

FAREHAM
BOROUGH COUNCIL

Development Sites and Policies Plan

Statement on Issues and Questions

Issue 3– the Natural Environment (DSP7 to DSP16)

October 2014

DCD-07

- 3.1 *Is the Council's approach to residential development (including frontage infill) outside the settlement boundaries justified (policy DSP7)?***
- 3.1.1 The Council's overall approach to residential development, outside of Welborne, is to prioritise the re-use of previously developed land within the settlement boundaries. This is consistent with the Development Strategy set out in Policy CS6 of the Core Strategy. It is also consistent with the 'core planning principles' set out within the NPPF (paragraph 17), which include the need to encourage the effective use of land by reusing land that has been previously developed and also the need to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.
- 3.1.2 This approach necessarily involves limiting non-essential residential development in areas outside of the settlement boundaries in order to ensure that the overall development strategy can be achieved. This approach was established through Policy CS14 of the Core Strategy and further detail is provided by Policy DSP7 within LP2. The Council has sought to ensure, through the allocations for residential development and other planned housing supply set out in LP2, that the housing provision requirements established by Policy CS2 of the Core Strategy can be met, and exceeded, in a manner consistent with the overall development strategy set out in Policy CS6. Therefore, no residential development outside of the settlement boundaries is expected to be required to achieve current housing provision targets, this matter is largely dealt with in the Council's Participant Statement for Issue 7.
- 3.1.3 In addition, the Council's approach to residential development outside of the settlement boundaries is informed by the need to protect such areas from inappropriate residential development, which could adversely affect the landscape character, appearance and function of these areas. Only relatively small areas of countryside remain within the Borough and these are important to protect, both for their intrinsic value and for the function they provide in defining the character, setting and identity of Fareham's settlements. Without protection, such areas are vulnerable to development pressures which would be likely to undermine their value and function. This is also consistent with the core planning principles within the NPPF which includes the need to take account of the different roles and character of different areas and to recognise the intrinsic beauty of the countryside.
- 3.1.4 The NPPF (paragraph 55) provides for four special circumstances where isolated homes in the countryside may be acceptable. The two exceptions that have been included within Policy DSP7 (for essential rural worker dwellings and for the conversion of non-residential buildings) are consistent with these and seek to provide further guidance than is provided within the NPPF. It was considered unnecessary to duplicate the remaining two exceptions in paragraph 55 of the NPPF, as sufficient detail to allow planning applications to be determined was already provided within the

NPPF.

- 3.1.5 In relation to ‘frontage infill’, the Council acknowledges that Policy H14 of the Fareham Local Plan Review 2000 (DLP01) provided for the infilling of residential frontages outside of the settlement boundaries, in certain circumstances. The Council decided that an equivalent policy should not be included within LP2. Such a policy would go beyond the ‘special circumstances’ outlined in paragraph 55 of the NPPF. In addition, frontage infill developments are likely to comprise of a low number of dwellings on and are likely to be below the threshold for securing affordable housing or contributions in lieu of affordable housing. Therefore, such a policy would not be consistent with paragraph 54 of the NPPF which encourages local planning authorities to consider permitting some market housing where it would facilitate the provision of significant additional affordable housing to meet local needs.
- 3.1.6 A policy permitting frontage infill development in the countryside was also considered to be inconsistent with the Borough’s overall development strategy, which prioritises the re-use of previously developed land within settlement boundaries. It would also be inconsistent with the principle, set out at paragraph 17 of the NPPF, to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Given that the Borough’s current housing provision target can be met and exceeded, in accordance with the development strategy set out in Policy CS6 of the Core Strategy, it was not necessary to provide for additional housing within the countryside through a frontage infill policy.
- 3.2 *Is policy DSP7 compatible with Core Strategy policy CS14? Is the Council’s approach to the change of use to garden land outside the urban settlement boundary justified?***
- 3.2.1 Policy CS14 of the Core Strategy sets a clear presumption to “strictly” control development outside of the defined urban settlement boundaries. This builds on the development strategy set out in Core Strategy Policy CS6, which seeks to focus development in the urban areas in the first instance. The guidance in Policy DSP7 expands upon Policy CS14 by setting out more detailed guidance on what types of development the Council considers to be appropriate outside of the urban area boundaries, but also by setting criteria by which development in such areas will be judged. Policy DSP7 is also partly reflective of the general design principles in Policy CS17 which require all development to have due regard to character and spaciousness. The Council considers the approach in Policy DSP7 to be consistent with the general principles of the Core Strategy in general, including Policy CS14, which seek to limit development outside of the urban area boundaries, especially where it would harm the character and appearance of such areas.
- 3.2.2 Reference to the change of use of garden land in Policy DSP7 is an attempt to clarify the Council’s approach in this regard. Conversions to garden land

in areas outside the urban boundaries can have a detrimental impact on openness and general character of these areas, which is contrary the principles of Policy CS14 (although this only applies to “built development”) and the overarching design principles of Policy CS17. A recent relevant application for such a change was dismissed at appeal with the Inspector concluding that *“the appeal development is harmful to the spacious, open qualities of the site and the character and appearance of the surrounding area.”*¹ The appeal decision clearly supports the Council’s approach that was taken at the time, which it has subsequently sought to clarify through Policy DSP7.

3.3 *Is policy DSP11 relating to Solent Breezes Holiday Park justified, particularly in relation to restricting the holiday use on a seasonal basis?*

3.3.1 The Council consider that Policy DSP11 is justified as it is consistent with the approach to the location of development within the Borough, set out by LP2 Policy DSP7 (New residential outside of the Defined Urban Settlement Boundary), Core Strategy (DLP02) Policies CS6 (The Development Strategy) and CS14 (Development Outside Settlements) and the sustainability objectives of the NPPF (DND01). Solent Breezes is a large holiday park located in the West of the Borough fronting onto the Solent Special Protection Area (SPA). It consists of brick built single storey chalets and mobile home/caravans. The site is located outside of the Defined Urban Settlement Boundary (DUSB). It is not well connected to the surrounding settlements with poor access to services and facilities. Through Policy DSP11, the Council is seeking to maintain the character of the Solent Breezes as a holiday park rather than allowing the creation of what would essentially be a small permanent residential estate in an unsustainable location. The intention of Policy DSP11 is to provide clarity on this issue for existing properties and any future development that is consented.

3.3.2 The Solent Breezes Holiday Park was granted planning permission during the late 1950’s and early 1960’s. Permission for a revised layout was granted in 1976, which contained a condition to restrict the occupancy of the chalets and caravans to March to October and weekends throughout the year. Over the intervening period a number of applications and appeals have been lodged to try and remove or amend this condition with varying outcomes. The most recent appeal decision made on 6th June 2013 dismissed the appeals² put forward by five residents on the basis that the site is within the countryside and its unsustainable location is contrary to the aims of the Core Strategy (DLP02) and the NPPF (DND01).

3.3.3 In addition to being adjacent to the Solent SPA, the site is also located

¹ [APP/A1720/A/13/2209728](#) paragraph 16

² [APP/A1720/A/13/2191341](#), [APP/A1720/A/13/2191344](#), [APP/A1720/A/13/2191379](#), [APP/A1720/A/13/2191383](#) and [APP/A1720/A/13/2191463](#).

within a Coastal Change Management Area (CCMA) identified through Policy DSP16. The Council's policy relating to this area is one of No Active Intervention, meaning that existing defences will not be maintained and no additional defences will be provided. Policy DSP16 states that any applications for new dwellings in this area or for the conversion of existing buildings to residential use will be refused. The policy also states that the intensification of land uses will only be permitted where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property. Limiting permanent occupation of the properties at Solent Breezes is consistent with the approach set out in this policy.

3.3.4 It is the Council's view that there are fundamental differences between the Solent Breezes and other holiday parks located within the Borough, meaning that a site specific policy is justified. Dibles Park in Warsash is located within the Defined Urban Settlement Boundary, meaning the principle of development in this area is not considered an issue. The caravan site at Downend Road in Portchester and the Meon Chalets, which are also located on the coast and adjacent to the SPA but not in a CCMA, are considered to be less substantial structures and as such are less likely to become permanent dwellings.

3.3.5 The inclusion of the reference to restricting the occupation of new properties to 10 months a year on a seasonal basis is to allow the use of the properties for a substantial part of the year, but to also ensure that the policy position is enforceable. If the close down period is too short then it is possible for residents to combine this period with a holiday or temporarily move away until the period is over, and in effect, maintain the permanent use of the property. A consistent close down period across the site would enable the Council to monitor this position effectively and it is considered that the most appropriate period would be over the winter months.

3.4 *Is the evidence in the Greenspace Study sufficiently up-to-date and accurate? It is not clear in paragraph 4.22 what the open space deficiency in the Borough is, or whether the two open space allocations will meet that deficiency. Should greater clarity be provided?*

3.4.1 As part of the preparation of the evidence base for the Core Strategy (DLP02) and the DSP Plan (DSD01), the Council considered it was necessary to update the 2007 Greenspace Study (DNE01). An Addendum to the Study was prepared, which consisted of a quantitative update of Parks and Amenity Open Space, and Natural Greenspace provision in the Borough. An updated Addendum was published in January 2014 (DNE02), which again sought to update the provision across the Borough as well as ensure consistency with the approach to securing open space provision in the Open Space SPG (which is due to be replaced by the Planning Obligations and Affordable Housing (excluding Welborne) SPD (DFI05).

3.4.2 Detailed information on the surpluses and deficits of Open Space across

the Borough are set out within the text of the Greenspace Study Addendum 2 and summarised in Table 18 of the document. Paragraph 7 of the Addendum 2 concludes that there is an overall surplus of both Natural Greenspace and Parks and Amenity Open Space across the Borough but acknowledges that there are certain wards that experience shortages. Table 18 identifies deficits in both Natural Greenspace and Parks and Amenity Open Space in Park Gate, Locks Heath, Fareham North-West, Fareham West and Titchfield wards. Shortfalls in Natural Greenspace are seen in Hill Head and Stubbington, and Fareham North shows a deficit in Parks and Amenity Open Space.

- 3.4.3 The Open Space allocations at Coldeast and Daedalus address the deficits within Park Gate and Stubbington. Shortages remain in Locks Heath, Fareham North-West, Fareham West, Titchfield wards, Hill Head and Fareham North. Coldeast and Daedalus are strategic allocations that were approved through the Borough's Core Strategy, which was adopted in August 2011(DLP02). Further detail regarding the composition of the Open Space is contained within Policies CS10 and CS12 respectively.
- 3.4.4 The Council acknowledges that the methodology used in the Greenspace Study Addendum (DNE02) to measure the levels of open space is only one way of calculating Open Space Provision. This methodology sought to focus the analysis of open space surplus and deficit by discounting provision in adjacent wards. However, in practical terms, it is accepted that the space provided through sites is likely to be used by residents in the wider surrounding area, for example the Coldeast Allocation is also likely to benefit residents of Locks Heath.
- 3.4.5 The Greenspace Study addendum (DNE02) does acknowledge (page 4) that the effects of physical barriers have not been considered as part of the Spatial Analysis. However, the purpose of this Analysis was purely to provide an indicative spatial representation of supply of greenspace in the Borough, and to highlight clear areas of deficiencies. It has not been used as a tool in allocating sites in LP2, but is part of the evidence base when the Council considers future opportunities for providing new areas of greenspace in the Borough. To that end the Council considers that the approach taken was both an effective use of resources and proportionate, given the desired outcomes of the study.
- 3.4.6 Appropriate land is not always available in the areas that are experiencing shortages. This is particularly evident in the lack of Natural Greenspace within the central areas of the settlements within the Borough. It is the Council's aim to address remaining deficits through a variety of approaches. As noted in paragraph 4.26 of the DSP Plan, there is potential to transfer Greenspace from types in surplus to those in deficit, and explore rights of access agreements and lease arrangements. New sites and potential enhancements are also suggested through the Green Infrastructure Strategy (DNE12) and there are opportunities for additional provision to come forward through development proposals. An example of this is through the development at Fareham College. In addition to the proposed

works to upgrade the educational buildings and facilities, the permission includes 120 residential units and a total of 2.9 ha of publically accessible open space. 1ha of the provision is needed to meet the requirements of the proposed development, but the remaining 1.9ha will contribute to the Parks and Amenity Open Space provision for the Borough. This proposal will be included in the provision for Fareham South, but as the site is located on the boundary of Fareham West it will, in practical terms, assist in addressing the deficits within this ward.

- 3.4.7 As is evident with the Fareham College development, it is anticipated that additional new development will provide the necessary on site provision or make the appropriate level of contribution through the Open Space/CIL payment structures.
- 3.4.8 In order to clarify the Borough's current Open Space Provision the following additional text is being sought to paragraph 4.22. The following amendments are also being sought to paragraph 4.26 to expand on the ways the Council will seek to address the issue.

Paragraph 4.22

The NPPF²⁶ requires local planning authorities to ensure that sufficient open space is provided to meet the needs of communities. The Greenspace Study (2007)²⁷ and its Addendum²⁸ provide an audit of open space provision across the Borough. This audit is considered against the open space standards set out in the Core Strategy to highlight areas in the Borough which are either in deficit or surplus of open space provision. Although overall the Borough is in surplus in both Natural Greenspace and Parks and Amenity Open Space there are a number of wards that experience shortages in one or both types of provision. Table 18 of the Greenspace Study Addendum 2 (or as updated or superseded by revised study or data) provides further detail on this. In order to assist in addressing some of these deficiencies two new publicly accessible open spaces have been allocated.

Paragraph 4.26

In addition to the new open space allocations, the Council will explore opportunities to address any further open space deficiencies through a land management approach. This may include the exploration of opportunities to transfer existing types of open space to other typologies in deficit, rights of access agreements and lease arrangements. Additional sites and potential enhancements have been identified through the Green Infrastructure Study and provision may also come forward as part of development proposals. Furthermore qualitative improvements to existing open space are proposed through the Council's Open Space Improvement Programme to increase the accessibility and attractiveness of public open space so it is available and attractive to a larger population.

- 3.5 *Is the Council's approach to leisure and recreation development, including the location of hotels, justified?***

3.5.1 The Council’s approach to leisure and recreation development, as set out in Policy DSP8, reflects the overall focus of the Core Strategy and guidance in the NPPF. The Policy is a permissive one, which allows for leisure and recreation development outside the urban settlement boundaries where they meet the requirements of the sequential test and/or impact assessment, where required, and do not have an adverse impact on the road network. The requirements for a sequential and/or impact assessment apply to “main town centre uses” only and reinforce the wording in the NPPF (paragraphs 24-26) and the further guidance from the Planning Practice Guidance. The reference to impact on the road network relates to the Council’s desire to locate new development in sustainable and accessible locations, whilst protecting the road network from development which would cause unacceptable levels of increased traffic.

3.5.2 The Council acknowledges that Policy DSP8 could be clearer in terms of defining that the requirements for a sequential and impact assessment would be only be for applications for “main town centre uses”. Therefore the following modification is being sought at the start of the Policy:

Proposals for leisure and recreation development outside of the defined urban settlement boundaries (as identified on the Policies Map) will be permitted, where they do not have an unacceptable adverse impact on the strategic and/or local road network and, for main town centre uses:

- I. they meet the requirements of a sequential test; and**
- II. subject to their scale , they meet the requirements of an impact assessment.**
- ~~III. they do not have an unacceptable adverse impact on the strategic and/or local road network~~**

3.5.3 The remaining sections of Policy DSP8 are a reflection of local circumstances, such as the requirement for camping and/or caravanning to not detract from views to and from local rivers and footpaths or restrictions at Daedalus Airfield. The last part of the Policy reinforces guidance from the Core Strategy, particularly Policy CS14, whilst also protecting against a variety of environmental impacts. This reflects general guidance in the NPPF (paragraph 110) the Plans should aim to minimise “*adverse effects on the local and natural environment*”.

3.5.4 The reference in paragraph 4.8 to the preferred location of “*hotel accommodation and large scale formal facilities is Fareham Town Centre*” is a reflection of the Borough’s hierarchy of Centres (set out in Policy CS3). The hierarchy is clear that Fareham Town Centre is the top of the hierarchy and thus the focal point for larger scale development, which may not be considered appropriate in the smaller Centres in the Borough. LP2, through Policies DSP20-DSP32, provides a variety of opportunities to deliver hotels and large scale facilities within the boundaries of Fareham Town Centre. The Council will consider proposals for such facilities in other locations in

the Borough on their merits, but this will need to take account of the hierarchy of Centres in Policy CS3, taking account of scale, as well as other Policies in LP2.

3.6 *Is the identification of land at Crofton Cliff, Crofton Avenue, Lee-on-the-Solent as public open space justified and capable of implementation?*

3.6.1 The Council has been in discussions with the landowner and has resolved to remove the land in question from the Existing Open Space designation. A modification of the Policies Map is sought to reflect this change. The amended boundary is shown in Appendix 1.

3.7 *Is the Council's position with regard to the provision of essential green infrastructure sufficiently clear?*

3.7.1 The Council believe that it's position on Green Infrastructure (GI) is clearly set out in paragraphs 4.28 and 4.29 of the DSP Plan. These paragraphs note that the Council is committed to the implementation of the PUSH Sub Regional GI Strategy (DNE03), which will be linked into the network of local GI sites identified through a Borough-wide Strategy.

3.7.2 At the time of submission, the Council's GI Strategy (DNE12) was still being prepared and it is acknowledged that the position on the matter has been clarified by the publication of the final document in September 2014. The Council's Strategy builds on the Sub-Regional GI work undertaken by PUSH and consolidates all GI related projects identified in other evidence and policy documents. In summary, the Strategy sets out the Council's approach to identifying existing GI and what potential enhancements or new provision could be made across the Borough. The Strategy includes potential funding streams and also the delivery timeframe for each project. It should be read in conjunction with the Core Strategy policies, in particular Policy CS4, which sets out the Council's policy position to Green Infrastructure. The Council considered that the provision of GI was dealt with sufficiently in the Core Strategy (DLP02) and through the Fareham GI Strategy (DNE12) that a specific policy in the DSP Plan was not necessary.

3.7.3 In light of the publication of the final Fareham GI Strategy the Council propose the minor modifications to paragraph 4.29 set out below.

In addition to the sub-regional GI strategy work, Fareham has produced it's own Local Green Infrastructure Strategy³³, which builds on and incorporates the work undertaken by PUSH. This study sets out the approach to identifying a local network of GI and how this network will be linked with GI being developed at Welborne, and GI proposals at the sub-regional level, including linkages with neighbouring districts. The Fareham GI Strategy includes potential

funding streams and a delivery timeframe for each project. Core Strategy Policy CS4: Green Infrastructure, Biodiversity and Geological Conservation will ensure that the network is maintained and enhanced while Policy CS21: Protection and Provision of Open Space provides policy protection for the GI network from inappropriate development that would compromise its integrity.

3.8 *Is policy DSP14 justified and is the policies map correct with regard to the identification of 'uncertain' and important' sites for Brent Geese and /or Waders?*

3.8.1 The Council considers that the approach set out in Policy DSP14 is justified because it is based on the findings of the Solent Waders and Brent Goose Strategy (DNE08). The Strategy was produced by the Waders and Brent Geese Strategy Steering Group, which is a project group of the Solent Forum Nature Conservation Sub-Group that comprises the Chichester Harbour Conservancy, Environment Agency, Hampshire & Isle of Wight Wildlife Trust, Hampshire Ornithological Society, Isle of Wight Council, Natural England and RSPB.

3.8.2 The Strategy identifies both 'important' and 'uncertain' sites for Brent Geese and Waders. It notes the critical links between the Solent Special Protection Area (SPA) and the 'important' sites that are used for feeding and roosting, which tend to fall outside of the statutory nature conservation site boundaries. A policy approach that protects sites, which support these species, is consistent with Article 4 of the Birds Directive and regulations 61, 62, 66 and 102-105 of the Habitat Regulations. The 'uncertain' sites are those that were previously identified as 'important' in the 2002 version of the Strategy (DNE13) but where updated survey information was not available and further investigation is needed subsequently to confirm their value.

3.8.3 Paragraph 182 of the NPPF (DND01) states that plans have to be positively prepared, meaning that policies are expressed in terms of the conditions in which permission for development can be granted consent. On this basis the Council have sought to adequately protect such sites, but to also ensure that where it is possible to address or mitigate against adverse impacts development maybe granted planning permission. It is only when it cannot be demonstrated that an adverse impact will not occur, meaning the impacts on the integrity of the Solent SPA are not known, that an Appropriate Assessment would be necessary as required by the Habitats Regulations.

3.8.4 The Council considers that because sites that are of 'uncertain' value have in the past supported Brent Geese populations, but sufficient information is not currently available to determine their value, it is appropriate for additional survey work to be undertaken before development may be approved. In order to assist in addressing this issue the Council undertook survey work during the overwintering period of 2013/2014 and is intending

to undertake similar work for the 2014/2015 period.

- 3.8.5 In response to representations from Hampshire & Isle of Wight Wildlife Trust (DREP388) and Sustainable Land PLC (DREP405) regarding the identified Brent Geese and Wader sites, the Council reviewed the accuracy of this data. It became apparent that the Hampshire Biodiversity Information Centre had issued the Council with the draft version of the information, in which a number of sites had been graded higher than in the final published version of the Solent Waders and Brent Goose Strategy (DNE08). This has now being rectified and has resulted in minor modifications being sought to the Policies Map. A plan showing the sites that have been amended is included in Appendix 2.

3.9 *Is the approach encapsulated in policy DSP15 the most appropriate strategy in the circumstances and is it compatible with the approach adopted by nearby local planning authorities?*

- 3.9.1 It is the Council's view that the strategy outlined in Policy DSP15 is the most appropriate approach to Recreational Disturbance on the Solent SPA. Following comments on the Publication Version of LP2, and in light of consultation with Hampshire & Isle of Wight Wildlife Trust, Natural England and the RSPB, minor modifications were made to the Submission Version of Policy DSP15. These modifications reflected the Council's commitment to the delivery of the mitigation measures highlighted by the Solent Recreation Mitigation Partnership (formerly the Solent Disturbance and Mitigation Project) and also to be fully compliant with the Habitats Regulations in relation to undertaking Appropriate Assessments.

- 3.9.2 Policy DSP15 draws on the work undertaken by the Solent Recreation Mitigation Partnership (SRMP). The SRMP is a partnership consisting of the 13 Solent Local Planning Authorities, Natural England, RSPB, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. Due to the collaborative nature of the partnership, the approach set out in the policy is compatible with the adopted and emerging plans of the nearby Local Planning Authorities. This is evident in Policy DM24 of the recently adopted Havant Local Plan (Allocations) document (DOE03), which requires net additional residential development to mitigate the significant likely effects on the Solent SPAs through the provision of a financial contribution, a developer provided package of appropriate measures, or a combination of the two. Both Policy DSP15 and Policy DM24 also refer to circumstances where the size and location of residential schemes may require assessment under the Habitats Regulations and may require additional site specific avoidance or mitigation measures.

3.10 *What is the Solent Disturbance and Mitigation Project and how much weight should be attached to it? Is it appropriate to refer to it in the policy (DSP15)? Should it be included in the Glossary of Terms?*

- 3.10.1 As outlined in the response to Question 3.9 the Solent Recreation Mitigation Partnership is a group of 13 Solent Local Planning Authorities, Natural England, RSPB, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. The group was set up to collaboratively look at the overall impact of planned development around the Solent. The objective of the group is to produce a strategy to guide the implementation of mitigation measures to ensure that additional recreational activity would not result in harm to the Special Protection Areas.
- 3.10.2 The work undertaken by the SRMP formed a fundamental part of the evidence base for the preparation of Policy DSP15. The Council considers that this work should be given the appropriate level of weight afforded to all key evidence studies. It is the Council's view, and in light of comments made by the Hampshire & Isle of Wight Wildlife Trust (DREP 388), that reference to the SRMP provides essential context to the policy and consequently it is appropriate to refer to the Partnership within the policy itself.
- 3.10.3 The Council acknowledges that clarification regarding the SRMP is necessary and proposes a minor modification to paragraph 4.42 in order to update the reference to the previously known SDMP and to include a definition of the group within the glossary of terms. Suggested wording is outlined below.

Paragraph 4.42

Through the work of the Solent Recreation Mitigation Partnership (SRMP), a group of 13 Solent Local Planning Authorities, Natural England, RSPB, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy, it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent Coastal SPA, either 'alone' or 'in combination' with other development proposals. All new residential development will be required to mitigate the negative impact.

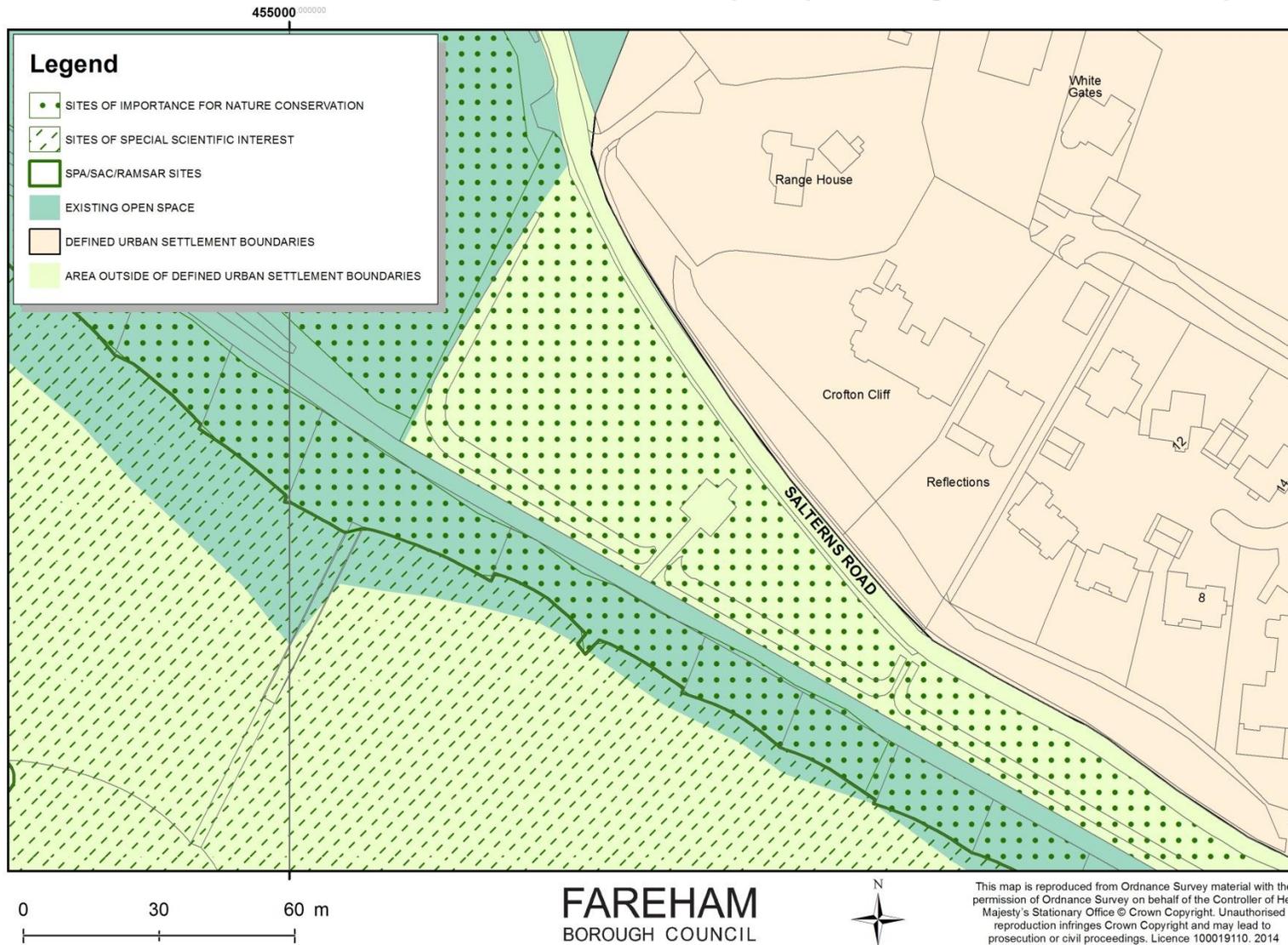
Glossary

SRMP – Solent Recreation Mitigation Partnership. A partnership consisting of 13 Solent Local Planning Authorities, Natural England, RSPB, Hampshire & Isle of Wight Wildlife Trust and Chichester Harbour Conservancy. The objective of the group is to produce a strategy to guide the implementation of mitigation measures to ensure that additional recreational activity would not result in harm to the SPAs.

Minor modifications are also sought to paragraph 4.43 and the policy text to reflect the change of the groups name from SDMP to SRMP.

Appendix 1

Amendment to Open Space designation on Policies Map at Crofton Cliff



Appendix 2

Sites amended from "important" to "uncertain for Brent Geese and Waders

