversity in these lagoons is high and the fauna includes very high densities of *N. vectensis*.

Solent Maritime SAC

The Solent encompasses a major estuarine system on the south coast of England with four coastal plain estuaries (Yar, Medina, King's Quay Shore, Hamble) and four bar-built estuaries (Newtown Harbour, Beaulieu, Langstone Harbour, Chichester Harbour). The site is the only one in the series to contain more than one physiographic sub-type of estuary and is the only cluster site. The Solent and its inlets are unique in Britain and Europe for their hydrographic regime of four tides each day, and for the complexity of the marine and estuarine habitats present within the area. Sediment habitats within the estuaries include extensive estuarine flats, often with intertidal areas supporting eelgrass *Zostera* spp. and green algae, sand and shingle spits, and natural shoreline transitions. The mudflats range from low and variable salinity in the upper reaches of the estuaries to very sheltered almost fully marine muds in Chichester and Langstone Harbours. Unusual features include the presence of very rare sponges in the Yar estuary and a sandy 'reef' of the polychaete *Sabellaria spinulosa* on the steep eastern side of the entrance to Chichester Harbour.

Solent Maritime is the only site for smooth cord-grass *Spartina alterniflora* in the UK and is one of only two sites where significant amounts of small cord-grass *S. maritima* are found. It is also one of the few remaining sites for Townsend's cord-grass *S. x townsendii* and holds extensive areas of common cord-grass *Spartina anglica*, all four taxa thus occurring here in close proximity. It has additional historical and scientific interest as the site where *S. alterniflora* was first recorded in the UK (1829) and where *S. x townsendii* and, later, *S. anglica* first occurred.

The Solent contains the second-largest aggregation of Atlantic salt meadows in south and south-west England. Solent Maritime is a composite site composed of a large number of separate areas of saltmarsh. In contrast to the Severn estuary, the salt meadows at this site are notable as being representative of the ungrazed type and support a different range of communities dominated by sea-purslane *Atriplex portulacoides*, common sea-lavender *Limonium vulgare* and thrift *Armeria maritima*. As a whole the site is less truncated by man-made features than other parts of the south coast and shows rare and unusual transitions to freshwater reedswamp and alluvial woodland as well as coastal grassland. Typical Atlantic salt meadow is still widespread in this site, despite a long history of colonisation by cord-grass *Spartina* spp.

Solent and Southampton Water SPA

The Solent and Southampton Water are located on the south English coast. The area covered extends from Hurst Spit to Hill Head along the south coast of Hampshire, and from Yarmouth to Whitecliff Bay along the north coast of the Isle of Wight. The site comprises a series of estuaries and harbours with extensive mud-flats and saltmarshes together with adjacent coastal habitats including saline lagoons, shingle beaches, reedbeds, damp woodland and grazing marsh. The mud-flats support beds of *Enteromorpha* spp. and *Zostera* spp. and have a rich invertebrate fauna that forms the food resource for the estuarine birds. In summer, the site is of importance for breeding seabirds, including gulls and four species of terns. In winter, the SPA holds a large and diverse assemblage of waterbirds, including geese, ducks and waders. Dark-bellied Brent Goose *Branta b. bernicla* also feed in surrounding areas of agricultural land outside the SPA.

Solent and Southampton Water Ramsar

The area covered extends from Hurst Spit to Gilkicker Point along the south coast of Hampshire and along the north coast of the Isle of Wight. The site comprises of estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, saltmarsh, reedbeds, damp woodland, and grazing marsh. The diversity of habitats support internationally important numbers of wintering waterfowl, important breeding gull and tern populations and an important assemblage of rare invertebrates and plants.

The estuaries and harbours of the Solent are particularly sheltered and form the largest number and tightest cluster of small estuaries anywhere in Great Britain. The Solent and Isle of Wight system is notable for its large range and extent of different habitats.

The intertidal area is predominantly sedimentary in nature with extensive intertidal mud and sandflats within the sheltered harbours and areas of gravel and pebble sediments on more exposed beaches. These conditions combine to favour an abundant benthic fauna and green algae which support high densities of migrant and over-wintering wildfowl and waders. Eelgrass *Zostera* beds occur discontinuously along the north shore of the Isle of Wight and in a few places along the northern shore of The Solent.

The Solent system supports a wide range of saltmarsh communities. Upper saltmarshes are dominated by sea purslane *Atriplex portulacoides*, sea plantain *Plantago maritima*, sea meadow grass *Puccinellia maritima* and sea lavender *Limonium vulgare*; locally thrift *Armeria maritima* and the nationally scarce golden samphire *Inula crithmoides* are abundant. Lower saltmarsh vegetation tends to be dominated by sea purslane, cord grass *Spartina* spp., glasswort *Salicornia* spp. and sea-blite *Suaeda maritima*. Cord-grasses dominate much of the saltmarsh in Southampton Water and in parts of the Solent and it was the original location of the introduction of *Spartina alterniflora* and subsequent hybridisation with the native species.

There are several shingle spits including Hurst spit, Needs Ore Point, Calshot spit and Newtown Harbour spits which support a characteristic shingle flora.

A range of grassland types lie inshore of the intertidal zone including unimproved species-rich neutral and calcareous grasslands, brackish grazing marsh systems and reed dominated freshwater marshes.

The brackish water lagoons associated with grazing marsh systems behind the seawalls, e.g. Keyhaven-Lymington, Gilkicker lagoon, and at Brading Marshes contain internationally important communities of rare and endangered invertebrates and plants.

New Forest SAC

Hatchet Pond in the New Forest in the south of England is in fact three ponds, one of which is an example of an oligotrophic waterbody amidst wet and dry lowland heath developed over fluvial deposits. It contains shoreweed *Littorella uniflora* and isolated populations of northern species such as bog orchid *Hammarbya paludosa* and floating bur-reed *Sparganium angustifolium*, alongside rare southern species such as Hampshire-purslane *Ludwigia palustris*. Hatchet Pond is therefore important as a southern example of this lake type where northern species, more common in the uplands of the UK, co-exist with southern species.

In the New Forest vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea* occurs on the edge of large temporary ponds, shallow ephemeral pools and poached damp hollows in grassland, which support a number of specialist species in a zone with toad rush *Juncus bufonius*. These include the two nationally scarce species coral-necklace *Illecebrum verticillatum* and yellow centaury *Cicendia filiformis*, often in association with allseed *Radiola linoides* and chaffweed *Anagallis minima*. Heavy grazing pressure is of prime importance in the maintenance of the outstanding flora of these temporary pond communities. Livestock maintain an open habitat, controlling scrub ingress, and trampling the surface. Commoners' animals also transport seed in their hooves widely from pond to pond where suitable habitat exists. Temporary ponds occur throughout the Forest in depressions capable of holding water for part of the year. Most ponds are small (between 5-10 m across) and, although great in number, amount to less than 10 ha in total area.

The New Forest contains the most extensive stands of lowland northern Atlantic wet heaths in southern England, mainly of the M16 *Erica tetralix* – *Sphagnum compactum* type. M14 *Schoenus nigricans* – *Narthecium ossifragum* mire is also found on this site. The wet heaths are important for rare plants, such as marsh gentian *Gentiana pneumonanthe* and marsh clubmoss *Lycopodiella inundata*, and a number of dragonfly species, including the scarce blue-tailed damselfly *Ischnura pumilio* and small red damselfly *Ceriagrion tenellum*. There is a wide range of transitions between wet heath and other habitats, including dry heath, various woodland types, *Molinia* grasslands, fen, and acid grassland. Wet heaths enriched by bog myrtle *Myrica gale* are a prominent feature of many areas of the Forest. Unlike much lowland heath, the New Forest heaths continue to be extensively grazed by cattle and horses, favouring species with low competitive ability.

The New Forest represents European dry heaths in southern England and is the largest area of lowland heathland in the UK. It is particularly important for the diversity of its habitats and the range of rare and scarce species which it supports. The New Forest is unusual because of its long history of grazing in a traditional fashion by ponies and cattle. The dry heaths of the New Forest are of the H2 *Calluna vulgaris* – *Ulex minor* heath type, and H3 *Ulex minor* – *Agrostis curtisii* heath is found on damper areas. There are a wide range of transitions between dry heath and wet heath, *Molinia* grassland, fen, acid grassland and various types of scrub and woodland. Both the New Forest and the two Dorset Heath SACs are in southern England. All three areas are selected because together they contain a high proportion of all the lowland European dry heaths in the UK. There are, however, significant differences in the ecology of the two areas, associated with more oceanic conditions in Dorset and the continuous history of grazing in the New Forest.

The New Forest represents *Molinia* meadows in southern England. The site supports a large area of the heathy form of M24 *Molinia caerulea* – *Cirsium dissectum* fen-meadow. This vegetation occurs in situations of heavy grazing by ponies and cattle in areas known locally as 'lawns', often in a fine-scale mosaic with 4010 Northern Atlantic wet heaths and other mire and grassland communities. These lawns occur on flushed soils on slopes and on level terrain on the floodplains of rivers and streams. The New Forest *Molinia* meadows are unusual in the UK in terms of their species composition, management and landscape position. The grasslands are species-rich, and a particular feature is the abundance of small sedges such as carnation sedge *Carex panicea*, common sedge *C. nigra* and yellow-sedge *C. viridula* ssp. *oedocarpa*, and the more frequent

occurrence of mat-grass *Nardus stricta* and petty whin *Genista anglica* compared to stands elsewhere in the UK.

The New Forest, one of three sites selected in southern England, is considered to hold the largest area in England of Depressions on peat substrates of the Rhynchosporion, in complex habitat mosaics associated primarily with the extensive valley bogs of this site. The habitat type is developed in three situations: in natural bog pools of patterned bog surfaces, in flushes on the margins of valley mires and in areas disturbed by peat-digging, footpaths, tracks, ditches etc. In places the habitat type is rich in brown mosses *Cratoneuron* spp. and *Scorpidium scorpioides*, suggesting flushing by mineral-rich waters. The mosaics in which this habitat type occurs are an important location for bog orchid *Hammarbya paludosa*.

The New Forest is the largest area of mature, semi-natural beech *Fagus sylvatica* woodland in Britain and represents Atlantic acidophilous beech forests in the most southerly part of the habitat's UK range. The mosaic with other types of woodland and heath has allowed unique and varied assemblages of epiphytic lichens and saproxylic invertebrates to be sustained, particularly in situations where the woodland is open and the tree trunks receive plenty of light. The traditional common grazing in the Forest by cattle and ponies provides opportunities to explore the impact of large herbivores on the woodland system.

The New Forest is the largest area of mature, semi-natural beech *Fagus sylvatica* woodland in Britain; much of it is a form of W14 *Fagus sylvatica* – *Rubus fruticosus* woodland that conforms to the Annex I type *Asperulo-Fagetum* beech forests. The mosaic with other types of woodland and heath has allowed unique and varied assemblages of epiphytic lichens and saproxylic invertebrates to be sustained, particularly in situations where the woodlands are open and the tree trunks receive plenty of light. The traditional common grazing in the Forest by cattle and ponies provides opportunities to explore the impact of large herbivores on the woodland system.

The New Forest is representative of old acidophilous oak woods in the southern part of its UK range. It is the most extensive area of active wood-pasture with old oak *Quercus* spp. and beech *Fagus sylvatica* in north-west Europe and has outstanding invertebrate and lichen populations. This site was preferred over other sites that lack a succession of age-classes because, although scattered over a wide area, the oak stands are found within a predominantly semi-natural landscape with a more balanced age-structure of trees. The traditional common grazing in the Forest by cattle and ponies provides opportunities to explore the impact of large herbivores on the woodland system. The New Forest has been identified as of potential international importance for its saproxylic invertebrate fauna by the Council of Europe (Speight 1989).

Within the New Forest, in southern England, birch – willow *Betula* – *Salix* stands occur over valley bog vegetation, with fringing alder *Alnus* – *Sphagnum* stands where there is some water movement. These stands appear to have persisted for long periods in stable association with the underlying *Sphagnum* bog-moss communities. The rich epiphytic lichen communities and pollen record provide evidence for the persistence of this association. The Bog woodland occurs in association with a range of other habitats for which the site has also been selected.

The New Forest contains many streams and some small rivers that are less affected by drainage and canalisation than those in any other comparable area in the lowlands of England. Associated with many of the streams, particularly those with alkaline and neutral groundwater, are strips of alder *Alnus glutinosa* woodland which, collectively, form an extensive resource with a rich flora. In places there are examples of transitions from open water through reedswamp and fen to alder woodland. The small rivers show natural meanders and debris dams, features that are otherwise rare in the lowlands, with fragmentary ash *Fraxinus excelsior* stands as well as the alder strips. In other places there are transitions to 9190 Old acidophilous oak woods with *Quercus robur* on sandy plains and 9120 Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in

the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*), for which this site has also been selected.

The New Forest in central southern England is an outstanding locality for southern damselfly *Coenagrion mercuriale*, with several population centres and strong populations estimated to be in the hundreds or thousands of individuals and with a long history of records. With Preseli, Dorset Heaths and the River Itchen, it represents one of the four major population centres in the UK.

The New Forest represents stag beetle *Lucanus cervus* in its Hampshire/Sussex population centre, and is a major stronghold for the species in the UK. The forest is one of the most important sites in the UK for fauna associated with rotting wood, and was identified as of potential international importance for its saproxylic invertebrate fauna by the Council of Europe (Speight 1989).

New Forest SPA

The New Forest is located in southern Hampshire, west of the Solent in southern England. It comprises a complex mosaic of habitats overlying mainly nutrient-poor soils over plateau gravels. The major components are the extensive wet and dry heaths with their rich valley mires and associated wet and dry grasslands, the ancient pasture woodlands and inclosure woodlands, the network of clean rivers and streams, and frequent permanent and temporary ponds. The area supports important populations of breeding birds associated with such habitats, including Nightjar *Caprimulgus europaeus*, Woodlark *Lullula arborea* and Dartford Warbler *Sylvia undata*. Breeding Honey Buzzard *Pernis apivorus* and wintering Hen Harriers *Circus cyaneus* are also notable.

New Forest Ramsar

The New Forest is an area of semi-natural vegetation including valley mires, fens and wet heath within catchments whose uncultivated and undeveloped state buffer the mires against adverse ecological change. The habitats present are of high ecological quality and diversity with undisturbed transition zones.

The suite of mires is regarded as the locus classicus of this type of mire in Britain. Other wetland habitats include numerous ponds of varying size and water chemistry including several ephemeral ponds and a network of small streams mainly acidic in character which have no lowland equivalent in the UK. The plant communities in the numerous valleys and seepage step mires show considerable variation, being affected especially by the nutrient content of groundwater. In the most nutrient-poor zones, *Sphagnum* bog-mosses, cross-leaved heath, bog asphodel, common cottongrass and similar species predominate. In more enriched conditions the communities are more fen-like.

River Avon SAC

The Avon in southern England is a large, lowland river system that includes sections running through chalk and clay, with transitions between the two. Five aquatic *Ranunculus* species occur in the river system, but stream water-crowfoot *Ranunculus penicillatus* ssp. *pseudofluitans* and river water-crowfoot *R. fluitans* are the main dominants. Some winterbourne reaches, where *R. peltatus* is the dominant water-crowfoot species, are included in the SAC.

There is an extensive population of Desmoulin's whorl snail *Vertigo moulinsiana* along about 20 km of the margins and associated wetlands of the Rivers Avon, Bourne and Wylye. This is one of two sites representing the species in the south-western part of its range, in chalk stream habitat. It occurs here in a separate catchment from the Kennet and Lambourn, within an environment more

heavily dominated by arable agriculture.

The Avon represents sea lamprey *Petromyzon marinus* in a high-quality river in the southern part of its range. There are excellent examples of the features that the species needs for survival, including extensive areas of sand and gravel in the middle to lower reaches of the river where sea lampreys are known to spawn.

The Avon is a high-quality river that represents the southern part of the range of brook lamprey *Lampetra planeri*. A healthy, stable population occurs in the main river and in a number of tributaries. The main river, and in particular its tributaries, provides clean beds of gravel for spawning and extensive areas of fine silt for juveniles to burrow into.

The Avon in southern England represents a south coast chalk river supporting Atlantic salmon *Salmo salar*. The salmon populations here are typical of a high-quality chalk stream, unaffected by the introduction of genetic stock of non-native origin. The Avon has an excellent mosaic of aquatic habitats, which include extensive areas of gravels essential for spawning and growth of juvenile fry. There has been limited modification of the river course by comparison with many other southern lowland rivers in England.

The Avon represents bullhead *Cottus gobio* in a calcareous, relatively unmodified river in the southern part of its range in England. The River Avon has a mosaic of aquatic habitats that support a diverse fish community. The bullhead is an important component of this community, particularly in the tributaries.

River Avon SPA

The Avon Valley SPA encompasses the lower reaches of the River Avon and its floodplain on the south coast of England. The site extends for approximately 20 km between Bickton and Christchurch. The River Avon displays wide fluctuations in water level and parts of the valley are regularly flooded in winter. Consequently, the valley includes one of the largest expanses of unimproved floodplain grassland in Britain, including extensive areas managed as hay meadows and grazing marsh under low-intensity agricultural systems. These extensive floodplain grasslands support wintering Bewick's Swans *Cygnus columbianus bewickii* in numbers of European importance, and Blashford Lakes Gravel Pits within the SPA are particularly important for wintering Gadwall *Anas strepera*.

Avon Valley Ramsar

The site encompasses the lower reaches of the River Avon and its floodplain between Bickton and Christchurch. The River Avon displays wide fluctuations in water level and parts of the valley are regularly flooded in winter. The Avon valley has a greater range of habitats and a more diverse flora and fauna than any other chalk river in Britain. The valley includes one of the largest expanses of unimproved floodplain grassland in Britain, including extensive areas managed as hay meadow.

Dorset Heaths SAC

This is a complex site which includes 37 SSSIs, most of which include fine transitions between European dry heaths and wet lowland heathland and mires, as well as other habitats such as woodland, grassland, pools, saltmarsh and reedswamp. The common characteristics of the M16 *Erica tetralix* – *Sphagnum compactum* wet heaths are the dominance of cross-leaved heath *Erica tetralix*, heather *Calluna vulgaris* and purple moor-grass *Molinia caerulea*, and the presence of a diverse group of rare species. These include Dorset heath *Erica ciliaris* (which readily hybridises with *E. tetralix*), white beak-sedge *Rhynchospora alba*, brown beak-sedge *R. fusca*, marsh gentian *Gentiana pneumonanthe*, great, round- and oblong-leaved sundews *Drosera anglica*, D.

rotundifolia and *D. intermedia*, and marsh clubmoss *Lycopodiella inundata*. Typical mosses of the wet heath include *Sphagnum compactum*, *S. pulchrum* and *S. tenellum*. These sites are a stronghold for invertebrates, particularly dragonflies, damselflies, butterflies and spiders, including the Annex II species Southern damselfly *Coenagrion mercuriale*. Within the UK, some of these invertebrates are restricted to the Dorset heaths.

This site displays fine transitions between Northern Atlantic wet heaths with *Erica tetralix*, dry heaths and other habitats. Dry heath NVC types include H2 *Calluna vulgaris* – *Ulex minor*, H3 *Ulex minor* – *Agrostis curtisii*, H4 *Ulex gallii* – *Agrostis curtisii* and H8 *Calluna vulgaris* – *Ulex gallii*. The area of heathland has been reduced and fragmented, with about 86% lost since the mid-18th century. However, the Dorset heaths represent some of the biggest and finest remaining areas of lowland heathland in the UK. The dry heath occurs on very infertile soils and is not very diverse botanically, but occasionally some nationally scarce plants occur, such as mossy stonecrop *Crassula tillaea* and yellow centaury *Cicendia filiformis*. In places, where heather *Calluna vulgaris* occurs in mature stands, lichens of the genus *Cladonia* are very abundant. Uncommon features of the south-eastern heathlands are the localised presence of bilberry *Vaccinium myrtillus* and the co-existence in some areas of western gorse *Ulex gallii* and dwarf gorse *U. minor*. The dry heaths support populations of European importance of several species, including rare butterflies (e.g. silver-studded blue *Plebejus argus*), grasshoppers and spiders. Among birds, the dry heath is very important for woodlark *Lullula arborea*, European nightjar *Caprimulgus europaeus*, Dartford warbler *Sylvia undata* and some migrants such as hen harrier *Circus cyaneus* and Eurasian hobby *Falco subbuteo*. All six species of native British reptiles, including the Annex IV species sand lizard *Lacerta agilis* and smooth snake *Coronella austriaca*, occur within the Dorset Heaths.

The two Dorset Heaths cSACs, together with the New Forest, support a large proportion of the resource of Depressions on peat substrates of the Rhynchosporion within England. The habitat is widespread on the Dorset Heaths, both in bog pools of valley mires and in flushes. There are numerous valley mires within the Dorset Heaths, and the habitat type is most extensively represented here as part of a habitat mosaic. This location shows extensive representation of brown-beak sedge *Rhynchospora fusca* and is also important for great sundew *Drosera anglica* and bog orchid *Hammarbya paludosa*.

This site in south-west England, along with Dorset Heaths (Purbeck and Wareham) and Studland Dunes, represents the Dorset stronghold of southern damselfly *Coenagrion mercuriale*. The large size of the two cSACs, and a long history of records indicating well-established populations, should ensure the future viability of the small populations that occur here.

Dorset Heathlands SPA

The Dorset Heathlands cover an extensive complex of heathland sites at the western edge of the Hampshire Basin in southern England. The area is centred around the large estuary of Poole Harbour and lies in close proximity to the urban conurbation of Bournemouth and Poole. Past losses of the heathland (an estimated 75% during the twentieth century to development, agriculture and afforestation) have left the remaining heaths in a highly fragmented state. Despite this decline and fragmentation, the heaths show a high degree of ecological cohesion. They contain large areas of dry heath, wet heath and acid valley mire, all habitats that are restricted to the Atlantic fringe of Europe. The examples of the Dorset Heathlands are among the best of their type in the UK. There are also transitions to coastal wetlands and floodplain fen habitats. The whole complex has an outstanding fauna in a European context, covering many different taxa. Many species have a specialist ecology, strongly associated with, or restricted to, heathland. The area is ornithologically important for specialist breeding birds of lowland heathland, as well as for some wintering raptors.

Dorset Heathlands Ramsar

Extensive and fragmented, these heathland areas are centred around the estuary of Poole Harbour and are adjacent to the urban conurbation of Bournemouth and Poole. The heathland contains numerous examples of wet heath and acid valley mire, habitats that are restricted to the Atlantic fringe of Europe. These heath wetlands are among the best of their type in lowland Britain. There are also transitions to coastal wetland and fen habitat types. The wetland flora and fauna includes a large assemblage of nationally rare and scarce species, especially invertebrates.

Appendix 3 – Managing dogs on recreational sites

The most helpful research undertaken into the demands of dog walkers was that completed by joint working of the Natural England, the Kennel Club, and Hampshire County Council. The 2007 project identified a number of key desires from those walking their dogs. When choosing a site, the top three requirements for sites were the following:

1. Allowing dogs off lead
2. Away from traffic
3. Close to home

The research concludes that this pattern of demand is well established, and that the basic requirements for sites is not liable to change. The majority of owners want responsible behaviour and are therefore open to modifying their behaviour if the approach is right – a planned strategic approach will manage the needs on their terms.

Taking a prohibitive “don’t” approach has been proved to be ineffective. It is also not necessary to explain in detail why management is needed. The outcomes are far better if the measures are geared around what walkers want for their dogs – “making it easy to do the right thing”.

Other key messages include:

1. Provide good signage
2. Be clear about when & where physical restrictions start & finish
3. Deliver key messages at the right time (in particular for time sensitive issues)

Initiatives have been tested in a number of locations, and the practical measures which work best are:

- Guides / leaflets (small & neat). Forestry Commission (FC) have examples
- Signage (colour coded and located at the right places)
- Dedicated off-lead areas (in sensitive sites/areas this would be in a designated area)
- Flat & open walking areas
- Time sensitive measures crucial: implementing measures at right time of year e.g. Feb – Aug, and in right zones (changing extent & type of measures throughout year).
- Dog & human trail / dedicated dog gym (FC / Kennel Club design guidance)
- Dog washes
- Dedicated parking for cars with dogs (ideally shaded in some way).
- Wardening / Ranging? is crucial for managing and monitoring
- Gates rather than stiles on walking routes
- Placement of dog bins where they are most easily used (not for where they are most easily collected)

Further information and best practice:

Hampshire County Council – [Dogs & countryside](#)¹⁰ / [Site specific advice](#)¹¹

Dorset County – dorsetdogs.org.uk

Hampshire / IoW Wildlife Trust – [Working with dog walkers](#)¹²

Forestry Commission – [Dog walking advice / site measures](#)¹³

Solent Disturbance & Mitigation Project ([in particular Coastal Dog Project – pp.22-24](#))¹⁴

¹⁰ hants.gov.uk/countryside/dogs.htm

¹¹ hants.gov.uk/dog-walking.htm

¹² hiwwt.org.uk/pages/working-with-dog-walkers.html

¹³ forestry.gov.uk/england-dogs

Appendix 4 - Key Council Contacts and Useful Links

Planning Contacts

For general enquiries about this SPD or other planning issues relating to the Local Development Framework please contact:

Planning Policy Team
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA
Tel: 023 8028 5555
Email: policyandplans@nfdc.gov.uk

For general enquiries relating to the development of a specific site / pre-application enquiries please contact:

Development Management Team
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA
Tel: 023 8028 5345
Email: dev.control@nfdc.gov.uk

Useful Links:

Other information relating to the Council's Local Development Framework can be found on the Council's website – newforest.gov.uk

This includes:

- Local Plan Part 1: Core Strategy
- Local Plan Part 2: Sites and Development Management

Appendix 2: Policy DM3 from the adopted Local Plan Part 2

Policy DM3: Mitigation of impacts on European nature conservation sites

Except as provided for in the first paragraph of Policy DM2, development will only be permitted where the Council is satisfied that any necessary mitigation is included such that, in combination with other developments, there will not be adverse effects on the integrity of:

- the New Forest European nature conservation sites (the New Forest SAC; New Forest SPA; the New Forest Ramsar site) or
- the Solent Coast European nature conservation sites (the Solent Maritime SAC; Solent and Isle of Wight Lagoons SAC; Solent and Southampton Water SPA; Solent and Southampton Water Ramsar site).

For residential development, the required suite of mitigation measures relating to the European nature conservation sites consists of a combination of the following measures:

- (a) Provision of alternative natural green spaces (SANGS) and recreational routes: new or improved open space and recreational routes of a quality and type suitable to attract residents of new development within the Plan Area who might otherwise visit the European nature conservation sites for recreation. These will be delivered by:
- Additional areas of publicly accessible natural green space (30 to 40 ha) of SANGS quality
 - Enhancing the character and accessibility of existing public open spaces to provide additional areas of publicly accessible natural green space of SANGS quality;
 - Improvements to walking routes and the connectivity between local green spaces, to be more attractive to local visitors who might otherwise visit the European nature conservation sites.
- (b) Access and Visitor Management: measures to manage the number of recreational visits to the New Forest European sites and the Solent Coast European sites; and to modify visitor behaviour within those sites so as to reduce the potential for harmful recreational impacts.
- (c) Monitoring of the impacts of new development on the European nature conservation sites and establishing a better evidence base: to reduce uncertainty and inform future refinement of mitigation measures.

To achieve these mitigation measures, all residential developments that result in additional dwellings will be required to provide for appropriate mitigation and/or financial contributions towards off-site mitigation. This will need to be agreed and secured prior to approval of the development. The required level of contributions (to be set out in more detail in the Mitigation Strategy Supplementary Planning Document) will be based on x/y where:

- x = the assessed overall cost of the package of mitigation measures set out in (a) and (b) above needed to offset potentially harmful visits to the European nature conservation sites, and
- y = the number of contributing dwellings (having regard also to the size of the dwellings).

On sites of 50 or more dwellings, the full mitigation requirements should be met by provision of SANGS on-site or close to the site, based on a standard of 8ha of SANGS per 1,000 population. The details of the SANGS will need to be agreed with

Natural England as part of the planning application process. This provision should be available for new occupants of the development at the time of first occupation.

Informal open space required by Policy CS7 will be accepted as a part of the mitigation contribution where it is demonstrated as contributing towards SANGS requirements.

In addition, all residential developments will be required to contribute towards monitoring [measure (c)].

Draft Mitigation Strategy SPD September 2013

Mitigation Strategy Paragraph Reference: 6.12 - 6.15

Project Reference:

ID	Representee	Summary of Representation
180MS_a	Totton & Eling Town Council	At the October meeting of T & E town council's planning committee, members endorsed the following proposal;- "...seek confirmation that the E.I.P. inspector is satisfied, that Sites TOT 1 (land at Durley Farm) and TOT 2 (land at Loperwood Farm) identified within NFDC's Sites Development Management Plan, fully meet requirements contained within the EC Habitats Directive.

Mitigation Strategy Paragraph Reference: 6.16-6.18

Project Reference: MA1

ID	Representee	Summary of Representation
612MS_a	ClIr Bennison	<p>Reference Page 29 Ref MA1</p> <p>This would appear to suggest a footpath starting from Footpath 501 the waterfront and progressing along the waterfront (through ABP land) and turning inland along the side of Cork Farm which I think is an existing footpath.</p> <p>Whilst I agree I think it would be wonderful to have a circular route such as this shown on the plan, I have recently noticed that ABP have erected two signs on their land adjacent to footpath 501 stating that persons wishing to walk on this land must have permission from ABP. It is my intention to try to find out more about these signs but thought in the meantime it would be useful for you to know this information.</p>

Mitigation Strategy Paragraph Reference: 6.19

Project Reference:

ID	Representee	Summary of Representation
215MS_a	Tillyer F	<p>6. Document NFDC46 – Draft Mitigation Strategy for European Sites SPD September 2013 dated 04 October 2013.</p> <p>6. 1 Please refer again, to my oral statement made to Cabinet on 04 September 2013 page 35 paragraph 4, and I quote:</p> <p>“Appendix 5 page 33, paragraph 6.15 regarding HYD2, and the allocation of “around 25 dwellings”, in accordance with Policy CS15(d) in the Core Strategy. There is no evidence to date, to support this amount”.</p> <p>6. 2 Louise Evan’s response pages 64 and 65 to paragraph 4, is as follows:</p> <p>“The reference in the draft Mitigation Strategy (Appendix 5) to around 25 dwellings’ is an estimate of the likely capacity of the HYD2 site, and is used solely for the purpose of assessing the potential number of visits to European nature conservation sites that may arise if the site is developed, and that would need to be mitigated by measures in the Mitigation Strategy”.</p> <p>6. 3 Louise Evan’s response generates the question: “If the figure of around 25 dwellings is an estimate and is used solely for</p>

purpose of assessing the potential number of visits to European nature conservation sites, then there is still no evidence to date, to show the actual number of residential dwellings proposed for the HYD2 site?" Therefore, page 81, Hythe and Dibden paragraph 6.19 and the last sentence is incorrect.

6. 6 Please refer to page 84, and Mitigation proposed for site allocations in Local Plan Part 2, Hythe & Dibden. This will require changes in the figures, for the reasons identified on the map page 82, referred to in paragraph 6. 4 above, which shows the HYD2 site as being within 400m of the New Forest SAC/SPA/Ramsar and not the Solent & Southampton Water SPA/Ramsar.

6. 7 I now refer to the last section on this page and Further mitigation proposed (under DM2b), Hythe & Dibden. This will require a total cost figure, for the reasons identified on the map page 82, referred to in paragraph 6. 4 above, which shows the HYD2 site as being within 400m of the New Forest SAC/SPA/Ramsar and not the Solent & Southampton Water SPA/Ramsar.

12. 1 With reference to Documents BP41, S12 and NFDC47 (Revisions to S12), concerning the proposed site allocation HYD2. The map produced in Document NFDC46, clearly shows that HYD2, is not within 400m of the Solent & Southampton Water SPA/Ramsar site. Please explain how this very serious error came about?

Recommend further Main Modification : "This figure is for mitigation purposes only. No figure for the actual number of dwellings has been decided."

Mitigation Strategy Paragraph Reference: 6.22 **Project Reference: hd1**

ID	Representee	Summary of Representation
12MS_a	Fawley Parish Council	The area of land contained in Hythe Parish area is in fact in Fawley Parish Council's Parish. While we have no concern over this we are concerned that if this land is ever purchased/adopted who will be responsible for its maintenance as this is not indicated in the plan.
123MS_a	Guarantee Trust of Jersey	Parts 1 and 2 of the Draft Mitigation Strategy. ' Land at Mountfield' is not suitable as a 'SANG' or P.O.S. and cannot be delivered as such. The owner of the land has/will be submitting a new planning application for residential development to include 0.138ha of P.O.S. and a new footpath link to existing Lower Mullins Lane footpath.

Mitigation Strategy Paragraph Reference: 6.33 **Project Reference: ho1 and ho2**

ID	Representee	Summary of Representation
376MS_a	Hordle Parish Council	The parish council would like you to consider that the proposed mitigation is made for allotments. At present you have listed an interpretation board at Golden Hill woodland – this was provided in 2009 with part funding from the New Forest NPA and improvement to a walking route along Stopples Lane and Hordle Lane which are both narrow and busy rural

roads with no pavements, overgrown hedges and poor drainage.

Mitigation Strategy Paragraph Reference: Chapter 5 Project Reference:

ID	Representee	Summary of Representation
616MS_a	Cllr Dart	<p>The principle of SANGS being given priority over formal open space is one I strongly support (para 5.25).</p> <p>The principle of incorporating SANGS within or adjacent to Woodland areas such as site numbers TOT1 and TOT2 (Durley and Loperwood Farms) should both be utilised for this purpose (para 2.28).</p> <p>Disagree with mitigation proposals to identify dog exercising areas such as the Kind Georges Recreation ground as totally undesirable .</p> <p>General focus on improved dog walking provision likely to have a detrimental impact of wildlife habitat and particularly ground nesting birds in addition, intensification of such provision often associated with public health hazard in areas such as Testwood Lakes (para 5.29).</p> <p>Strongly support proposal to increase public open space (by means of SANGS) serving Totton and Eling by 9.5 hectares. (TOT1, TOT19 and TOT20).</p>

Mitigation Strategy Paragraph Reference: General Comment

ID	Representee	Summary of Representation
217MS_a	Dorset County Council	<p>Dorset County Council welcomes your proposed draft Mitigation Strategy which complements the work on European Sites being undertaken in South East Dorset. We are pleased to note the reference in para 6.43 to the proposed enhancement of the Castleman Way in Ringwood as this is part of a long distance recreational route that extends into Dorset and is recognised as a key strategic access route within the South East Dorset Green Infrastructure Strategy.</p> <p>We support the continued dialogue between officers and members of our authorities as well as Christchurch Borough, East Dorset District, Bournemouth Borough, the Borough of Poole, New Forest National Park and Hampshire County Council with a view to strengthening and improving other cross boundary links in terms of green infrastructure particularly in the coastal area.</p>
382MS_a	Hampshire CC - Env't Dept	<p>The County Council welcomes and supports the measures outlined in the draft Mitigation Strategy for European Sites. The provision of alternative recreational opportunities away from the European nature conservation sites is identified as a key objective within the Countryside Access Plan (CAP) for the New Forest and South-West Hampshire 2008-13 and the reference to the CAP on page 29 (paragraph 5.31) within the draft Mitigation Strategy is therefore particularly helpful.</p>

The published CAP is due to be reviewed shortly, but will remain current until the next version has been released. On that basis, we would ask that '2008-13' be deleted from paragraph 5.31 (and from the associated footnote) and reference made simply to the 'Countryside Access Plan for the New Forest & South-West Hampshire'.

Paragraph 5.29 states that "It is important that the mitigation strategy provides enhanced local opportunities for dog-walkers (Dog walking being a common reason why people may visit the New Forest of the coast)". We suggest inserting the following additional sentence here:

"Hampshire County Council has been working in partnership with the Kennel club and others since 2005, carrying out research and producing guidance to assist public and private landowners and land managers in minimising the impacts of dogs in the countryside. This includes new guidance published in March 2013 which sets out the principles of planning effective greenspace provision for walkers with dogs (see 'Planning for dog ownership in new developments', hants.gov.uk/countryside/dogs.htm)."

Finally, we note that the mitigation proposals set out in the draft Strategy are not intended as an exhaustive list (paragraph 6.2). In its work to implement the CAP for New Forest and South West Hampshire, HCC Countryside Service has identified a number of other recreational access schemes that would contribute to the delivery of this Strategy. As the competent authority for public rights of way, HCC expects to be involved in the detailed planning of any improvements to rights of way, and is working with the District Council Planning team to establish how best to coordinate effort and resources in order to support this aspect of the Strategy.

381MS_a English Heritage

Although not directly relevant to the draft Mitigation Strategy, the proposed Green Infrastructure Strategy should recognise in due course that the historic environment and heritage assets can make a valuable contribution to green infrastructure networks and its wider functions, as for example in providing leisure and recreation opportunities, encouraging walking and cycling and strengthening local character. Historic places such as historic parks and gardens, archaeological sites, the grounds of historic buildings and green spaces within conservation areas can form part of a green infrastructure network as well as underpin the character and distinctiveness of an area and its sense of place. Other heritage assets can also offer a range of opportunities such as canal networks and churchyards and the wider countryside including networks of 'green-lanes', common land and historic parkland.

222MS_a New Forest National
Park Authority

In summary, the Authority:

- Welcomes the District Council's progress in addressing the commitments in the adopted Core Strategy to provide habitat mitigation for their planned new development.
- Supports the decision to apply the Mitigation Strategy to all housing development throughout the District area and to include mitigation for all of the 4,575 dwellings planned during the Plan period from 2006-2026.
- Welcomes the work undertaken to put mechanisms in place to secure funding for mitigation.
- Suggests that contingency plans should be considered if the proposed scale of mitigation proves to be an under-estimate, or housing development levels are higher than expected.
- Welcomes the inclusion of mitigation proposals for each of the areas where housing development is planned. Clearer details about

the delivery of the individual projects would increase confidence that they will be delivered.

- Recognises that monitoring plays an important role in ensuring the mitigation measures are effective over time and believes that the ability to refine and amend the mitigation measures in response to monitoring will be important.
- Welcomes the opportunity to work with the District Council by operating a ranger on behalf of the Council's mitigation programme.

(1) Draft Habitat Mitigation Strategy SPD (September 2013)

Scope of the Mitigation Strategy

The Authority supports the District Council's decision to apply the Mitigation Strategy to housing development throughout the whole of the New Forest District area and to include mitigation for all of the 4,575 dwellings planned during the Plan period from 2006-2026. The Authority also welcomes the work undertaken to put mechanisms in place to secure funding for the mitigation.

Scale of the proposed mitigation

The revised HRA produced by LUC estimates the number of additional visits by New Forest District residents to the Natura 2000 sites in the New Forest resulting from the proposed housing development to be 80,874 (Section 5.8) This appears to be an underestimate when compared to a previous study by Footprint Ecology¹, which forecast an increase of about 764,000 visits from residents within the first 10km outside the Park boundary (a significant percentage of which would be New Forest District residents). We outline our views about the revised Habitat Regulations Assessment, and assumptions made by LUC, in our comments on the HRA in the final page of this response.

The Authority suggests that contingency plans should be considered if the proposed scale of mitigation proves to be an underestimate, or housing development levels are higher than expected.

Delivery of the proposed mitigation

The Authority welcomes the inclusion of specific mitigation proposals for each of the areas where housing development is planned on pages 32 to 61 of the draft SPD. Clearer details about the delivery of these proposals would increase the confidence that the projects will be delivered.

We welcome the commitment to ensure that appropriate mitigation measures are implemented in step with new residential development in paragraph 5.37 of the draft SPD and we would suggest that this commitment is also stated in the Local Plan Part 2. This is particularly important as many houses have already been built in the Plan period without mitigation being in place. It is also noted that similar mitigation schemes have set up a Steering Committee to oversee and ensure delivery of the mitigation measures.

We would recommend that a commitment to this is also made in the text that accompanies the new Policy DM2b of the Local Plan 2.

Effectiveness and suitability of the proposed mitigation

The effectiveness and suitability of mitigation measures are central to their success. Currently it is rather difficult to evaluate how effective or suitable the proposed measures will be in providing the key features of SANG (Suitable, Alternative, Natural, Greenspace) and ensuring that new residents use the alternative enhanced footpaths and open spaces rather than visiting the Natura 2000 sites.

The Authority recognises that monitoring plays an important role in ensuring the mitigation measures are effective over time. The ability to refine and amend the mitigation measures in response to monitoring will be important. Given the Council's uncertainty about the effectiveness of SANGs (para 5.28) and the difficulty of evaluating the existing proposed measures, it is suggested that a review of the effectiveness of the strategy is completed every year as part of the Council's Annual Monitoring Report, rather than every 5 years as suggested in paragraph 5.41.

Access management measures

Paragraph 6.26 of the Revised HRA clarifies that the majority of the proposed mitigation for the estimated 80,874 additional visits will come from access management measures and enhancement of existing open spaces. This highlights the importance of ranger and wardening services to the success of the overall mitigation programme.

We welcome the opportunity to work with the District Council by operating a ranger on behalf of the Council's mitigation programme. Delivering advice to visitors to educate and influence behaviours will complement the service that the Authority's Ranger Team perform. As a point of clarification we would suggest that paragraphs 5.35 and 6.59 are amended to confirm that the District Council is the 'competent authority' under the Habitats Directive and that mitigation for the impacts of housing development in the District is the responsibility of the District Council (even where it chooses to work in partnership to deliver mitigation projects).

We would welcome the opportunity to discuss the objectives for the Council's education programmes, as we believe that the current amount allocated for this may not provide a significant contribution to mitigation.

Reference to the Local Sustainable Transport Fund in Box1 in paragraph 5.15 may not be appropriate as this programme and funding has a limited timeframe and has to be spent by March 2015.

Locations for specific mitigation proposals

Finally, the Authority supports a number of the settlement specific proposals contained within the draft SPD, including:

- Hd1: Proposals for a new public open space south of Hardley Lane are supported. The site is of a meaningful size (6.2ha) and is well located between the built up area of Hythe and the adjacent New Forest SPA. The links to the Solent Way are welcomed as integrating the site into the wider public rights of way network.
- Ri2 and ri3: The provision of a 2.1ha SANG as part of the proposals at RING3 (land adjacent to Crown Arch Lane) is welcomed. In addition, the proposed enhanced links to the Castleman Way are supported, which should help integrate the new development with the surrounding green infrastructure network. Likewise, the proposed improvements at Blashford Lakes are supported. The New Forest PPG17 Study showed that people are attracted by water bodies and the network of lakes to the north of Ringwood has the potential for further enhancement.

(2) Addendum to Habitats Regulations Assessment

Scale of the proposed mitigation

The revised HRA produced by LUC estimates the number of additional visits by New Forest District residents to the Natura 2000 sites in the New Forest resulting from the proposed housing development to be 80,874 (Section 5.8). This appears to be an under-estimate when compared to a previous study by Footprint Ecology study which forecast an increase of about 764,000 visits from residents within the first 10km outside the Park boundary. There is also a risk that the figure is an under-estimate as the revised HRA makes an assumption that visits to many New Forest villages will not result in visits to the SPA (see Table 5.1) despite it being likely that the most popular visitor activities (identified in paragraph 4.10) will not be confined within villages.

Given that the scale of mitigation relies on the forecasted number of visits, we suggests that contingency plans should be considered if the assumed number of visits proves to be an under-estimate, or housing development levels are higher than expected.

Design and suitability of the proposed mitigation

An important element of a successful Mitigation Strategy is to ensure that all the measures contain the key features that will deliver effective mitigation. The revised HRA does not appear to contain this advice, other than recommendations on the design of SANGs in paragraph 6.29 (and these differ from the specific quality guidance for SANGs produced by Natural England in paragraph 4.87 to 4.90, and those produced in the Dorset Heathlands Planning Framework 2012-2014).

raised concerns regarding the ability of the Local Plan Part 2 to meet the infrastructure requirements necessary to prevent adverse effects on the New Forest and Solent European sites and, consequently, to satisfy the requirements of the Habitats Regulations.

Following the Inspectors Preliminary Conclusions on Compliance with the Habitats regulations (Note ID/5) we have welcomed the dialogue that the New Forest District Council (NFDC) has had with ourselves, Natural England, the Hampshire and Isle of Wight Wildlife Trust and the New Forest National Park Authority in an attempt to address these concerns.

We support the broad approach taken in the HRA addendum produced by LUC (Document NFDC 47 – Appendix 1) and believe that a combination of Suitable Alternative Natural Green Space (SANGS) and Access Management will be needed to provide effective mitigation.

However we still have significant concerns regarding the detail provided in the SPD and it is our view that it does not yet give sufficient confidence that the proposed measures can deliver the mitigation required to prevent adverse effects on the European designated sites.

These concerns are as follows:

SANGS and Infrastructure Provision

The HRA and its main modifications set out a calculation for the visitor numbers required to be offset as a result of the new housing allocations (NFDC47, Appendix 1, page 41, calculation 1). It has also calculated that 81.7 ha of SANGS will be required to mitigate this estimated growth in visitor numbers.

In paragraph 6 of document ID15 the Inspector states “I have seen no evidence to indicate why the SANGS sites chosen for allocation in the plan have been selected or whether they were considered against alternative sites.”

As the council is not proposing a standardised approach to SANGS we suggest that this question could be addressed in the Mitigation Strategy SPD (NFDC46) by the inclusion of a narrative to explain why the Council considers that each of these packages of measures (different for each location) will be effective. Many of the areas now identified as SANGS were listed under different designations in previous documents. More clarity is required to demonstrate that measures will be introduced to make these areas attractive enough to divert people from the New Forest and Solent European sites.

For example, Section 5.19 states: “The Council believes that 1ha is a size of natural green space that can be appropriately designed as SANGS”. The minimum accepted size for a SANGS around the Thames Basin Heaths is 2ha, as sites smaller than this are considered inadequate to have a diversionary effect. Given the attraction of the New Forest National Park this concern is particularly apposite in this case. We consider that, unless the Council is able to provide some evidence to support this assertion, this sentence should be deleted. The evidence could be provided if the Council produced individual “mitigation narratives”. These

could explain why an individual site does not need to be at least 2ha in size (for example because it is actually an open space within a wider walk made up from a mixture of paths and spaces).

In the Schedule of Main Modifications, the asterisked text at the end of MM10 (NFDC45 - page 16) appears to suggest a watering down of the SANGS standards. If there is a 2ha per 1000 population of open space requirement then, when added to SANGS the figure should be 10ha, whereas this text seems to suggest that the maximum requirement would remain at 8ha. We oppose any reduction of the standards required.

Additionally the Strategy does not contain sufficient information on how deliverable the SANGS actually are. Information is required on who the landowners are at each proposed SANGS and whether agreement on this usage has been reached.

It will also be essential for Strategy to explain how measures that are to be provided in the National Park will be delivered. Assuming there are no mapping errors this issue arises in Map 2 (Marchwood), Map 5 (Lymington), Map 9 (Bransgore), and Map 10 (Ringwood).

We also have concerns over the timescales set out in the Mitigation Strategy SPD (NFDC46) which are very broad and, at the moment, give no certainty that all the SANGS will be delivered ahead of the occupation of the developments, as is required for mitigation.

Finally, some of the proposed infrastructure is in the form of walking route and Rights of Way enhancements. However it is not clear that many of the outlined routes in the documents will be sufficiently attractive to divert people from the New Forest, especially those that run largely alongside roads. Additionally we would like to see greater clarification on what mitigation measures will be provided on public rights of way above and beyond statutory requirements. In particular we would be interested in seeing measures along footpaths designed to protect habitats that are sensitive to disturbance.

Access Management and Wardening

The RSPB is concerned that insufficient progress has been made on ensuring that effective and deliverable Access Management measures are developed.

The Schedule of Main Modifications, MM10 (page 11) 2.11i, states in relation to the requirement of 81.7 ha of SANGS that “ this approach would be neither the most appropriate for the Plan Area nor likely to be deliverable.” While we agree that Access Management will be needed in addition to SANGS it would be helpful for the Council to explain here, in a few sentences, why it has reached this conclusion, in particular in relation to the appropriateness of this approach.

The NFDC has identified only 30 ha of SANGS and is proposing that the shortfall will be offset by means of Access Management. We

accept that the unique situation of the NFDC and the proximity of the New Forest National Park to the plan area mean that this approach is necessary. However despite the acknowledgement by the council that these measures are needed there appears to be very little detail of how and when they will be brought forward. For example it is unclear what funds will be provided for wardening, how wardening will be provided in the New Forest National Park Authority's area (NFDC46, Section 6.59), what discussions have been had with the appropriate landowners or what part education will play (NFDC46, Section 7.12). Moreover there appears to be an intention to bring the SANGS measures forward first followed by Access Management measures. We consider that these two strands of mitigation should be brought forward together and ahead of the occupation of new developments.

We would also like to see contributions to Access and Visitor Management "On sites of 50 or more dwellings" (NFDC45, MM10, Policy DMb2, page 13) as we consider that there is uncertainty that these sites would be able to mitigate all the generated recreation through SANGS provision alone.

The Schedule of Main Modifications, MM10 (NFDC45, page 11) 2.11h, also states that: "it is logical to assume that the overall number of recreational trips to the European sites is not increased by being close to the coastal sites as well as the New Forest sites". We are not convinced that this assertion is justified and would request the Council to provide some definite evidence in support of this statement.

We would further recommend that the SPD should make clear that wardening provision should continue into the next plan period.

Monitoring

In previous responses (for example in our Submission to the Inspectors Matters and Questions) we have highlighted the importance of effective monitoring programme.

The Local plan should include monitoring to determine both whether introduced measures have succeeded and what changes are required if they are not. This will require monitoring of the European designated habitats and species, of the people visiting the SPA and of the effectiveness of the SANGS and Access Management measures (including wardening).

We would like to see more detail on how the funding for this monitoring will be provided and whether these monitoring projects will be undertaken in conjunction with other planning authorities.

We would also like to see more detail in regard to the habitats and species monitoring. In particular we would like to see detail of how changes in visitor numbers and distribution will be linked to changes in populations of key indicator species. In this connection it is worth noting that the New Forest National Park Authority are currently undertaking comprehensive studies of the three Annex 1 Heathland birds (Dartford warbler, woodlark and nightjar). These surveys could be used as a baseline for the monitoring work.

Conclusion

The RSPB considers that considerable progress has been made in the approach to securing effective mitigation.

9404MS_a Natural England

We advise that the SPD does not give sufficient confidence that, in broad terms the measures proposed will deliver sufficient mitigation to neutralise visitor pressures on the relevant SPAs. To address this we advise the following:

Wardening. It is unclear what funds will be provided for wardening. Table 28 sets out costs which are not clearly related to para 7.10. Does the first cell in the cost column mean that the total over the plan period for the wildlife ranger is £480k or £680k? Education is not mentioned in paras 7.10/7.11. It is in para 7.12, but not in the aggregate cost in 7.13. These points should be clarified.

The SPD should also make reference to the intention that wardening provision should continue into the next plan period.

Monitoring. We note that the figures in 7.13 do not appear to be consistent with those in para 7.8. If the total monitoring cost is £66k, each of 2265 dwellings will need to provide less than £500. This needs to be clarified.

We have reservations about some of the assumptions made with respect to visitor numbers likely to result from the plan's housing, in particular calculation 1 in the LUC report (proportion of visitors to the NFNP visiting the SPA), and the assumption that all visitors to SANGS would be displaced from the SPA. We advise that these assumptions should be tested in the monitoring programme. In particular the monitoring programme should:

- Provide for a robust estimate of the frequency of visit to the SPAs by typical residents of NFDC, and their dog ownership.
- Provide for an estimate of whether visitors to the new mitigation measures are displaced for the SPAs. Include baseline data on existing Public Open Space subject to improvements.
- Should also include some way to monitoring the efficacy of wardens (people engaged by the warden for example).
- The SPD should recognise that monitoring will need to be undertaken in perpetuity (albeit potentially at a low level e.g. to ensure SANGs are still functional. At present all monitoring ceases at the end of the plan period. It may be appropriate to consider this as part of the ongoing management cost to "monitor" that the SANGS are still maintained at a suitable standard.
- As we understand it, monitoring activities associated with the SDMP are costed within the SDMP, and embedded in the costings for the Coastal Warden. Table 28 should reflect this, and not make reference to the SDMP in the monitoring section (other than, probably, a separate row saying that SDPM monitoring is set out in the SDMP and cost is embedded in the Coastal Wardening costs). However, we presume this would not change the costs set out in Table 28, merely provide clarity over how the money was spent.

The SPD should be amended to address these points.

Finally on monitoring, the elements of the programme "Monitoring the condition of designated sites and of changes which impact

on their health” and “Research and monitoring of visitor patterns and numbers to European designations (New Forest and coastal SPA/SAC)” has relevance across several local planning authorities. Moreover the sum provided by NFDC is likely to be too small to deliver meaningful monitoring of these matters on its own. We advise that para 6.72 is expanded to say that the intent is to undertake these monitoring projects in conjunction with other contributing local planning authorities.

Review. Para 5.41 describes the review mechanism. We advise that firstly, the last word of this paragraph should read “reviewed revised”. Further, to give sufficient confidence that the measures will be actively monitored and reviewed, we advise that the SPD includes reference to Natural England and other interested parties being involved with the monitoring and review process, with a formal meeting at least annually during the plan period.

Contributions. Table 31 is not clear what contribution will be expected from „developments with no “SANGS” provision on site” towards „On site informal open space allocation”, and whether it will include contributions to future maintenance. Clarity over this is needed.

Additional information. In order to draw a conclusion of no likely significant effect additional information is needed about the measures proposed. Completing the following proforma [*proforma included in full representation] for the site specific measures will, we believe, provide sufficient information to allow an adequately robust consideration of the efficacy of the measures proposed.

We hope that this information can be provided in good time to allow us to provide advice on the likely significant effect (or not) of the DPD prior to examination. The critical rows are:

Description, Justification, Certainty of delivery and Population catchment. The other rows either repeat existing data or are „nice to have” rather than necessary.

Advisory matters not critical to the Habitats Regulation Assessment conclusion.

In addition we advise that whilst not critical to the Habitats Regulation Assessment, the following points may improve the SPD and should be considered:

The council may wish to make clear in the SPD that should other offsite mitigation measures be put forward that are likely to be more effective for equal or lower cost than those proposed, these will be considered. We further advise that NFDC should (if not already doing so) actively engage with local communities to determine the most cost effective provision of measures.

It would be very helpful if the maps of the mitigation proposals showed the SPAs.

We note that developments of over 50 dwellings will not be directly contributing to mitigating impacts on the Solent SPA. As part of the Habitats Regulation Assessment for these larger developments, NFDC will need to ensure that sufficient funds are available to mitigate for the impacts on this SPA prior to grant of planning permission.

We suggest that the term “Ranger” is used instead of “Warden”, as this has more positive connotations. I understand that the Solent Mitigation Project steering group has agreed that it would use the term „ranger“ wherever possible.

370MS_a Meyrick Estate
Management Ltd

Some of the sites identified in the SPD as SANG clearly will not function as such, for example within New Milton—Proposal NM2 is a very small site of 0.3 hectares, this is not of sufficient size to accommodate a diversion of trips otherwise made to the New Forest SPA and is only at best a local open space. This open space proposal would meet neither of the quality considerations of the proposals within the Thames Basin Heath or Dorset Heaths. The lack of a qualitative assessment of SANG in the plan is a significant weakness in this regard. It would appear that the SPD strategy has merely re branded existing open space proposals as SANG when it is clear they would not function as established SANG policies that are well established and understood elsewhere, for example in Thames Basin Heath and Dorset Heaths.

The difference between a SANG allocation and what is termed mitigation improvements to existing open space in the EM SPD is unclear, and is further confused by the paradox noted in paragraph 13 above. Is there an element of double counting with capacity? It is also not clear how these two types of SANG provision would attract contributions from CIL and maintenance payments.

The SANG guidelines proposed in both the Thames Basin Heath and Dorset Heaths SPA areas have a high quality standard that has not been spelt out by NFDC and is evidently not a realistic aspiration of the Council given the type of proposed SANG sites shown in the draft SPD. They need to be more convenient for the purposes that trips are normally made to the SPA and as attractive to give sufficient draw away from the SPA sites. A quality standard is required in order for the plan to be effective, and that should be included in the Local Plan part 2.

Duty to co-operate/ Cross boundary issues/ Dorset Heath Mitigation

The EM SPD has failed to consider cross boundary and duty to co-operate issues in relation to the potential for SANG outside the NFDC administration to serve development proposed within NFDC. There are an example of this in relation to land in MEM Ltd client’s control that falls within this category. This is land at Bransgore that falls within the National Park boundary. The woodland at the south west quadrant of the Bransgore crossroads (formed by Burley Road and Ringwood Road) could serve as SANG for development proposed within the settlement or potentially for development of Sopley Camp to make better use of the redeveloped Green Belt site. With the NPPF requirements to cooperate with neighbouring authorities the EM SPD should identify SANGs outside the area that could serve the development, rather than stopping at the boundary, as these are nor reflective of patterns of use and behaviour with regard to recreation.

The EM SPD has also failed to consider cross boundary and 'duty to co-operate' issues for SANG where it is needed to support strategic allocations outside the District and where the SANG provision is required within NFDC, in this case in relation to the need for mitigation for the Dorset Heaths. Representations made to the Part 2 Local Plan consultation and to the earlier hearing (representation 370) highlighted the need for NFDC to acknowledge the Roeshot Hill development proposal in policy in relation to SANG for the Dorset Heaths required within NFDC.

The proposal at Roeshot is for a new community of 950 dwellings, associated local centre and supporting uses. This is the main site for delivery of strategic housing need and the single largest site within both Districts; as such it is a strategic priority of the spatial strategy for Christchurch and East Dorset. The site was not seriously challenged at the recent EiP and is expected to be confirmed as an allocation in the plan early in 2014.

The NPPF (179) requires local planning authorities to work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans. In this regard the New Forest District Council (NFDC) Part 2 Local Plan and EM SPD should reflect the needs of a strategic priority site with mitigation issues that cross the boundary into NFDC. Christchurch Borough Council was not consulted in drawing up the draft EM SPD.

In addition during the development of the EM SPD NFDC have not approached MEM Ltd with regard to this cross boundary issue, despite MEM Ltd making it clear through previous representations that this was a necessary pre-condition of the development of the strategic site at Christchurch. Indeed during September MEM Ltd did elicit a response from NFDC to a Statement of Common Ground for the Christchurch and East Dorset Core strategy EiP which was held during September this year. The Statement confirms:

New Forest District Council and New Forest National Park Authority support the concept of SANGs to provide heathland mitigation being provided beyond the administrative boundary of the authority for which mitigation is required due to geographical proximity of the new population to the boundary.

Although the purpose of mitigation as identified in policy DM2b and the EM SPD is different to that of the Dorset Heaths in detail, the principle of mitigation is the same, therefore the SPD must recognise this. A problem with the lack of defined SANG quality in the Local Plan part 2 is exacerbated by the quality of SANG being set out in detail for Christchurch and East Dorset in an appendix within the draft DPD. There is therefore a mismatch in qualities of SANG that might be required within NFDC dependant on which borough the development is located, and which SPA is required to be mitigated.

CIL and SANG issues

CIL payments and SANG provision are a serious concern with regard to habitat mitigation. The Inspector reviewing the Poole CIL charging regime noted that CIL severed the direct link between development and mitigation, but did not resolve the issue as part of her consideration of the CIL charging schedule.

The EM SPD at paragraph 7.18 relies the land for SANG to be provided as a 'payment in kind' to avoid double charging. This may not always be possible as the landowner may not wish to dispose of the land to the charging authority. Private SANG provision that achieves the same habitat mitigation cannot be precluded, so must be allowed for in policy to avoid CIL double charging.

The CIL charging schedule with a rate of £80 per square metre for residential development was developed before the EM SPD and it did not consider the SANG mitigation costs. There are likely therefore to be problems with delivery of sufficient habitat mitigation at the £80 rate. Given that the SANG opportunity land costs are not included in the CIL charging schedule viability calculations of the 'benefit in kind' route is effectively seeking a significant subsidy from the landowner. This is likely to be resisted by developers who would favour paying the CIL off site rather than loose the value of SANG land that Natural England have estimated to be as much as £80,000 per hectare (based on a capitalisation of setting up costs).

It must therefore be for the Local Plan Part 2 with the EM SPD to direct practical arrangements to deliver the appropriate mitigation whilst avoiding double charging, or avoidance of physical SANG provision by paying CIL only and not providing the land. You cannot have both CIL and SANG as envisaged in the draft EM SPD for fear of double charging with regard to European mitigation where the SANG land remains in private control, which is a legitimate way to secure SANG if it meets the habitat regulations.

It is essential that the Local Plan Part 2, the EM SPD and the CIL Charging Schedule effectively provide the framework to ensure that Habitats compatible development is delivered, without this the plan would be inconsistent with national policy and could not be found sound.

The other significant problem with CIL and SPA mitigation is affordable housing, which is not required to make CIL payments. The solution in the EM SPD is that private development must cover all housing development including affordable where habitat mitigation is required.

The difficulty with this solution is for the Council to know that appropriate mitigation is provided for the development proposed. How, for example, is habitat mitigation to be secured for 100% affordable housing exception sites? Those would in effect have no mitigation, and cannot meet the habitats directive. The problem could also occur if the scenario outlined in paragraph 14 was to occur.

A solution to this may be to draw up a list of infrastructure projects in relation to the measures required in accordance with the Habitats Regulations. Those projects not included (for example the SANGs at New Milton) would not therefore be subject to a charge – as stated in the CIL Guidance:

86. Regulation 123 of the Community Infrastructure Levy Regulations provides for charging authorities to set out a list of those projects or types of infrastructure that it intends to fund through the levy. This list should be based on the draft list that the charging authority prepared for the examination of their draft charging schedule.

87. When a charging authority introduces the Community Infrastructure Levy, section 106 requirements should be scaled back to those matters that are directly related to a specific site, and are not set out in a regulation 123 list. For transparency, charging authorities should have set out at examination how their section 106 policies will be varied, and the extent to which they have met their section 106 targets. Relevant local policy changes should be implemented at the same time that the charging schedule is introduced, and integrated as soon as practical into the relevant Plan.

Given that the CIL regulations require change to local policy to reflect the implementation of CIL, it is possible to pre-empt this with changes to this plan. The list of what would be the Regulation 123 projects could be included in more detail in the IDP, and expressed spatially on the proposals map. This way the projects will be subject the examination and avoid the issues highlighted in paragraph 10 above.

Alternative Sites

It is not clear how NFDC have selected the sites for SANG and mitigation. There has been no engagement with landowners and no attempt to call for SANG sites for example in the way housing sites are selected. This is a failing of the EM SPD which means the best strategy for SANG site selection to complement development site selection may not have been made.

MEM Ltd believe that land at New Milton at Great Woar Copse (where consistent with the SNCI designation), and possibly open ground to the north (consistent with the masterplan of this site as promoted by Taylor Wimpey) would provide a good quality SANG well related to the proposed nm3 mitigation site. This has not been tested in the round with the development proposal and compared to the allocation of site nm4 in relation to development proposals. It also has not been subject to viability testing given the significant additional costs of SANG mitigation, monitoring and maintenance given problematic viability without these extra financial burdens at the allocated site at Caird Avenue.

390MS_a Hants & IOW Wildlife Trust

Our response to the proposed modifications are based on the following submitted documents all dated September 2013

- NFDC 45 - Schedule of Main Modifications
- NFDC 46 Draft Mitigation Strategy for European sites SPD
- NFDC 48 Draft Infrastructure Delivery Plan
- NFDC 47 Habitat Regulations Assessment
- NFDC 49 Draft Sustainability Appraisal of Main Modifications

The Trust has raised concerns at the Examination in Public and previously that the HRA concluded “no significant effect” based on a series of assumptions, set out in paragraph 1.11 of the HRA.

We believed that these recommendations had not been acted upon and that there was no quantification of the scale or character of provision that was required in order to satisfy these recommendations. We also believed that there was insufficient certainty that appropriate provisions would be implemented.

The Trust is therefore please to see that following the Inspectors Note ID/9 (Inspectors Preliminary Conclusions on Compliance with the Habitats Regulations) further work has been undertaken to address the concerns.

The Trust has welcomed NFDC's approach to work with the Hampshire and Isle of Wight Wildlife Trust, Natural England, RSPB and the New Forest Park Authority We have appreciated being part of the discussions.. We have fully supported the approach taken for the HRA addendum but still have significant concerns over the proposed mitigation measures to offset recreational impacts on the New Forest.

The Trust is as keen as NFDC to find solutions that will enable the proposed development to be achieved without having an adverse effect on the integrity of the European designated sites.

However the Wildlife Trust sadly is still not in a position where we can be confident that the development proposed in the Local Plan Part 2 will not have an adverse impact on the European designated site.

Whilst we believe that progress has been made to set out more clearly what mitigation measures would be provided, we are still concerned that a significant level of uncertainty over the deliverability of these measures still exists. We have set out these concerns below.

1. No certainty of delivery of the Access Management measures such as Wardening
2. No certainty that the proposed SANGS and open spaces sites can be delivered or whether they will be effective.
3. No certainty the walking routes and Rights of Way improvement proposals will act as effective mitigation measures.
4. The Infrastructure Delivery Plan does not provide the level of certainty that the proposed mitigation measures will be delivered.

1. No certainty of delivery of the Access Management measures such as Wardening

Hampshire and Isle of Wight Wildlife Trust have serious concerns that there is no evidence to show that progress has been made on developing deliverable Access management measures on the New Forest European designated sites.

The HRA of the submission document and main modifications sets out its calculations for the number of visits to the New Forest that need to be offset . It calculated that in addition to the mitigation for SANGs it will be essential for NFDC to support access management measures within the New Forest National Park and along the Solent coast. (section 6.26) .

It has calculated that 81.7 ha of SANGs provision is required to accommodate all estimated visitor growth to the New Forest European sites (section 6.25 calculation 7). However it recognises that NFDC are proposing to only provide for 30 ha of SANGS. As such it states that the majority of the visits will need to be offset via access management measures.

Access management measures are included in the suite of mitigation measures proposed within the new Local plan policy DM 2b Mitigation measures on the European designated sites (modification reference MM10) . The Trust welcomes this. We also welcome the local plan recognition that “an important component of the mitigation strategy will be the management of recreation visits to designated sites” and that “Management measures will include access management, increased Wardening and information provision with the objective of avoiding or minimising the impact of these visitors on the sensitive sites”(Modification reference MM10 Section 2.11(l)).

The details of Access management are set out in the Mitigation Strategy SPD. However despite the Council acknowledging the need for Access Management measures and providing details of how they propose to achieve this we see no evidence to demonstrate that these measures will actually happen.

It is noted that the Infrastructure Delivery Plan states that “As funding of the warden does not fall under the definition of infrastructure it has not been included within this IDP. As no specific mitigation projects beyond appointing wardens relating to the Solent and Southampton Water have been identified, no costs have been identified and neither has a timetable been identified Therefore there is no basis for the council to include them within Appendix A at this time” (Infrastructure Delivery Plan Section 3.1.11)

To be an effective mitigation measure the Wildlife Trust would wish to see Wardening or other access measures in place prior to the occupation of development. We see no evidence that this would be the case other than the councils commitment to collect contributions towards a warden or other access management measures.

The Wildlife Trust would wish to see evidence to demonstrate that the New Forest District Council has had discussions with the New Forest Park Authority or other landowners of the New Forest and that these discussions have a realistic delivery timescale of getting access management measures in place prior to the occupation of development .

Without this we believe the Local Plan part 2 is still unsound as it will still not be able to demonstrate that housing development can be delivered without having an adverse effect on the European designated sites of the New Forest .

2. No certainty that the proposed SANGS and open spaces sites can be delivered or whether they will be effective

The Hampshire and Isle of Wight Wildlife Trust acknowledges the progress that has been made towards the provision of SANGS.

However the Wildlife Trust does not agree with the New Forest District Council that the SANGS approach used elsewhere would not provide the most appropriate approach to mitigation to the impacts on the New Forest. We recognise the District Councils close proximity to the New Forest and the need to have access management measures in addition to SANGS. But differ from the Councils view that large SANGS would not work at encouraging visitors to these rather than use the New Forest. We have first hand evidence that large scale SANGS close to the New Forest can act as an attractive alternative destination for dog walkers and other visitors. Whilst not an official designated SANG the Wildlife Trusts Reserve Testwood Lakes acts as an attractive alternative nature green space. This site in Totton is very popular with locals and regularly used. We have provided more details on this in our submission to the EIP hearing session "Have the requirements to the Habitat Regulations been satisfied" It is raised again here as the Mitigation Strategy SPD clearly states that this approach will not work and we clearly differ in this view.

The Mitigation Strategy SPD states that the Council believes that 1ha is the size of natural green space that can be appropriately designed as SANGs. (section 5.19) and acknowledge that in some locations smaller areas will provide a valuable contribution to the overall package of mitigation. The Wildlife Trust questions this. Whilst we recognise that the provision of smaller sites may attract some visitors away from the New Forest but question how effective these small sites will be to act as SANGs.

The Wildlife Trust also questions how deliverable are the proposed sites. The proposed sites contain no information about who the landowner's are and therefore whether the landowner's agree to them being used as SANGs.

There is also the question about timescales for delivery. It is noted that the Mitigation Strategy SPD sets out the likely timeframe but for a number of proposed sites these timescales are broad. This leads to uncertainty of whether they will be in place prior to the occupation of housing development.

It is noted that the Infrastructure Delivery Plan lists the proposed SANGs sites together with a summary of the mitigation proposed for each. However this IDP plan does not set out timescales for delivery, leading again to the conclusion of no certainty of delivery prior to the occupation of the housing development.

To address our concerns the Wildlife Trust would wish to see each site accompanied by a pro-forma setting out such details as landownership and proposed timescales. We would also wish to see each site assessed against the SANGS guidance to identify the suitability of the site to meet the SANGS standards. Table 1 (section 5.1) in the Mitigation Strategy SPA sets out the expected performance of the proposed elements of the mitigation strategy. A similar table to this could be used to assess the individual sites.

Without the certainty over the effectiveness and deliverability of the proposed SANGS, we believe the Local Plan part 2 is still unsound. It still cannot demonstrate that housing development can be delivered without having an adverse effect on the European designated sites of the New Forest.

3. No certainty the walking routes and Rights of Way improvement proposals will act as effective mitigation measures

The Wildlife Trust is concerned about the effectiveness of the proposed walking routes. A number of these appear to be using the road network. We therefore question whether they will be attractive alternatives to the New Forest.

We also question how the District council proposes to enhance the footpaths /rights of way to make them an attractive alternative destination. Those footpaths that are designated public Rights of Way have statutory requirements to maintain them in a suitable condition for public access. Mitigation measures will therefore need to be over and above the statutory requirements.

4. The Infrastructure Delivery Plan does not provide the level of certainty that the proposed mitigation measures will be delivered

The Infrastructure Delivery Plan, in appendix A, lists the proposed SANGS sites and provides a summary of the proposed habitat mitigation. This does not include realistic timescales for delivery. For example the proposals for the North East of Bartley Park is for the provision of 4.23ha of new informal open space. The timescale for phasing is listed as 2011-2026. With such a broad timescale there is no certainty that these mitigation measures will be in place prior to the occupation of the housing development.

The Wildlife Trust also questions the priority given to these proposals. In section 3.19 of the Infrastructure Delivery Plan it states that “the individual projects listed in the mitigation strategy are all contained within Appendix A of this IDP under the heading habitat mitigation and their implementation is a high priority for the council” . The Trust would point out that if they are to act as mitigation measures to offset recreation impacts to the New Forest, then they should not be just high priority but essential. If they are not delivered and housing development is permitted without the appropriate mitigation measures in place then this would be against the Conservation of Habitat and Species Regulations 2010

In conclusion

As previously stated the Trust is as keen as NFDC to find solutions that will enable the proposed development to be achieved without having an adverse effect on the integrity of the European designated sites. In order to make this Local Plan Part 2 sound, we hope that the level of detail requested to provide certainty or deliverability and effectiveness of the mitigation measures can be given prior to examination. If you wish to discuss any of these matters further then please do not hesitate to contact us.

Mitigation Strategy Paragraph Reference: page 69

Project Reference:

ID	Representee	Summary of Representation
357MS_b	Milford on Sea Parish Council	The Parish Council support the appointment of the two educational wildlife wardens/rangers subject to them covering our whole parish.

Mitigation Strategy Paragraph Reference: Pages 47-48

Project Reference:

ID	Representee	Summary of Representation
357MS_a	Milford on Sea Parish Council	The Parish Council is content with the proposed mitigation of the creation of two new walks in the vicinity of the proposed new development and will provide links to the village.

Mitigation Strategy Paragraph Reference: Section 2

Project Reference:

ID	Representee	Summary of Representation
350MS_a	Associated British Ports	This representation should be read alongside all previous representations and statements submitted on behalf of Associated British Ports (ABP) in respect of the emerging Local Plan Part 2.

ABP’s concerns with this document relate to the text (paragraph 2.24 and 2.25) that seeks to explain the second part of the Green Infrastructure Strategy, which has still to be produced in draft form.

Paragraph 2.25 of the document makes it clear that policy DM9 of the Local Plan Part 2 provides the framework for the preparation of Part 2 of the Green Infrastructure Strategy. As made clear in ABP’s representation on revised policy DM9 (main modification MM14) this policy, in order to be sound and also reflect the Inspector’s initial position expressed at the relevant hearing session, should:

☐☐Deal only with green infrastructure features within the towns and villages that the Council wish to protect, and not deal with features in the countryside outside of the towns and villages.

☐☐Focus on those green infrastructure features that are not already protected / covered by other policies (for example, policy DM7, DM2a or DW-E12).

- Not be absolute in its requirements.

That being the case, it is unacceptable for paragraph 2.24 of the Draft Part 1 of the Green Infrastructure strategy, to indicate by the use of the word ‘principally’ in brackets, in the last sentence, that Part 2 of the Green Infrastructure strategy will not just deal with green infrastructure features within settlements.

ABP’s concerns associated with this issue are well documented in its representations and submissions to the emerging Local Plan Part 2. ABP’s concerns relate to its strategic land reserve at Dibden Bay, which has previously been identified in the January 2011 document ‘Draft Green Infrastructure Strategy’ (BP38a) as an important Green Wedge, and as a possible Green Infrastructure project in the PUSH Green Infrastructure Strategy. Both of these documents form part of the ‘work previously done’ which

paragraph 2.24 indicates will be built on. (As has previously been explained, both of these other documents have been strongly objected to by ABP in this regard and should therefore be viewed as unsound).

It, therefore, appears to ABP that the intention is that Part 2 of the Green Infrastructure Strategy will, contrary to the views on the unsoundness of the approach expressed by ABP and the Inspector at the previous hearing session, seek to identify Green Infrastructure features outside of the settlements. This needs to be corrected.

For the avoidance of any doubt, the strategic importance of Dibden Bay as the only area of land on which the nationally significant Port of Southampton can expand far outweighs any value the site may have as a green area or open space. Dibden Bay was created as the strategic reserve of land for the Port of Southampton, today remains in the ownership of ABP as the strategic land reserve for the expansion of the Port – the only such site as acknowledged by the Council’s Core Strategy – and is operational land for the purposes of the 1990 Planning Act. The reclaimed Dibden Bay site is not publicly accessible.

The word “(principally)” should be deleted from the last sentence of 2.24 of the draft Part 1 of the Green Infrastructure Strategy.

Mitigation Strategy Paragraph Reference: Table 22

Project Reference:

ID	Representee	Summary of Representation
215MS_b	Tillyer F	6. 5 Refer to page 83 and Ringwood. I believe a correction is required regarding the total allocated. As printed it is: 100. In my view, it should be: 150. Table 22 Total Allocated: Correction of figure. Should read 150.

Appendix 4: Main Issues raised in consultation and NFDC Response

The following table sets out the main issues raised during the consultation of the Draft Mitigation Strategy SPD in September 2013 together with the Council's response.

Issue Summary	Response
Uncertainty of whether the proposed strategy meets the requirements of Habitat Regulations in terms of effectiveness and suitability.	This matter was dealt with at public examination of Local Plan Part 2 which was adopted by the Council on 14 April 2014.
Queries on the details / design / deliverability of some projects.	Further work has been undertaken on identification of projects including identifying a 5 year project supply. Detailed design work will be undertaken on each project prior to implementation.
Queries over how the monitoring arrangements together with how the Ranger service will be secured, and how this will continue beyond the plan period.	The monitoring section of the strategy (table 37, page 71) now goes in to further details regarding the monitoring arrangements and assigns responsibilities to specific agencies. The Ranger service will be subject to a procurement exercise and is likely to be in place for the end of 2014/15.
Queries over the future maintenance of SANGS and other mitigation projects.	Further explanation has been added to the Mitigation Strategy setting this out (paragraphs 6.49 – 6.53).
The requirement for joint working with other authorities and national/local bodies.	The Mitigation Strategy reflects the Council desire to work with other organisations. This is particularly set out in the monitoring section of the strategy.
Recognition of the link that the historic environment and heritage assets can provide to green infrastructure.	Comment noted, but not a matter for the Mitigation Strategy SPD
Requirement to ensure that mitigation measures are delivered in line with new development.	The Council has identified an initial 5 year supply of projects which has been developed based on likely housing projections. Implementation of development and mitigation projects will be carefully monitored.
Clarification over the likely contributions to be required from developers.	The mitigation strategy now sets out a detailed table setting out the requirements from each dwelling type in paragraph 7.7.

Issue Summary	Response
<p>How alternative proposals can/will be considered by the Council.</p>	<p>The document has been revised to address this matter. The Council has identified a number of projects which it feels have a realistic chance of implementation and mitigates the recreational impacts of the new residential development within the District. Paragraphs 5.46 – 5.47 of the strategy set out the criteria for alternative mitigation projects which may arise over the course of the plan period. If alternative projects are presented to the Council that meet this criterion they will be considered by the Council as suitable mitigation for development.</p>
<p>The implications of CIL on habitat mitigation</p>	<p>The Council accepts the complications that can arise between providing mitigation and CIL. Paragraphs 7.27 – 7.33 set out the Council's approach to this, including affordable housing (which is exempt from paying CIL). This matter was also dealt with at public examination of Local Plan Part 2.</p>