

**Planning and Rights of Way Panel 12<sup>th</sup> September 2023**  
**Planning Application Report of the Head of Transport and Planning**

**Application address:** Bitterne Parish Church Office, Whites Road, Southampton

**Proposed development:** Reserved matters application seeking approval for APPEARANCE, LANDSCAPING and SCALE following outline planning permission ref: 19/00838/OUT for redevelopment of the Bitterne Parish Church site including 15 houses (4 x 4 bed and 6 x 3 bed in semi-detached pairs and 5 x 2 bed) with new access road and car parking; and multi-use games area, following demolition of existing parish church hall and the removal of the existing bowling green and pavilion (departure from local plan).

<b>Application number:</b>	23/00367/REM	<b>Application type:</b>	Reserved Matters
<b>Case officer:</b>	Mathew Pidgeon	<b>Public speaking time:</b>	15 minutes
<b>Last date for determination:</b>	29.06.2023	<b>Ward:</b>	Peartree
<b>Reason for Panel Referral:</b>	5 or more objections have been received	<b>Ward Councillors:</b>	Cllr Keogh Cllr Payne Cllr Houghton
<b>Applicant:</b> Imperial Homes Southern Counties Ltd		<b>Agent:</b> Vivid Design Studio Ltd	

<b>Recommendation Summary</b>	Conditionally approve
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<b>Community Infrastructure Levy Liable</b>	Yes
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**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (2021). Policies - CS3, CS4, CS5, CS13, CS14, CS15, CS16, CS18, CS19, CS20, CS21, CS22 and CS25 of the of the Local Development Framework Core Strategy Development Plan Document (Amended 2015). Policies – SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP16, SDP17, SDP22, HE3, HE6 H1, H2, H7 and RE15 of the City of Southampton Local Plan Review (Amended 2015).

## Appendix attached

1	Habitats Regulation Assessment	2	Development Plan Policies
3	Relevant Planning History	4	19/00838/OUT Panel Minutes
5	19/00838/OUT Panel Report	6	19/00838/OUT Decision

## Recommendation in Full

Conditionally approve

## Background

Outline planning permission (ref 19/00838/OUT) for the erection of 15 houses on this site, following demolition of the existing parish church hall, the Wesley Centre and the removal of the existing bowling green and pavilion was granted on 04.01.2023 following consideration by the Planning Panel in June 2021. The principle of development and details of layout and access were approved under the outline planning permission. A s.106 legal agreement was completed to secure the necessary mitigation from 15 new dwellings. A copy of the minutes of the panel meeting are attached at **Appendix 4** and the committee report is attached at **Appendix 5**. This application details with the remaining matters of 'scale' 'appearance' and 'landscaping' only.

### **1.0 The site and its context**

- 1.1 The site has an area of 1 hectare, and is situated between a residential area to the south and Bitterne District Centre to the north-west. The site is directly to the south-east of the Holy Saviours Church and its associated graveyard. Holy Saviours Church dates from 1853 and is grade II listed.
- 1.2 The site comprises the following elements:
- Grade II Listed Holy Saviours Church vicarage and garden.
  - Holy Saviours Church parish hall with its associated dedicated car parking area.
  - The Wesley Centre also with its own associated/dedicated car parking.
  - A disused bowling green with small ancillary buildings.
  - A ball court.
- 1.3 A defining characteristic of the site are large mature trees and other soft landscape features and the site is subject to a group tree preservation order (The Southampton (Bitterne C of E Church Grounds) TPO 2003 refers and covers all but 15 of the 109 trees on site.

### **2.0 Proposal**

- 2.1 The application seeks reserved matters for appearance, scale and landscaping only. Matters of access and layout, along with the principle of the development, have already been approved as part of the outline planning permission.
- 2.2 Minor changes to the layout are also proposed to facilitate an alternative configuration of houses and parking and to take account of an updated land survey. The change in house configuration now results in 4 x 4 bed detached

houses instead of 2 x pairs of semi-detached 4 bed houses. As such, overall the number of houses and bedrooms on site do not change. Additionally, whilst the layout of parking changes, the overall number of 34 residential parking spaces on site does not change.

2.3 The minor changes to the layout do not result in any additional trees needing to be removed over and above the 20 trees agreed to be removed at outline stage. 10 of these are due to building constraints and 10 are due to their poor condition. 8 of the 20 trees to be felled are covered by a TPO.

2.4 The proposed appearance of the houses responds to the local vernacular, incorporating hipped roofs and using red brick, clay hanging tiles and composite slates. The landscaping is focused on retaining the mature woodland character of the site. The scale of the buildings is two storey as was shown indicatively at the previous stage.

### **3.0 Relevant Planning Policy**

3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015) and the City Centre Action Plan (adopted 2015). The most relevant policies to these proposals are set out at ***Appendix 1***.

3.2 Major developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.

3.3 The National Planning Policy Framework (NPPF) was revised in 2021. Paragraph 219 confirms that, where existing local policies are consistent with the NPPF, they can be afforded due weight in the decision-making process. The Council has reviewed the Development Plan to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

### **4.0 Relevant Planning History**

4.1 The outline permission (ref: 19/00838/OUT) was granted 4<sup>th</sup> January 2023, for the erection of 15 houses (4 x 4 bed and 6 x 3 bed in semi-detached pairs and 5 x 2 bed) with new access road and car parking; and multi-use games area, following demolition of existing parish church hall, the Wesley Centre and the removal of the existing bowling green and pavilion.

4.2 The outline scheme follows planning permission for an extension to Holy Saviours Church which gained approval in March 2019 (ref: 19/00123/FUL).

4.3 Two discharge of conditions applications, linked to application 19/00838/OUT, have been submitted and at the time of writing the report a number of the conditions, including those covering materials, tree protection, contaminated land, refuse &

cycle storage, ecological mitigation, design of the multi-use games area (MUGA), highway design and waste management, have been agreed.

- 4.4 A schedule of the relevant planning history for the site is set out in **Appendix 3** of this report.

## **5.0 Consultation Responses and Notification Representations**

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement 07.04.2023 and erecting a site notice 07.04.2023. At the time of writing the report **12 representations** have been received, including **6** objections and **6** in support. The following is a summary of the points raised:

### **OBJECTIONS**

- 5.2 ***On street Parking pressure within surrounding streets***

#### **Response**

*The proposed level of parking provided for each dwelling meets maximum standards, has outline approval, and has not decreased because of this Reserved Matters application. The overall level of car parking provided is deemed to be acceptable and appropriate given the size of houses and owing to the distance to Bitterne District Centre, where there are numerous public transport points.*

- 5.3 ***Highway safety; Whites Road traffic speed & access close to the junction with Maybray King Way/Bursledon Rd.***

#### **Response**

*Provided that vehicle drivers behave reasonably there should not be a significant impact on highways safety. Access has also already been approved at outline stage.*

- 5.4 ***Loss of MUGA during construction***

#### **Response**

*Loss of the MUGA during construction will be temporary and is reasonable given the longer-term benefits of the development. Sport England did not object previously to this phasing issue. Additionally, the legal agreement linked to the outline permission prevents commencement of the development until specification of the MUGA has been agreed; and also prevents occupation of the residential units until the MUGA has been laid out and made available to use in accordance with an agreed community use plan. As such there are phasing restrictions already built into the permission*

- 5.5 ***Loss of open space***

#### **Response**

*A community use agreement between the Church and SCC has been secured by s.106 legal agreement to ensure that a sports pitch/ball court (MUGA) is maintained so that it can be used more frequently/intensively than it is currently.*

- 5.6 ***Loss of wildlife area now shown as garden***

**Response**

*The scheme has been agreed by the Council's Ecologist. There are ecological mitigation measures which are controlled by condition 29 of the original permission 19/00838/OUT.*

**5.7 *Impacts on boundary treatment***

**Response**

*Plans show existing 1.8m high fencing to be retained along with new 1.8m high fencing where necessary/appropriate. The landscaping proposals (secured by condition 5 of permission 19/00838/OUT) can be enforced where necessary.*

**5.8 *Potential for protected trees to be removed***

**Response**

*The Council's Tree Officer raises no objection to the proposed loss of trees. The development will need to be carried out in accordance with relevant planning conditions. Unauthorised damage and removal of protected trees is a prosecutable offence, but the applicants already have agreement for some tree loss when the outline application was considered.*

**Comments in SUPPORT**

**5.9 *Improves design.***

**5.10 *Will provide improved sports facilities for the community.***

**5.11 *Provides family housing.***

**5.12 *Removes buildings that attract anti-social behaviour.***

**5.13 *Facilitates church improvements.***

**Consultation Responses**

<b>5.14</b>	<b>Consultee</b>	<b>Comments</b>
	Urban Design Manager	No objection
	Trees	No objection Amendments to the scheme have been made to ensure that trees on site are not significantly harmed as a consequence of the minor changes to layout. Landscaping has been improved with better range/ size of species with trees at the front now being large. No objection subject to recommended conditions.
	Ecology	No objection The ecological information provided (as listed below) is agreed and condition 29 of planning permission 19/00838/OUT will therefore be discharged in full once the development has been carried out in accordance with these agreed details.

	<ul style="list-style-type: none"> <li>• Peachecology &amp; environmental services report 0588 dated 5th April 2023.</li> </ul>
Community Infrastructure Levy	<p>The development is CIL liable as there is a net gain of residential units. With an index of inflation applied the residential CIL rate is £110.94 per sq. m to be measured on the Gross Internal Area floorspace of the building. Should the application be approved a Liability Notice will be issued detailing the CIL amount and the process from that point.</p> <p>If the floor area of any existing building on site is to be used as deductible floorspace the applicant will need to demonstrate that lawful use of the building has occurred for a continuous period of at least 6 months within the period of 3 years ending on the day that planning permission first permits the chargeable development.</p>
Natural England	<p>Objection</p> <p>Natural England objects to this proposal. As submitted we consider it will:</p> <ul style="list-style-type: none"> <li>• have an adverse effect on the integrity of the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site through increasing visitor numbers</li> </ul> <p><u>Officer Response:</u> The Local Planning Authority, as ‘competent authority’, is content that the likely effects of this development can be satisfactorily mitigated using the Community Infrastructure Levy, with 4% of CIL receipts for measures to mitigate recreational impacts within Southampton and 1% to be forwarded to the New Forest National Park Authority to deliver actions within the Revised Habitat Mitigation Scheme SPD (July 2020), as set out within the Habitat Regulations Appropriate Assessment (<b>Appendix 1</b>).</p>
City of Southampton Society (CoSS)	<p>No objection</p> <p>CoSS has no concerns arising from what is set out in the submitted reserved matters. CoSS does however ask to be informed what provisions are intended to be set out in the community use agreement about who may use the MUGA and when, and booking arrangements. Is it intended to out-source management and maintenance of the MUGA? Second, submitted plans seem to show a continuation of the path through the churchyard into the site through a landscaped area to the proposed road in the site, so giving public pedestrian connection from the churchyard to Whites Road. What will be the status of that path/what rights will the public have to use that route?</p> <p><u>Officer Response:</u></p>

	The extant S.106 includes obligations which require the specification of equipment and management, through a community use agreement for the MUGA. The obligations are yet to be discharged. The obligations will need to be discharged prior to the occupation of the houses. No change is proposed to the status of the footpath through the site which is not a public right of way.
Hampshire Swifts	Request that planning consent for the above-mentioned application, if granted, includes a requirement for at least 1 integral Swift box per dwelling.  <u>Officer Response:</u> Condition 29 ecological mitigation has already been discharged and no objection was raised by the Council's Ecologist.

## 6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- The principle of development;
- Design and effect on character;
- Residential amenity;
- Parking highways and transport;
- Trees and ecology;
- Mitigation of direct local impacts and;
- Likely effect on designated habitats.

### 6.2 Principle of development

6.2.1 The principle of residential development, the provision of family dwellings, and the layout and access arrangements for the development have already been assessed and consented as part of the original overarching outline planning permission (ref: 19/00838/OUT). The Panel should not seek to revisit these issues as part of this application and should not that the provision of 15 dwellings still assists the Council in meeting a defined housing need.

6.2.2 Whilst modest changes to the layout are proposed the number of units and bedrooms remains unchanged.

6.2.3 The main issues for consideration relate to the reserved matters details in relation to; **external appearance, scale and landscaping**. However, this report also considers minor layout changes proposed. Highway issues arising from the revised car parking and layout also require consideration. Finally, especially given the objection raised by Natural England, it is necessary to give additional consideration to the impact of the proposed housing on the New Forest which is afforded protection by European Law (as set out below).

### 6.3 Design and effect on character

- 6.3.1 External appearance and scale of the buildings; and the landscaping of the site are the main considerations for this planning application. The modest changes to the layout can also be considered as this too will have an impact on character.
- 6.3.2 The appearance of the houses will reflect the form and vernacular of traditional housing in the area, incorporating hipped roofs and bay windows. Materials are also reflective of local context, using red brick, clay hanging tiles and composite slates. The building-to-plot ratio and 2 storey scale is also in keeping with the character of the surrounding residential development.
- 6.3.3 Improvements to the overall design of the development have also been secured which include hard surface treatment, incorporating block paving, and the use of brick walls on boundaries adjacent to public areas. A bay window has also been added to the building on plot 1 to improve natural surveillance over the entrance of the site.
- 6.3.4 Landscaping is focused on retaining the mature woodland character of the site with 20 trees proposed to be felled out of a total of 109 (as per the Outline approval) and, thus, the general character of the area as contributed by large mature trees, will still be retained. As such, the scheme's impacts upon the setting of the Grade II listed Church are again deemed to be acceptable.
- 6.3.5 The proposed scale, appearance and landscape works are considered to be in keeping with the character and appearance of the area and accord with saved LDF Policy CS13.
- 6.4 Residential amenity
- 6.4.1 The minor changes to the layout do not have a significant effect on garden sizes or house size which will still achieve the minimum recommended sizes set out in the Nationally Described Space Standards and Residential Design Guide SPD (2006).
- 6.4.2 The separation distances to neighbouring residential properties will also still be acceptable so that both future residents and existing neighbours enjoy privacy distances that accord with the standards set out in the Residential Design Guide - 21m between directly opposite properties that back onto one another - or exceed them.
- 6.4.3 All habitable rooms within the proposed buildings will also still have access to good outlook, daylight and will achieve appropriate ventilation.
- 6.4.4 The two-storey scale of development means that visual impact experienced from neighbouring gardens and habitable rooms would be acceptable given the suburban location, separation distance and vegetative boundaries. The development would not have a harmful shadowing impact on neighbouring properties given that there are large mature trees on the boundaries of the site to the southwest (properties fronting Brownlow Avenue) and due to the orientation/juxtaposition with adjacent neighbours. The appearance of the buildings will not be visually harmful to neighbours and the landscaping proposals will also not have a significantly detrimental impact.

- 6.4.5 Therefore, the proposed development is still considered to offer suitable residential accommodation offering family homes, whilst having an acceptable relationship with neighbouring properties and the scheme has, therefore, been assessed as compliant with LPR Policy SDP1(i).
- 6.5 Parking highways and transport
- 6.5.1 The minor changes to layout results in improved access for refuse collection and emergency vehicles.
- 6.5.2 The minor changes to the layout have also resulted in changes to the parking on site. Previously 2 car parking spaces were provided for each dwelling and 4 visitor spaces were provided. The 4 visitor spaces have since been allocated to the larger detached houses as it is reasonable to assume larger houses would have a higher parking demand and there is no policy requirement for visitor parking. This provision meets the requirements of the Southampton Parking Standards.
- 6.5.3 26 car parking spaces are proposed for use by the church; 2 less than approved under the outline consent. This reduction is needed to facilitate access into the Multi-Use Games Area (MUGA). In high accessibility areas the 'Parking Standards SPD' allows 1 car parking space for each 5 fixed seats in addition to 1 parking space for each 20 sq.m of open hall. Officers note that the church is in a high accessibility area, however the wider application site is outside. The existing main church has pews with a max capacity of 360 persons which would allow up 72 parking spaces. If the pews are not fixed 20 additional car parking spaces would be allowed on the basis of an open hall floor area of 385sq.m (321sqm sq.m in the main hall and 64sq.m granted under application 19/00123/FUL). Therefore, in total a maximum of 92 car parking spaces could be allowed on site.
- 6.5.4 The proposed scheme provides 26 spaces for the Church, which is broadly similar to the existing (and that consented at Outline). It is appreciated that the existing parking layout is somewhat informal and, therefore, is difficult to accurately quantify and falls well below the maximum car parking allowance when considering the maximum capacity. Proposals don't need to achieve the maximum level permitted by policy in order to be supported. Therefore, based on the parking provision proposed the scheme is considered to be policy compliant and, again, it is important to consider the location which can be reached by public transport and is likely to be within walking distance of a significant proportion of church members.
- 6.5.5 No objection to the scheme has been received from the Council's Highways Team. Overall, the changes are considered acceptable from the perspective of parking, highway safety and transport.
- 6.6 Trees and ecology
- 6.6.1 20 trees in total will need to be felled to facilitate the development, as agreed under the outline planning permission. No further tree removal is proposed as part of this reserved matters application. 10 of the trees to be removed are due to building constraints and sufficient tree information has been submitted to allow the tree conditions linked to the outline permission to be discharged, as supported by the Council's Tree Team. Lost trees will need to be replaced on a two for one basis. The Council's Urban Design Manager and Tree Team both support the

landscaping proposals and tree planting.

- 6.6.2 The Council's Ecologist is satisfied with the proposed ecological mitigation measures, which have already been submitted and allow the ecological condition applied to the outline consent to be discharged.

#### 6.7 Mitigation of direct local impacts

- 6.7.1 The required planning obligations to mitigate the impact of this development were secured as part of a s106 agreement under the outline planning approval. This reserved matters approval does not create any new additional impacts and therefore no further mitigation or further legal agreements are required.

#### 6.8 Likely effect on designated habitats

- 6.8.1 The proposed development, as a residential scheme, has been screened (where mitigation measures must now be disregarded) as likely to have a significant effect upon European designated sites due to an increase in recreational disturbance along the coast and in the New Forest. Accordingly, a Habitat Regulations Assessment (HRA) has been undertaken, in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, see **Appendix 1**. The HRA concludes that, provided the specified mitigation of a Solent Recreation Mitigation Strategy (SRMP) contribution and a minimum of 5% of any CIL taken directed specifically towards Suitably Accessible Green Space (SANGS), the development will not adversely affect the integrity of the European designated sites.

### 7.0 Summary

- 7.1 The principle of the development has been accepted at outline stage and does not form part of the assessment of reserved matters.

- 7.2 The development will result in positive benefits which include delivery of housing, that includes family homes; improved surveillance, improved public access to sporting facilities and job creation (at construction stage). These benefits have been weighed against the concerns raised by residents previously about parking pressure, highway safety, impact on neighbours, impact on trees and ecology and loss of existing sports facilities/open space.

- 7.3 The proposed development makes efficient use of this previously developed site and would result in the regeneration of urban land, improving security in the area through an increase in occupation and passive surveillance. In terms of the remaining matters for consideration this report has set out why the proposed scale, landscaping and proposed design/external appearance meet the requirements of the current Development Plan and associated guidance.

### 8.0 Conclusion

- 8.1 The positive aspects of the scheme are not judged to be outweighed by the negative and, as such, it is recommended that the reserved matters permission is granted subject to relevant conditions set out below.

**Local Government (Access to Information) Act 1985**

**Documents used in the preparation of this report Background Papers**

1. (a) (b) (c) (d) 2. (b) (c) (d) (e) (f) (g) 4.(f) (g) (vv) 6. (a) (b) 7. (a)

**Case Officer Mathew Pidgeon,12/09/2023 PROW Panel**

**PLANNING CONDITIONS**

**01. Reserved Matters Timing (Performance)**

The development hereby permitted for the Reserved Matters Permission comprising appearance, landscaping and scale shall begin no later than three years from the date of the Outline Permission (*reference 19/00838/OUT, dated 04.01.2023*).

Reason: To comply with S.91 of the Town and Country Planning Act 1990 (as amended).

**02. Approved Plans (Performance)**

The development hereby permitted shall be carried out in accordance with the approved amended plans listed in the schedule attached below.

Reason: For the avoidance of doubt and in the interests of proper planning and residential amenity.

**03. Residential Parking (Pre-Occupation)**

The parking spaces for the dwellings; and access, to them shall be provided in accordance with the plans hereby approved before the development first comes into occupation and thereafter retained solely for the use of the occupants and their visitors; and for no other purposes other than indicated on the approved plans. At no time shall visitor spaces be allocated to residential properties and at no time shall any of the residential properties be allocated more than 2 car parking spaces each.

Reason: To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

**04. Church Parking (Pre-Occupation)**

The parking spaces for the church; and access to them, shall be provided in accordance with the plans hereby approved before the development first comes into occupation and thereafter retained solely for the use of the church and its visitors; and for no other purposes other than indicated on the approved plans unless otherwise agreed in writing by the local planning authority. Reason: To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

## 23/00367/REM - Appendix 1

### Habitats Regulations Assessment (HRA)

<b>Application reference:</b>	23/00367/REM
<b>Application address:</b>	Bitterne Parish Church Office Whites Road Southampton
<b>Application description:</b>	Reserved matters application seeking approval for appearance, landscaping and scale following outline planning permission ref: 19/00838/OUT for redevelopment of the Bitterne Parish Church site including 15 houses (4 x 4 bed and 6 x 3 bed in semi-detached pairs and 5 x 2 bed) with new access road and car parking; and multi-use games area, following demolition of existing parish church hall and the removal of the existing bowling green and pavilion (departure from local plan).
<b>HRA completion date:</b>	3 April 2023

#### HRA completed by:

**Lindsay McCulloch**  
**Planning Ecologist**  
**Southampton City Council**  
**Lindsay.mcculloch@southampton.gov.uk**

#### Summary

The project being assessed is as described above.

The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.

The site is located close to protected sites and as such there is potential for construction stage impacts. It is also recognised that the proposed development, in-combination with other developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site.

The findings of the initial assessment concluded that significant effects were possible. A detailed appropriate assessment was therefore conducted on the proposed development.

Following consideration of a number of avoidance and mitigation measures designed to remove any risk of a significant effect on the identified European sites, it has been concluded that **the significant effects, which are likely in**

association with the proposed development, can be adequately mitigated and that there will be no adverse effect on the integrity of protected sites.

### Section 1 - details of the plan or project

<p><b>European sites potentially impacted by plan or project:</b>  <b>European Site descriptions are available in Appendix I of the City Centre Action Plan's Habitats Regulations Assessment Baseline Evidence Review Report, which is on the city council's website</b></p>	<ul style="list-style-type: none"> <li>▪ Solent and Dorset Coast Special Protection Area (SPA)</li> <li>▪ Solent and Southampton Water SPA</li> <li>▪ Solent and Southampton Water Ramsar Site</li> <li>▪ Solent Maritime Special Area of Conservation (SAC)</li> <li>▪ River Itchen SAC</li> <li>▪ New Forest SAC</li> <li>▪ New Forest SPA</li> <li>▪ New Forest Ramsar site</li> </ul>
<p><b>Is the project or plan directly connected with or necessary to the management of the site (provide details)?</b></p>	<p>No – the development is not connected to, nor necessary for, the management of any European site.</p>
<p><b>Are there any other projects or plans that together with the project or plan being assessed could affect the site (provide details)?</b></p>	<ul style="list-style-type: none"> <li>▪ Southampton Core Strategy (amended 2015) (<a href="http://www.southampton.gov.uk/policies/Amended-Core-Strategy-inc-CSPR-%20Final-13-03-2015.pdf">http://www.southampton.gov.uk/policies/Amended-Core-Strategy-inc-CSPR-%20Final-13-03-2015.pdf</a>)</li> <li>▪ City Centre Action Plan (<a href="http://www.southampton.gov.uk/planning/planning-policy/adopted-plans/city-centre-action-plan.aspx">http://www.southampton.gov.uk/planning/planning-policy/adopted-plans/city-centre-action-plan.aspx</a>)</li> <li>▪ South Hampshire Strategy (<a href="http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm">http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm</a>)</li> </ul> <p>The PUSH Spatial Position Statement plans for 104,350 net additional homes, 509,000 sq. m of office floorspace and 462,000 sq. m of mixed B class floorspace across South Hampshire and the Isle of Wight between 2011 and 2034.</p> <p>Southampton aims to provide a total of 15,610 net additional dwellings across the city between 2016 and 2035 as set out in the Amended Core Strategy.</p> <p>Whilst the dates of the two plans do not align, it is clear that the proposed development of this site is part of a far wider reaching development strategy for the South Hampshire sub-region which will result in a sizeable increase in population and economic activity.</p>

Regulations 62 and 70 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) are clear that the assessment provisions, ie. Regulations 63 and 64 of the same regulations, apply in relation to granting planning permission on an application under Part 3 of the TCPA 1990. The assessment below constitutes the city council's assessment of the implications of the development described above on the identified European sites, as required under Regulation 63 of the Habitats Regulations.

## Section 2 - Assessment of implications for European sites

### **Test 1: the likelihood of a significant effect**

- **This test is to determine whether or not any possible effect could constitute a significant effect on a European site as set out in Regulation 63(1) (a) of the Habitats Regulations.**

The proposed development is located close to the Solent and Dorset Coast SPA, Solent and Southampton Water SPA and Ramsar site and the Solent Maritime SAC. As well as the River Itchen SAC, New Forest SAC, SPA and Ramsar site.

A full list of the qualifying features for each site is provided at the end of this report. The development could have implications for these sites which could be both temporary, arising from demolition and construction activity, or permanent arising from the on-going impact of the development when built.

The following effects are possible:

- Contamination and deterioration in surface water quality from mobilisation of contaminants;
- Disturbance (noise and vibration);
- Increased leisure activities and recreational pressure; and,

### **Conclusions regarding the likelihood of a significant effect**

**This is to summarise whether or not there is a likelihood of a significant effect on a European site as set out in Regulation 63(1)(a) of the Habitats Regulations.**

The project being assessed is as described above. The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/ SPA/Ramsar site.

The site is located close to European sites and as such there is potential for construction stage impacts. Concern has also been raised that the proposed development, in-combination with other residential developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site

Overall, there is the potential for permanent impacts which could be at a sufficient level to be considered significant. As such, a full appropriate assessment of the implications for the identified European sites is required before the scheme can be authorised.

**Test 2: an appropriate assessment of the implications of the development for the identified European sites in view of those sites' conservation objectives**

**The analysis below constitutes the city council's assessment under Regulation 63(1) of the Habitats Regulations**

The identified potential effects are examined below to determine the implications for the identified European sites in line with their conservation objectives and to assess whether the proposed avoidance and mitigation measures are sufficient to remove any potential impact.

In order to make a full and complete assessment it is necessary to consider the relevant conservation objectives. These are available on Natural England's web pages at <http://publications.naturalengland.org.uk/category/6528471664689152>.

The conservation objective for Special Areas of Conservation is to, *“Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.”*

The conservation objective for Special Protection Areas is to, *“Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.”*

Ramsar sites do not have a specific conservation objective however, under the National Planning Policy Framework (NPPF), they are considered to have the same status as European sites.

**TEMPORARY, CONSTRUCTION PHASE EFFECTS**

*Mobilisation of contaminants*

Sites considered: Solent and Southampton Water SPA/Ramsar site, Solent and Dorset Coast SPA, Solent Maritime SAC, River Itchen SAC (mobile features of interest including Atlantic salmon and otter).

The development site lies within Southampton, which is subject to a long history of port and associated operations. As such, there is the potential for contamination in the site to be mobilised during construction. In 2016 the ecological status of the Southampton Waters was classified as ‘moderate’ while its chemical status classified as ‘fail’. In addition, demolition and construction works would result in the emission of coarse and fine dust and exhaust emissions – these could impact surface water quality in the Solent and Southampton SPA/Ramsar Site and Solent and Dorset Coast SPA with consequent impacts on features of the River Itchen SAC. There could also be deposition of dust particles on habitats within the Solent Maritime SAC.

A range of construction measures can be employed to minimise the risk of mobilising contaminants, for example spraying water on surfaces to reduce dust,

and appropriate standard operating procedures can be outlined within a Construction Environmental Management Plan (CEMP) where appropriate to do so.

In the absence of such mitigation there is a risk of contamination or changes to surface water quality during construction and therefore a significant effect is likely from schemes proposing redevelopment.

#### *Disturbance*

During demolition and construction noise and vibration have the potential to cause adverse impacts to bird species present within the SPA/Ramsar Site. Activities most likely to generate these impacts include piling and where applicable further details will be secured ahead of the determination of this planning application.

Sites considered: Solent and Southampton Water SPA

The distance between the development and the designated site is substantial and it is considered that sound levels at the designated site will be negligible. In addition, background noise will mask general construction noise. The only likely source of noise impact is piling and only if this is needed. The sudden, sharp noise of percussive piling will stand out from the background noise and has the potential to cause birds on the inter-tidal area to cease feeding or even fly away. This in turn leads to a reduction in the birds' energy intake and/or expenditure of energy which can affect their survival.

#### *Collision risk*

Sites considered: Solent and Southampton Water SPA, Solent and Dorset Coast SPA

Mapping undertaken for the Southampton Bird Flight Path Study 2009 demonstrated that the majority of flights by waterfowl occurred over the water and as a result collision risk with construction cranes, if required, or other infrastructure is not predicted to pose a significant threat to the species from the designated sites.

### **PERMANENT, OPERATIONAL EFFECTS**

#### **Recreational disturbance**

Human disturbance of birds, which is any human activity which affects a bird's behaviour or survival, has been a key area of conservation concern for a number of years. Examples of such disturbance, identified by research studies, include birds taking flight, changing their feeding behaviour or avoiding otherwise suitable habitat. The effects of such disturbance range from a minor reduction in foraging time to mortality of individuals and lower levels of breeding success.

#### **New Forest SPA/Ramsar site/ New Forest SAC**

Although relevant research, detailed in Sharp et al 2008, into the effects of human disturbance on interest features of the New Forest SPA/Ramsar site, namely nightjar, *Caprimulgus europaeus*, woodlark, *Lullula arborea*, and Dartford warbler

*Sylvia undata*, was not specifically undertaken in the New Forest, the findings of work on the Dorset and Thames Basin Heaths established clear effects of disturbance on these species.

### **Nightjar**

Higher levels of recreational activity, particularly dog walking, has been shown to lower nightjar breeding success rates. On the Dorset Heaths nests close to footpaths were found to be more likely to fail as a consequence of predation, probably due to adults being flushed from the nest by dogs allowing predators access to the eggs.

### **Woodlark**

Density of woodlarks has been shown to be limited by disturbance with higher levels of disturbance leading to lower densities of woodlarks. Although breeding success rates were higher for the nest that were established, probably due to lower levels of competition for food, the overall effect was approximately a third fewer chicks than would have been the case in the absence of disturbance.

### **Dartford warbler**

Adverse impacts on Dartford warbler were only found to be significant in heather dominated territories where high levels of disturbance increased the likelihood of nests near the edge of the territory failing completely. High disturbance levels were also shown to stop pairs raising multiple broods.

In addition to direct impacts on species for which the New Forest SPA/Ramsar site is designated, high levels of recreation activity can also affect habitats for which the New Forest SAC is designated. Such impacts include trampling of vegetation and compaction of soils which can lead to changes in plant and soil invertebrate communities, changes in soil hydrology and chemistry and erosion of soils.

### **Visitor levels in the New Forest**

The New Forest National Park attracts a high number of visitors, calculated to be 15.2 million annually in 2017 and estimated to rise to 17.6 million visitor days by 2037 (RJS Associates Ltd., 2018). It is notable in terms of its catchment, attracting a far higher proportion of tourists and non-local visitors than similar areas such as the Thames Basin and Dorset Heaths.

Research undertaken by Footprint Ecology, Liley et al (2019), indicated that 83% of visitors to the New Forest were making short visits directly from home whilst 14% were staying tourists and a further 2% were staying with friends or family. These proportions varied seasonally with more holiday makers (22%) and fewer day visitors (76%), in the summer than compared to the spring (12% and 85% respectively) and the winter (11% and 86%). The vast majority of visitors travelled by car or other motor vehicle and the main activities undertaken were dog walking (55%) and walking (26%).

Post code data collected as part of the New Forest Visitor Survey 2018/19 (Liley et al, 2019) revealed that 50% of visitors making short visits/day trips from home lived within 6.1km of the survey point, whilst 75% lived within 13.8km; 6% of these visitors were found to have originated from Southampton.

The application site is located within the 13.8km zone for short visits/day trips and residents of the new development could therefore be expected to make short visits to the New Forest.

Whilst car ownership is a key limitation when it comes to be able to access the New Forest, there are still alternative travel means including the train, bus, ferry and bicycle. As a consequence, there is a risk that recreational disturbance could occur as a result of the development. Mitigation measures will therefore be required.

### **Mitigation**

A number of potential mitigation measures are available to help reduce recreational impacts on the New Forest designated sites, these include:

- Access management within the designated sites;
- Alternative recreational greenspace sites and routes outside the designated sites;
- Education, awareness and promotion

Officers consider a combination of measures will be required to both manage visitors once they arrive in the New Forest, including influencing choice of destination and behaviour, and by deflecting visitors to destinations outside the New Forest.

The New Forest Visitor Study (2019) asked visitors questions about their use of other recreation sites and also their preferences for alternative options such as a new country park or improved footpaths and bridleways. In total 531 alternative sites were mentioned including Southampton Common which was in the top ten of alternative sites. When asked whether they would use a new country park or improved footpaths/ bridleways 40% and 42% of day visitors respectively said they would whilst 21% and 16% respectively said they were unsure. This would suggest that alternative recreation sites can act as suitable mitigation measures, particularly as the research indicates that the number of visits made to the New Forest drops the further away people live.

The top features that attracted people to such sites (mentioned by more than 10% of interviewees) included: Refreshments (18%); Extensive/good walking routes (17%); Natural, 'wild', with wildlife (16%); Play facilities (15%); Good views/scenery (14%); Woodland (14%); Toilets (12%); Off-lead area for dogs (12%); and Open water (12%). Many of these features are currently available in Southampton's Greenways and semi-natural greenspaces and, with additional investment in infrastructure, these sites would be able to accommodate more visitors.

The is within easy reach of a number of semi-natural sites including Southampton Common and the four largest greenways: Lordswood, Lordsdale, Shoreburs and Weston. Officers consider that improvements to the nearest Park will positively encourage greater use of the park by residents of the development in favour of the New Forest. In addition, these greenway sites, which can be accessed via cycle

routes and public transport, provide extended opportunities for walking and connections into the wider countryside. In addition, a number of other semi-natural sites including Peartree Green Local Nature Reserve (LNR), Frogs Copse and Riverside Park are also available.

The City Council has committed to ring fencing 4% of CIL receipts to cover the cost of upgrading the footpath network within the city's greenways. This division of the ring-fenced CIL allocation is considered to be appropriate based on the relatively low proportion of visitors, around 6%, recorded originating from Southampton. At present, schemes to upgrade the footpaths on Peartree Green Local Nature Reserve (LNR) and the northern section of the Shoreburs Greenway are due to be implemented within the next twelve months, ahead of occupation of this development. Officers consider that these improvement works will serve to deflect residents from visiting the New Forest.

Discussions have also been undertaken with the New Forest National Park Authority (NFNPA) since the earlier draft of this Assessment to address impacts arising from visitors to the New Forest. The NFNPA have identified a number of areas where visitors from Southampton will typically visit including locations in the eastern half of the New Forest, focused on the Ashurst, Deerleap and Longdown areas of the eastern New Forest, and around Brook and Fritham in the northeast and all with good road links from Southampton. They also noted that visitors from South Hampshire (including Southampton) make up a reasonable proportion of visitors to central areas such as Lyndhurst, Rhinefield, Hatchet Pond and Balmer Lawn (Brockenhurst). The intention, therefore, is to make available the remaining 1% of the ring-fenced CIL monies to the NFNPA to be used to fund appropriate actions from the NFNPA's Revised Habitat Mitigation Scheme SPD (July 2020) in these areas. An initial payment of £73k from extant development will be paid under the agreed MoU towards targeted infrastructure improvements in line with their extant Scheme and the findings of the recent visitor reports. This will be supplemented by a further CIL payment from the development with these monies payable after the approval of the application but ahead of the occupation of the development to enable impacts to be properly mitigated.

The NFNPA have also provided assurance that measures within the Mitigation Scheme are scalable, indicating that additional financial resources can be used to effectively mitigate the impacts of an increase in recreational visits originating from Southampton in addition to extra visits originating from developments within the New Forest itself both now and for the lifetime of the development

#### Funding mechanism

A commitment to allocate CIL funding has been made by Southampton City Council. The initial proposal was to ring fence 5% of CIL receipts for measures to mitigate recreational impacts within Southampton and then, subsequently, it was proposed to use 4% for Southampton based measures and 1% to be forwarded to the NFNPA to deliver actions within the Revised Habitat Mitigation Scheme SPD (July 2020). To this end, a Memorandum of Understanding between SCC and the NFNPA, which commits both parties to,

*“work towards an agreed SLA whereby monies collected through CIL in the administrative boundary of SCC will be released to NFNPA to finance infrastructure works associated with its Revised Habitat Mitigation Scheme SPD (July 2020), thereby mitigating the direct impacts from development in Southampton upon the New Forest’s international nature conservation designations in perpetuity.”*

has been agreed.

The Revised Mitigation Scheme set out in the NFNPA SPD is based on the framework for mitigation originally established in the NFNPA Mitigation Scheme (2012). The key elements of the Revised Scheme to which CIL monies will be released are:

- Access management within the designated sites;
- Alternative recreational greenspace sites and routes outside the designated sites;
- Education, awareness and promotion;
- Monitoring and research; and
- In perpetuity mitigation and funding.

At present there is an accrued total, dating back to 2019 of £73,239.81 to be made available as soon as the SLA is agreed. This will be ahead of the occupation of the development. Further funding arising from the development will be provided.

Provided the approach set out above is implemented, an adverse impact on the integrity of the protected sites will not occur.

### **Solent and Southampton Water SPA/Ramsar site**

The Council has adopted the Solent Recreation Mitigation Partnership’s Mitigation Strategy (December 2017), in collaboration with other Councils around the Solent, in order to mitigate the effects of new residential development on the Solent and Southampton Water SPA and Ramsar site. This strategy enables financial contributions to be made by developers to fund appropriate mitigation measures. The level of mitigation payment required is linked to the number of bedrooms within the properties.

The residential element of the development could result in a net increase in the city’s population and there is therefore the risk that the development, in-combination with other residential developments across south Hampshire, could lead to recreational impacts upon the Solent and Southampton Water SPA. A contribution to the Solent Recreation Mitigation Partnership’s mitigation scheme will enable the recreational impacts to be addressed. The developer has committed to make a payment prior to the commencement of development in line with current Bird Aware requirements and these will be secured ahead of occupation – and most likely ahead of planning permission being implemented.

### **Conclusions regarding the implications of the development for the identified European sites in view of those sites' conservation objectives**

Conclusions

The following conclusions can be drawn from the evidence provided:

- There is potential for a number of impacts, including noise disturbance and mobilisation of contaminants, to occur at the demolition and construction stage.
- Increased levels of recreation activity could affect the Solent and Southampton Water SPA/Ramsar site and the New Forest/SAC/SPA/Ramsar site.
- There is a low risk of birds colliding with the proposed development.

The following mitigation measures have been proposed as part of the development:

#### Demolition and Construction phase

- Provision of a Construction Environmental Management Plan, where appropriate.
- Use of quiet construction methods where feasible;
- Further site investigations and a remediation strategy for any soil and groundwater contamination present on the site.

#### Operational

- Contribution towards the Solent Recreation Mitigation Partnership scheme. The precise contribution level will be determined based on the known mix of development;
- 4% of the CIL contribution will be ring fenced for footpath improvements in Southampton's Greenways network. The precise contribution level will be determined based on the known mix of development;
- Provision of a welcome pack to new residents highlighting local greenspaces and including walking and cycling maps illustrating local routes and public transport information.
- 1% of the CIL contribution will be allocated to the New Forest National Park Authority (NFNPA) Habitat Mitigation Scheme. A Memorandum of Understanding (MoU), setting out proposals to develop a Service Level Agreement (SLA) between SCC and the NFNPA, has been agreed. The precise contribution level will be determined based on the known mix of development with payments made to ensure targeted mitigation can be delivered by NFNPA ahead of occupation of this development.
- All mitigation will be in place ahead of the first occupation of the development thereby ensuring that the direct impacts from this development will be properly addressed.

As a result of the mitigation measures detailed above, when secured through planning obligations and conditions, officers are able to conclude that there will be no adverse impacts upon the integrity of European and other protected sites in the Solent and New Forest arising from this development.

## References

Fearnley, H., Clarke, R. T. & Liley, D. (2011). The Solent Disturbance & Mitigation Project. Phase II – results of the Solent household survey. ©Solent Forum/Footprint Ecology.

Liley, D., Stillman, R. & Fearnley, H. (2010). The Solent Disturbance and Mitigation Project Phase 2: Results of Bird Disturbance Fieldwork 2009/10. Footprint Ecology/Solent Forum.

Liley, D., Panter, C., Caals, Z., & Saunders, P. (2019) Recreation use of the New Forest SAC/SPA/Ramsar: New Forest Visitor Survey 2018/19. Unpublished report by Footprint Ecology.

Liley, D. & Panter, C. (2020). Recreation use of the New Forest SAC/SPA/Ramsar: Results of a telephone survey with people living within 25km. Unpublished report by Footprint Ecology.

## Protected Site Qualifying Features

### The New Forest SAC

The New Forest SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex I habitats:

- Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*) (primary reason for selection)
- Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea* (primary reason for selection)
- Northern Atlantic wet heaths with *Erica tetralix* (primary reason for selection)
- European dry heaths (primary reason for selection)
- *Molinia* meadows on calcareous, peaty or clayey-silt laden soils (*Molinion caeruleae*) (primary reason for selection)
- Depressions on peat substrates of the *Rhynchosporion* (primary reason for selection)
- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer
- (*Quercion robori-petraeae* or *Ilici-Fagenion*) (primary reason for selection)
- *Asperulo-Fagetum* beech forests (primary reason for selection)
- Old acidophilous oak woods with *Quercus robur* on sandy plains (primary reason for selection)
- Bog woodland (primary reason for selection)
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*,
- *Salicion albae*) (primary reason for selection)
- Transition mires and quaking bogs
- Alkaline fens

The New Forest SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex II species:

- Southern Damselfly *Coenagrion mercurial* (primary reason for selection)
- Stag Beetle *Lucanus cervus* (primary reason for selection)
- Great Crested Newt *Triturus cristatus*

### The New Forest SPA

The New Forest SPA qualifies under Article 4.1 of the Birds Directive by supporting breeding populations of European importance of the following Annex I species:

- Dartford Warbler *Sylvia undata*
- Honey Buzzard *Pernis apivorus*
- Nightjar *Caprimulgus europaeus*
- Woodlark *Lullula arborea*

The SPA qualifies under Article 4.2 of the Birds Directive by supporting overwintering populations of European importance of the following migratory species:

- Hen Harrier *Circus cyaneus*

### New Forest Ramsar Site

The New Forest Ramsar site qualifies under the following Ramsar criteria:

- Ramsar criterion 1: Valley mires and wet heaths are found throughout the site and are of outstanding scientific interest. The mires and heaths are within catchments whose uncultivated and undeveloped state buffer the mires against adverse ecological change. This is the largest concentration of intact valley mires of their type in Britain.
- Ramsar criterion 2: The site supports a diverse assemblage of wetland plants and animals including several nationally rare species. Seven species of nationally rare plant are found on the site, as are at least 65 British Red Data Book species of invertebrate.
- Ramsar criterion 3: The mire habitats are of high ecological quality and diversity and have undisturbed transition zones. The invertebrate fauna of the site is important due to the concentration of rare and scarce wetland species. The whole site complex, with its examples of semi-natural habitats is essential to the genetic and ecological diversity of southern England.

### **Solent Maritime SAC**

The Solent Maritime SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex I habitats:

- Estuaries (primary reason for selection)
- Spartina swards (*Spartinion maritimae*) (primary reason for selection)
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) (primary reason for selection)
- Sandbanks which are slightly covered by sea water all the time
- Mudflats and sandflats not covered by seawater at low tide
- Coastal lagoons
- Annual vegetation of drift lines
- Perennial vegetation of stony banks
- Salicornia and other annuals colonising mud and sand
- Shifting dunes along the shoreline with *Ammophila arenaria* (“white dunes”)

Solent Maritime SAC qualifies under Article 3 of the Habitats Directive by supporting the following Annex II species:

- Desmoulin's whorl snail *Vertigo moulinsiana*

### **Solent and Southampton Water SPA**

Solent and Southampton Water SPA qualifies under Article 4.1 of the Birds Directive by supporting breeding populations of European importance of the following Annex I species:

- Common Tern *Sterna hirundo*
- Little Tern *Sterna albifrons*
- Mediterranean Gull *Larus melanocephalus*
- Roseate Tern *Sterna dougallii*
- Sandwich Tern *Sterna sandvicensis*

The SPA qualifies under Article 4.2 of the Birds Directive by supporting overwintering populations of European importance of the following migratory species:

- Black-tailed Godwit *Limosa limosa islandica*

- Dark-bellied Brent Goose *Branta bernicla bernicla*
- Ringed Plover *Charadrius hiaticula*
- Teal *Anas crecca*

The SPA also qualifies under Article 4.2 of the Birds Directive by regularly supporting at least 20,000 waterfowl, including the following species:

- Gadwall *Anas strepera*
- Teal *Anas crecca*
- Ringed Plover *Charadrius hiaticula*
- Black-tailed Godwit *Limosa limosa islandica*
- Little Grebe *Tachybaptus ruficollis*
- Great Crested Grebe *Podiceps cristatus*
- Cormorant *Phalacrocorax carbo*
- Dark-bellied Brent Goose *Branta bernicla bernicla*
- Wigeon *Anas penelope*
- Redshank *Tringa tetanus*
- Pintail *Anas acuta*
- Shoveler *Anas clypeata*
- Red-breasted Merganser *Mergus serrator*
- Grey Plover *Pluvialis squatarola*
- Lapwing *Vanellus vanellus*
- Dunlin *Calidris alpina alpina*
- Curlew *Numenius arquata*
- Shelduck *Tadorna tadorna*

#### **Solent and Southampton Water Ramsar Site**

The Solent and Southampton Water Ramsar site qualifies under the following Ramsar criteria:

- Ramsar criterion 1: The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs.
- Ramsar criterion 2: The site supports an important assemblage of rare plants and invertebrates. At least 33 British Red Data Book invertebrates and at least eight British Red Data Book plants are represented on site.
- Ramsar criterion 5: A mean peak count of waterfowl for the 5-year period of 1998/99 – 2002/2003 of 51,343
- Ramsar criterion 6: The site regularly supports more than 1% of the individuals in a population for the following species: Ringed Plover *Charadrius hiaticula*, Dark-bellied Brent Goose *Branta bernicla bernicla*, Eurasian Teal *Anas crecca* and Black-tailed Godwit *Limosa limosa islandica*.

**POLICY CONTEXT**

Core Strategy - (January 2010)

CS3	Promoting Successful Places
CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS14	Historic Environment
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP17	Lighting
SDP22	Contaminated Land
HE3	Listed Buildings
HE6	Archaeological Remains
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Planning Obligations (Adopted - September 2013)

Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2019

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

**Relevant Planning History**

19/00838/OUT - Outline application for the redevelopment of the site including 15 houses (4 x 4 bed and 6 x 3 bed in semi-detached pairs and 5 x 2 bed) with new access road and car parking following demolition of existing parish church hall and the removal of the existing bowling green and pavilion (layout and access only all other matters reserved) (departure from local plan) (amended description following amended plans). Conditionally Approved 04.01.2023

1627/E15 - 6 x 8m Floodlight poles at tennis court. Conditionally Approved 1993.

871647/E - Erection of a single storey extension to Holy Saviours Church. Conditionally Approved, 1988.

1504/E24 - ERECTION OF TIMBER CLUB HOUSE AT BOWLING GREEN, Conditionally Approved, 1976

1492/E20, PREFAB BUILDING FOR MEETINGS AT CHURCH HALL HOLY SAVIOURS CHURCH, Conditionally Approved, 1975

1355/P18 NEW CHURCH HALL AND CAR PARKING (CHURCH HALL), Conditionally Approved, 1968

1299/P41, ERECTION OF NEW VICARAGE AND METHODIST CHURCH ON LAND IN GARDEN, Conditionally Approved, 1965

1289/P7, REBUILD VICARAGE REDEVELOPMENT OF GARDEN FOR METHODIST CHURCH AND CAR PARKING CAR PARKING IMPROVEMENTS FOR BITTERNE CHURCH (VICARAGE AND METH CHURCH SITES), Conditionally Approved, 1965

1139/48, ERECTION OF SECTIONAL TIMBER HUT FOR STORAGE (CHURCH HALL), Conditionally Approved, 1961

1573/E41, ERECTION OF A SINGLE STOREY MEETING ROOM (CHURCH HALL) Conditionally Approved, 1960.

1137/T, ERECTION OF SECTIONAL TIMBER HUT FOR STORAGE (CHURCH HALL), (Temp exp 31/12/1960), Conditionally Approved 1958

932/18, REBUILD INSTITUTE (CHURCH HALL) (Prev Ref - Code 14884), Conditionally Approved, 1949