Burton and Winkton Neighbourhood Plan

Habitat Regulations Assessment

Burton and Winkton Neighbourhood Plan Group

February 2026

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Quality information

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1. Introduction

Background to the project

1.1 AECOM was appointed by Locality to assist in undertaking a Habitats Regulations Assessment (HRA) of the Draft version of the new Neighbourhood Plan for Burton and Winkton Parish (hereafter referred to as the 'Neighbourhood Plan' or the 'Plan'). The objectives of the assessment are to:

- Identify any aspects of the Neighbourhood Plan that would cause a likely significant effect on any Habitat Sites, which include Special Areas of Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPAs) and potential SPAs (pSPAs) and as a matter of Government policy, Ramsar sites, both in isolation and in combination with other plans and projects;
- Determine whether appropriate assessment would be required; and
- Undertake an analysis to inform the appropriate assessment, with a view to whether any aspects of the plan would have an adverse effect on the integrity of any Habitat sites.

Legislation

1.2 The UK left the European Union (EU) on 31 January 2020 under the terms set out in the European Union (Withdrawal Agreement) Act 2020 ("the Withdrawal Act"). While the UK is no longer a member of the EU, a requirement for Habitats Regulations Assessment continues as set out in the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019[1]. The ultimate aim of the Directive is to "*maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest*" (Habitats Directive, Article 2(2)).

1.3 The Habitats Directive applies the precautionary principle to Habitat sites. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. Plans and projects with predicted adverse impacts on Habitat sites may still be permitted if there are no reasonable alternatives to them and there are Imperative Reasons of Overriding Public Interest. (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network.

1.4 In order to ascertain whether or not site integrity will be affected, a Habitats Regulations Assessment should be undertaken of the plan or project in question:

[1] These don't replace the 2017 Regulations but are just another set of amendments.

Box 1. The legislative basis for Appropriate Assessment

Conservation of Habitats and Species Regulations 2017 (as amended)

The Regulations state that:

"*A competent authority, before deciding to … give any consent for a plan or project which is likely to have a significant effect on a European site … shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives… The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site*".

1.5 Over the years the phrase 'Habitats Regulations Assessment' has come into wide currency to describe the overall process set out in the Conservation of Habitats and Species Regulations from screening through to IROPI. This has arisen in order to distinguish the process from the individual stage described in the law as an 'appropriate assessment'. Throughout this report we use the term Habitats Regulations Assessment for the overall process.

1.6 In spring 2018 the 'Sweetman' European Court of Justice ruling[2] clarified that 'mitigation' (i.e. measures that are specifically introduced to avoid or reduce a harmful effect on a Habitats Site that would otherwise arise) should **not** be taken into account when forming a view on Likely Significant Effects. Mitigation should instead only be considered at the Appropriate Assessment stage. Appropriate assessment is not a technical term: it simply means 'an assessment that is appropriate' for the plan or project in question. As such, the law purposely does not prescribe what it should consist of or how it should be presented; these are decisions to be made on a case by case basis by the competent authority. As this report consists of a test of likely significant effect, mitigation measures are therefore not taken into consideration at this stage.

Report structure

1.7 Section 2 of this report summarises the methodology for the assessment. Section 3 details background information on the Habitat Sites discussed in this report. Section 4 identifies the possible pathway by which adverse effects on protected Habitat sites could arise. Section 5 discusses the results from the test of likely significant effects and Section 5 covers the Appropriate Assessment. The full initial policy screening table is present in Appendix B.

2. Methodology

Introduction

2.1 This section sets out our approach and methodology for undertaking the HRA. Habitats Regulations Assessment itself operates independently from the Planning Policy system, being a legal requirement of a discrete Statutory Instrument.

A proportionate assessment

2.2 Project-related HRA often requires bespoke survey work and novel data generation in order to accurately determine the significance of adverse effects. In other words, to look beyond the risk of an effect to a justified prediction of the actual likely effect and to the development of avoidance or mitigation measures.

2.3 However, the draft CLG guidance[3] makes it clear that when implementing HRA of land-use plans, the AA should be undertaken at a level of detail that is appropriate and proportional to the level of detail provided within the plan itself:

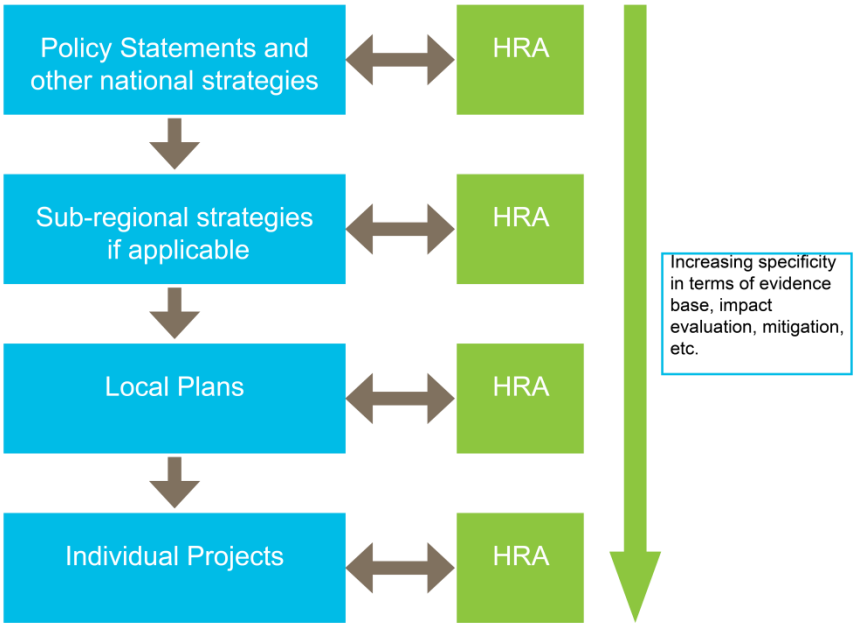
[2] People Over Wind and Sweetman v Coillte Teoranta (C-323/17)
[3] CLG (2006) Planning for the Protection of European Sites, Consultation Paper

2.4 '*The comprehensiveness of the [Appropriate] assessment work undertaken should be proportionate to the geographical scope of the option and the nature and extent of any effects identified. An AA need not be done in any more detail, or using more resources, than is useful for its purpose. It would be inappropriate and impracticable to assess the effects [of a strategic land use plan] in the degree of detail that would normally be required for the Environmental Impact Assessment (EIA) of a project.*'

2.5 In other words, there is a tacit acceptance that appropriate assessment can be tiered and that all impacts are not necessarily appropriate for consideration to the same degree of detail at all tiers (**Box 2**).

2.6 For a Local Plan the level of detail concerning the developments that will be delivered is usually insufficient to make a highly detailed assessment of significance of effects. For example, precise and full determination of the impacts and significant effects of a new settlement will require extensive details concerning the design of the town, including layout of greenspace and type of development to be delivered in particular locations, yet these data will not be decided until subsequent stages.

2.7 The most robust and defensible approach to the absence of fine grain detail at this level is to make use of the precautionary principle. In other words, the plan is never given the benefit of the doubt; it must be assumed that a policy/measure is likely to have an impact leading to a significant adverse effect upon a Habitat site unless it can be clearly established otherwise.



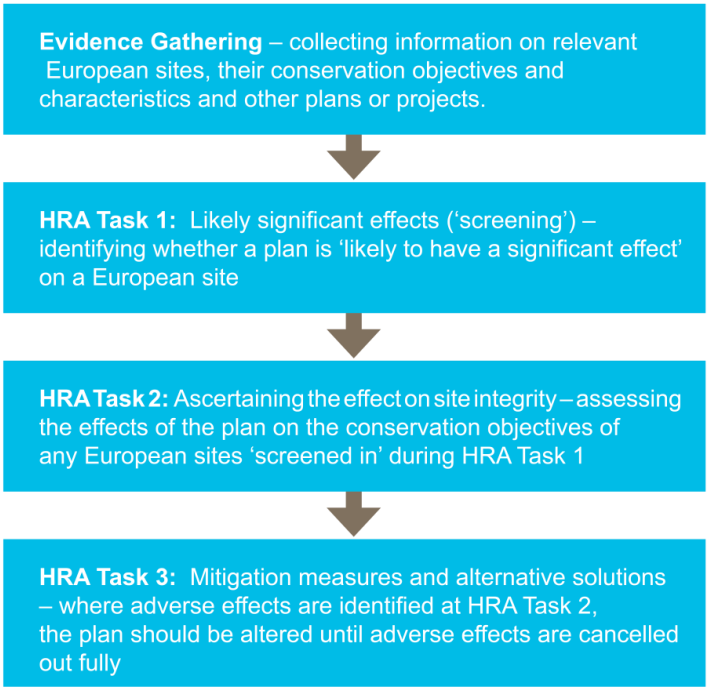
Box 2. Tiering in HRA of Land Use Plans

The process of HRA

2.8 The HRA has been carried out in the continuing absence of formal Government guidance. CLG released a consultation paper on AA of Plans in 2006[4]. As yet, no further formal guidance has emerged.

2.9 Box 3 below outlines the stages of HRA according to current draft CLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendation and any relevant changes to the plan until no significant adverse effects remain.

[4] Ibid



Box 3. Four-Stage Approach to Habitats Regulations Assessment

2.10 In practice, this broad outline requires some amendment in order to feed into a developing land use plan such as a Neighbourhood Plan. The following process has been adopted for carrying out the HRA.

Physical scope

2.11 The physical scope of the assessment i.e. the range of Habitat sites to be considered will be based upon a combination of tracing impact pathways and using distances derived from various studies.

2.12 The Habitat sites of relevance to this HRA are as follows:

- Avon Valley SPA – Within NP Area
- Avon Valley Ramsar - Within NP Area
- River Avon SAC – Within NP Area
- Dorset Heathlands SPA – ~0.45km West of NP Area
- Dorset Heathlands Ramsar – ~0.45km West of NP Area
- Dorset Heaths SAC – ~0.45km West of NP Area
- The New Forest SAC – ~1.35km Northeast of NP Area
- New Forest Ramsar – ~3.1km Northeast of NP Area

2.13 These internationally important wildlife sites are identified in Appendix A, Figure 1. These sites like wholly or partly within the Neighbourhood Plan Area or within the surrounding sphere of influence.

The 'in-combination' scope – other plans and projects

2.14 It is a requirement of the Regulations that the impact and effects of any plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the Habitat sites(s) in question.

2.15 In practice, 'in-combination assessment' is of greatest importance when the Neighbourhood Plan would otherwise be screened out because the individual contribution is inconsequential. It is neither practical nor

necessary to assess the 'in-combination' effects of the Neighbourhood Plan in the context of all other plans and projects within the region.

Stage One: Likely Significant Effect test (screening)

2.16 The first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a high level assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

> *'Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon Habitat sites?'*

2.17 The objective is to 'screen out' those plans and projects (or site allocations/policies) that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon Habitat sites, usually because there is no mechanism or pathway for an adverse interaction with Habitat sites. This stage is undertaken in Section 4 of this report.

2.18 In evaluating significance, AECOM have relied on our professional judgement as well as the results of previous stakeholder consultation regarding development impacts on the Habitat sites considered within this assessment.

Stage Two: Appropriate Assessment

2.19 Habitat Site(s) which have been 'screened in' during the previous Task will have a detailed assessment undertaken on the effect of the policies on the Habitat Site(s) site integrity. Avoidance and mitigation measures to avoid adverse significant effects will be incorporated where necessary.

2.20 As established by case law, 'appropriate assessment' is not a technical term; it simply means whatever further assessment is necessary to confirm whether there would be adverse effects on the integrity of any Habitat sites that have not been dismissed at Likely Significant Effects. Since it is not a technical term it has no firmly established methodology except that it essentially involves repeating the analysis for the likely significant effects stage, but to a greater level of detail on a smaller number of policies and sites, this time with a view to determining if there would be adverse effects on integrity. For the air quality pathway the appropriate assessment is where detailed traffic and air quality modelling is reported.

2.21 One of the key considerations during appropriate assessment is whether there is available mitigation that would entirely address the potential effect. In practice, the appropriate assessment takes any policies or allocations that could not be dismissed following the high-level Likely Significant Effects analysis and analyse the potential for an effect in more detail, with a view to concluding whether there would actually be an adverse effect on integrity (in other words, disruption of the coherent structure and function of the Habitat site(s)).

2.22 The analysis first subjects each policy or site allocation to screening based upon potential pathways of impact. That is documented in Table 6-1 of Appendix B. The results of that screening are summarised in Section 4. Policies that cannot be screened out are then taken forward to appropriate assessment in Section 5. Therefore, it should be noted that Appendix B does not present a summary of the whole assessment process.

3. Relevant Habitat Sites

The New Forest SAC, SPA & Ramsar

Introduction

The New Forest is located in southern Hampshire, west of the Solent in southern England. It comprises a complex mosaic of habitats overlying mainly nutrient-poor soils over plateau gravels. The major components are the extensive wet and dry heaths with their rich valley mires and associated wet and dry grasslands, the ancient

pasture woodlands and inclosure woodlands, the network of clean rivers and streams, and frequent permanent and temporary ponds.

Conservation Objectives[5][6]

With regard to the SAC and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contribute to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

Qualifying Features[7][8]

The following features are reasons for designation as an SAC:

Annex I habitats that are primary reason for selection of this site:

- Nutrient-poor shallow waters with aquatic vegetation on sandy plains
- Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient level
- Wet heathland with cross-leaved heath
- Dry heaths
- Purple moor-grass meadows
- Depressions on peat substrates
- Beech forests on acid soils
- Beech forests on neutral to rich soils
- Old acidophilous oak woods with Quercus robur on sandy plains
- Bog woodland
- Alder woodland on floodplains

[5] http://publications.naturalengland.org.uk/publication/5727577884852224 [Accessed 10/09/2018]
[6] http://publications.naturalengland.org.uk/publication/5816333400801280 [Accessed 10/09/2018]
[7] http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0012557 [Accessed 10/09/2018
[8] http://jncc.defra.gov.uk/page-2035-theme=default [Accessed 10/09/2018]

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Very wet mires often identified by an unstable 'quaking' surface
- Calcium-rich spring-water-fed fens

Annex II species that are a primary reason for selection of this site

- Southern damselfly *Coenagrion mercurial*
- Stag beetle *Lucanus cervus*

Annex II species present as a qualifying feature, but not a primary reason for site selection:

- Great crested newts *Triturus cistatus*

The following features are reasons for designation as an SPA:

This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

During the breeding season;

- Dartford Warbler *Sylvia undata*, 538 pairs representing at least 33.6% of the breeding population in Great Britain
- Honey Buzzard *Pernis apivorus*, 2 pairs representing at least 10.0% of the breeding population in Great Britain
- Nightjar *Caprimulgus europaeus*, 300 pairs representing at least 8.8% of the breeding population in Great Britain
- Woodlark *Lullula arborea*, 184 pairs representing at least 12.3% of the breeding population in Great Britain (Count as at 1997)

Over winter;

- Hen Harrier *Circus cyaneus*, 15 individuals representing at least 2.0% of the wintering population in Great Britain

The following features are reasons for designation as a Ramsar:

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 scare wetland species. The whole site complex, with its examples of semi-natural habitats is essential to the genetic and ecological diversity of southern England.

Environmental Vulnerabilities Relevant to the Plan[9]

The threats and pressures likely to affect the SPA, SAC and Ramsar are listed below:

[9] http://publications.naturalengland.org.uk/publication/5174614971908096 [Accessed 10/09/2018]

- Drainage
- Inappropriate scrub control
- Fish stocking
- Deer
- Air pollution
- Public access/disturbance
- Change in land management
- Change in species distribution
- Water pollution
- Forestry and woodland management
- Inappropriate ditch management
- Invasive species
- Vehicles
- Inappropriate cutting/mowing
- Direct impact from 3rd party

Avon Valley SPA and Ramsar

Introduction

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

Conservation Objectives[10]

With regards to the SPA and the individual species and/or assemblages of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as a appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and,
- The distribution of the qualifying features within the site.

[10] http://publications.naturalengland.org.uk/publication/5741820348727296 [Accessed 14/11/18]

Qualifying Features[11][12]

The following features are reasons for designation as an SPA:

Over winter:

- Bewick's swan *Cygnus columbianus bewickii*, 135 individuals representing at least 1.9% of the wintering population in Great Britain *5 year peak mean 1991/2 – 1995/6)

This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

Over winter:

- Gadwall *Anas strepera*, 667 individuals representing at least 2.2% of the wintering North-western European population (5 year peak mean 1991/2 – 1995/6)

The following features are reasons for designation as a Ramsar:

Ramsar criterion 1

The site shows a greater range of habitats than any other chalk river in Britain, including fen, mire, lowland wet grassland and small areas of woodland.

Ramsar criterion 2

The site supports a diverse assemblage of wetland flora and fauna including several nationally rare species.

Ramsar criterion 6

Species/populations occurring at levels of international importance. Qualifying species/populations as identified at designation:

Species with peak counts in the winter:

- Gadwall, *Anas strepera strepera*, NW Europe. 537 individuals, representing 3.1% of the GB population (5 year peak mean 1998/9 – 2002/3)

Species/populations identified subsequent to designation for possible future consideration under criterion 6.

Species with peak counts in the winter:

- Northern pintail, *Anas acuta*, NW Europe. 715 individuals, representing an average of 1.1% of the population (5 year peak mean 1998/9 – 2002/3)

- Black-tailed godwit, *Limosa limosa islandica*, Iceland/W Europe. 1142 individuals, representing an average of 3.2% of the population (5 year peak mean 1998/9 – 2002/3).

Environmental Vulnerabilities Relevant to the Plan[13]

- Water pollution
- Changes in species distribution
- Public Access/disturbance
- Inappropriate weed control

[11] http://jncc.defra.gov.uk/default.aspx?page=2038 [Accessed 14/11/18]
[12] http://jncc.defra.gov.uk/pdf/RIS/UK11005.pdf [Accessed 14/11/18]
[13] http://publications.naturalengland.org.uk/publication/6133502894407680 [Accessed 14/11/18]

- Change in land management
- Habitat fragmentation

River Avon SAC

Introduction

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

Conservation Objectives[14]

With regards to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;
- The populations of qualifying species; and,
- The distribution of qualifying species within the site.

Qualifying Features[15]

The following features are reasons for designation as an SAC:

Annex I habitats that are a primary reason for selection of this site:

- Rivers with floating vegetation often dominated by water-crowfoot

Annex II species that are a primary reason for selection of this site:

- Desmoulin's whorl snail *Vertigo moulinsiana*
- Sea lamprey Petromyzon marinus
- Brook lamprey Lampetra planeri
- Atlantic salmon *Salmo salar*
- Bullhead *Cottus gobio*

Environmental Vulnerabilities Relevant to the Plan[16]

- Physical modification
- Siltation

[14] http://publications.naturalengland.org.uk/publication/6048472272732160 [Accessed 14/11/18]
[15] http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0013016 [Accessed 14/11/18]
[16] http://publications.naturalengland.org.uk/publication/6133502894407680 [Accessed 14/11/18]

- Water pollution
- Water abstraction
- Changes in species distribution
- Invasive species
- Hydrological changes
- Inappropriate weed control
- Habitat fragmentation

Dorset Heathlands SPA and Ramsar

Introduction

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

Conservation Objectives[17]

With regards to the SPA and the individual species and/or assemblage is species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and,
- The distribution of the qualifying features within the site.

Qualifying Features[18][19]

The following features are reasons for designation as an SPA:

This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex 1 of the Directive:

During the breeding season:

- Dartford warbler *Sylvia undata*, 418 pairs representing at least 26.1% of the breeding population on Great Britain (three count mean, 1991-2 & 1994

[17] http://publications.naturalengland.org.uk/publication/5808199001178112 [Accessed 14/11/18]
[18] http://jncc.defra.gov.uk/page-2030-theme=default [Accessed 14/11/18]
[19] http://jncc.defra.gov.uk/pdf/RIS/UK11021.pdf [Accessed 14/11/18]

- Nighjar *Caprimulgus europaeus*, 386 pairs representing at least11.4% of the breeding population in Great Britain (two year mean 1991-2992)
- Woodlark *Lullula arborea*, 60 pairs representing at least 4.0% of the breeding population in Great Britain (coun as at 1997)

Over winter:

- Hen harrier *Circus cyaneus*, 20 individuals representing at least 2.7% of the wintering population in Great Britain (count as at 1991/2)
- Merlin *Falco columbarius*, 15 individuals representing at least 1.0% of the wintering population in Great Britain (count as at 1991/2)

The following features are reasons for designation as a Ramsar:

Ramsar criterion 1

Contains particularly good examples of (i) northern Atlantic wet heaths with cross-leaved heath *Erica tetralix* and (ii) acid mire with *Rhynchosporion*

Contains the largest example in Britain of southern Atlantic wet heaths with Dorset heath *Erica ciliaris* and cross-leaved heath *Erica tetralix*.

Ramsar criterion 2

Supports one nationally rare and 13 nationally scarce wetland plant species, and at least 28 nationally rare wetland invertebrate species.

Ramsar criterion 3

Has a high species richness and high ecological diversity of wetland habitat types and transitions, and lies in one of the most biologically-rich wetland areas of lowland Britain, being continuous with three other Ramsar sites: Pool Harbour, Avon Valley and The New Forest.

Environmental Vulnerabilities Relevant to the Plan[20]

- Inappropriate scrub control
- Public access/disturbance
- Forestry and woodland management
- Invasive species
- Habitat fragmentation
- Wildfire/arson

Dorset Heaths SAC

Introduction

This is a complex site which includes 37 SSSIs, most of which include fine transitions between European dry heaths and wet lowland heathland and mires, as well as other habitats such as woodland, grassland, pools, saltmarsh and reedswamp. The area of heathland has been reduced and fragmented, with about 86% lost since the mid-18th century. The two Dorset Heaths cSACs, together with the New Forest, support a large proportion of the resource of depressions on peat substrates within England. The habitat is widespread on the Dorset Heaths, both in bog pools of valley mires and in flushes. There are numerous valley mires within the Dorset Heaths, and the habitat type is most extensively represented here as part of a habitat mosaic.

[20] http://publications.naturalengland.org.uk/publication/5181909839642624 [Accessed 14/11/18]

Conservation Objectives[21]

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;
- The populations of qualifying species; and,
- The distribution of qualifying species within the site.

Qualifying Features[22]

The following features are reasons for designation as an SAC:

Annex I habitats that are a primary reason for selection of this site:

- Wet heathland with cross-leaved heath
- Dry heaths
- Depressions on peat substrates

Annex I habitats present as a qualifying feature, but not primary reason for selection of this site:

- Purple moor-grass meadows
- Calcium-rich fens dominated by great fen sedge (saw sedge).
- Calcium-rich spring-water-fed fens
- Dry oak dominated woodlands

Annex II species that are a primary reason for selection of this site:

- Southern damselfly *Coenagrion mercurial*

Annex II species present as a qualifying feature, but not a primary reason for site selection:

- Great crested newts *Triturus cristatus*

Environmental Vulnerabilities Relevant to the Plan

- Inappropriate scrub control
- Public access/disturbance
- Undergrazing
- Forestry and woodland management
- Drainage
- Water pollution
- Invasive species
- Habitat fragmentation

[21] http://publications.naturalengland.org.uk/publication/5711678738006016 [Accessed 14/11/18]
[22] http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0019857 [Accessed 14/11/18]

- Conflicting conservation objectives
- Wildfire/arson
- Air pollution
- Deer

4. Pathways of Impact

Recreational Pressure and Disturbance

Introduction

4.1 Recreational use of a Habitat site has the potential to:

- Prevent appropriate management or exacerbate existing management difficulties;
- Cause damage through erosion and fragmentation;
- Cause eutrophication as a result of dog fouling; and,
- Cause disturbance to sensitive species, particularly ground-nesting birds and wintering wildfowl.

4.2 Different types of Habitat sites are subject to different types of recreational pressures and have different vulnerabilities. Studies across a range of species have shown that the effects from recreation can be complex.

4.3 It should be emphasised that recreational use is not inevitably a problem. Many Habitat sites also contain nature reserves managed for conservation and public appreciation of nature. At these sites, access is encouraged and resources are available to ensure that recreational use is managed appropriately.

Mechanical/Abrasive Damage and Nutrient Enrichment

4.4 Most types of terrestrial Habitat site can be affected by soil compaction and erosion, which can arise as a result of visits by walkers, cyclists, horse-riders and users of off-road vehicles. Walkers with dogs contribute to pressure on sites through nutrient enrichment via dog fouling and also have potential to cause greater disturbance to fauna as dogs are less likely to keep to marked footpaths and move more erratically. Motorcycle scrambling and off-road vehicle use can cause serious erosion, as well as disturbance to sensitive species.

Disturbance

4.5 Concern regarding the effects of disturbance on birds stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding[23]. Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the 'condition' and ultimately survival of the birds. In addition, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds[24].

4.6 Human activity can affect birds either directly (e.g. through causing them to flee) or indirectly (e.g. through damaging their habitat). The most obvious direct effect is that of immediate mortality such as death by shooting, but human activity can also lead to behavioural changes (e.g. alterations in feeding behaviour, nest abandonment, avoidance of certain areas etc.) and physiological changes (e.g. an increase in heart rate) that, although less noticeable, may ultimately result in major population-level effects by altering the balance between immigration/birth and emigration/death.[25]

[23] Riddington, R. *et al*. 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279
[24] Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72
[25] Riley, J. 2003. Review of Recreational Disturbance Research on Selected Wildlife in Scotland. Scottish Natural Heritage.

4.7 The following Habitat designated sites are vulnerable to recreational pressure and/or disturbance that could result from the Plan either alone or 'in-combination' with other plans and projects:

- The New Forest SAC/SPA and Ramsar site
- Dorset Heathlands SPA and Ramsar
- Dorset Heaths SAC

The following Habitat sites have been scoped out of due to low vulnerability to recreational pressure:

- River Avon SAC
- Avon Valley SPA and Ramsar

Loss of Functionally Linked Land

4.8 While most Habitat sites have been geographically defined to encompass the key features that are necessary for coherence of their structure and function, and the support of their qualifying features, this is not necessarily the case. A diverse array of qualifying species including birds and fish are not always confined to the boundary of designated sites.

4.9 Generally, the identification of an area as functionally linked habitat is not always a straightforward process. The importance of non-designated land parcels may not be apparent and thus might require the analysis of existing data sources (e.g. Bird Atlases or data from record centres) to be firmly established. In some instances, data may not be available at all, requiring further survey work.

4.10 There is now an abundance of authoritative examples of HRA cases on plans affecting bird populations, where Natural England recognised the potential importance of functionally linked land[26]. For example, bird surveys in relation to a previous HRA established that approximately 25% of the golden plover population in the Somerset Levels and Moors SPA were affected while on functionally linked land, and this required the inclusion of mitigation measures in the relevant plan policy wording. Another important case study originates from the Mersey Estuary SPA / Ramsar, where adjacently located functionally linked land had a peak survey count of 108% of the 5 year mean peak population of golden plover. This finding led to considerable amendments in the planning proposal to ensure that the site integrity was not adversely affected.

4.11 The following Habitat designated sites are vulnerable to loss of functionally linked land that could result from the Plan either alone or 'in-combination' with other plans and projects:

- The New Forest SAC, SPA and Ramsar

Increased Water Demand and Impacts on Water Quality

Water Quantity, Level and Flow

4.12 The water level, its flow rates and the mixing conditions are important determinants of the condition of Habitat sites and their qualifying features. Hydrological processes are critical in influencing habitat characteristics in coastal waters, including current velocity, water depth, dissolved oxygen levels, salinity and water temperature. In turn these parameters determine the short- and long-term viability of plant and animal species, as well as overall ecosystem composition. Changes to the water flow rate within an estuary can be associated with a multitude of further impact pathways, including substratum loss, smothering and changes in wave exposure.

4.13 Coastal environments rely on hydrological connections with freshwater bodies, such as rivers, streams and lakes. However, while the natural fluctuation of water levels within narrow limits is desirable, excess or too little water supply might cause water levels to be outside of the required range of qualifying birds

[26] Chapman C & Tyldesley D. 2016. Functional linkage: How areas that are functionally linked to European sites have been considered when they may be affected by plans and projects – A review of authoritative decisions. *Natural England Commissioned Reports* **207**. 73pp

and fish, or the invertebrate or plant assemblages they depend upon. There are two mechanisms through which urban development might negatively affect the water level in Habitat sites:

- The supply of new housing with potable water will require increased abstraction of water from surface water and groundwater bodies. Depending on the level of water stress in the geographic region, this may impact the aquatic conditions in Habitat sites sharing the same catchment.
- The proliferation of impermeable surfaces in urban areas increases the volume and speed of surface runoff, particularly during intense rainfall events. Traditional drainage systems often cannot cope with the volume of stormwater and sewer overflows are designed to discharge untreated water directly into watercourses. Often this pluvial flooding results in downstream inundation of watercourses and larger volumes of water reaching designated sites.

4.14 Increases to the quantity and rate of water delivery can result in summer flooding and prolonged / deeper winter flooding. This in turn results in the reduction of feeding and roosting sites for birds. For example, in areas where water is too deep, most waders will be unable to reach their food sources close to the ground.

4.15 The following Habitat designated sites are vulnerable to changes in water quantity, level and flow that could result from the Plan either alone or 'in-combination' with other plans and projects:

- The River Avon SAC

Water Quality

4.16 Increased amounts of housing or business development can lead to reduced water quality of rivers and estuarine environments. Sewage and industrial effluent discharges can contribute to increased nutrients on Habitat sites leading to unfavourable conditions. In addition, diffuse pollution, partly from urban run-off, has been identified during an Environment Agency Review of Consents process as being a major factor in causing unfavourable condition of Habitat sites.

4.17 The quality of the water that feeds Habitat sites is an important determinant of the condition of the habitats and species they support. Poor water quality can have a range of environmental impacts:

- At high levels, toxic chemicals and metals can result in immediate death of aquatic life, and can have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour.
- Eutrophication, the enrichment of water with nutrients, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly result from eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, augmenting the oxygen-depleting effects of eutrophication. In the marine environment, nitrogen is the limiting plant nutrient and so eutrophication is associated with discharges containing bioavailable nitrogen.
- Some pesticides, industrial chemicals and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life.

4.18 The following Habitat designated sites are vulnerable to loss of functionally linked land that could result from the Plan either alone or 'in-combination' with other plans and projects:

- The New Forest SAC, SPA and Ramsar
- The New Forest SAC/SPA & Ramsar
- Avon Valley SPA & Ramsar
- River Avon SAC
- Dorset Heaths SAC

Atmospheric Pollution

4.19 The main pollutants of concern for Habitat sites are oxides of nitrogen (NOx), ammonia (NH_3) and sulphur dioxide (SO_2), and are summarised in Table 1. NH_3 can have a directly toxic effect upon vegetation, particularly at close distances to the source such as near road verges[27]. NOx can also be toxic at very high concentrations (far above the annual average Critical Level). However, NOx and NH_3 exert their main impacts on ecosystems via determining the total nitrogen (N) deposition to soils, potentially leading to deleterious knock-on effects. Increases in N deposition from the atmosphere is widely known to enhance soil fertility and leading to eutrophication. This often has adverse effects on community composition and the quality of semi-natural, nitrogen-limited terrestrial and aquatic habitats[28] [29].

Table 1: Main sources and effects of air pollutants on habitats and species[30].

Pollutant	Source	Effects on habitats and species
Sulphur Dioxide (SO_2)	The main sources of SO_2 are electricity generation, and industrial and domestic fuel combustion. However, total SO_2 emissions in the UK have decreased substantially since the 1980's. Another origin of sulphur dioxide is the shipping industry and high atmospheric concentrations of SO_2 have been documented in busy ports. In future years shipping is likely to become one of the most important contributors to SO_2 emissions in the UK.	Wet and dry deposition of SO_2 acidifies soils and freshwater and may alter the composition of plant and animal communities. The magnitude of effects depends on levels of deposition, the buffering capacity of soils and the sensitivity of impacted species. However, SO_2 background levels have fallen considerably since the 1970's and are now not regarded a threat to plant communities. For example, decreases in Sulphur dioxide concentrations have been linked to returning lichen species and improved tree health in London.
Acid deposition	Leads to acidification of soils and freshwater via atmospheric deposition of SO_2, NOx, ammonia and hydrochloric acid. Acid deposition from rain has declined by 85% in the last 20 years, which most of this contributed by lower sulphate levels. Although future trends in S emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, increased N emissions may cancel out any gains produced by reduced S levels.	Gaseous precursors (e.g. SO_2) can cause direct damage to sensitive vegetation, such as lichen, upon deposition. Can affect habitats and species through both wet (acid rain) and dry deposition. The effects of acidification include lowering of soil pH, leaf chlorosis, reduced decomposition rates, and compromised reproduction in birds / plants. Not all sites are equally susceptible to acidification. This varies depending on soil type, bed rock geology, weathering rate and buffering capacity. For example, sites with an underlying geology of granite, gneiss and quartz rich rocks tend to be more susceptible.
Ammonia (NH_3)	Ammonia is a reactive, soluble alkaline gas that is released following decomposition and volatilisation of animal wastes. It is a naturally occurring trace gas, but ammonia concentrations are directly related to the distribution of livestock. Ammonia reacts with acid pollutants such as the products of SO_2 and NO_X emissions to produce fine	The negative effect of NH_4+ may occur via direct toxicity, when uptake exceeds detoxification capacity and via N accumulation. Its main adverse effect is eutrophication, leading to species assemblages that are dominated by fast-growing and tall species. For example, a shift

[27] http://www.apis.ac.uk/overview/pollutants/overview_NOx.htm.
[28] Wolseley, P. A.; James, P. W.; Theobald, M. R.; Sutton, M. A. **2006.** Detecting changes in epiphytic lichen communities at sites affected by atmospheric ammonia from agricultural sources. *Lichenologist* **38**: 161-176
[29] Dijk, N. **2011.** Dry deposition of ammonia gas drives species change faster than wet deposition of ammonium ions: Evidence from a long-term field manipulation. *Global Change Biology* **17**: 3589-3607
[30] Information summarised from the Air Pollution Information System (http://www.apis.ac.uk/)

Pollutant	Source	Effects on habitats and species
	ammonium (NH_4+) - containing aerosol. Due to its significantly longer lifetime, NH_4+ may be transferred much longer distances (and can therefore be a significant trans-boundary issue). While ammonia deposition may be estimated from its atmospheric concentration, the deposition rates are strongly influenced by meteorology and ecosystem type.	in dominance from heath species (lichens, mosses) to grasses is often seen. As emissions mostly occur at ground level in the rural environment and NH_3 is rapidly deposited, some of the most acute problems of NH_3 deposition are for small relict nature reserves located in intensive agricultural landscapes.
Nitrogen oxides (NO_x)	Nitrogen oxides are mostly produced in combustion processes. Half of NO_X emissions in the UK derive from motor vehicles, one quarter from power stations and the rest from other industrial and domestic combustion processes. Nitrogen oxides have been consistently falling for decades due to a combination of coal fired power station closures, abatement of other combustion point sources and improved vehicle emissions technology. They are expected to continue to fall over the plan period.	Direct toxicity effects of gaseous nitrates are likely to be important in areas close to the source (e.g. roadside verges). A critical level of NOx for all vegetation types has been set to 30 ug/m3. Deposition of nitrogen compounds (nitrates (NO_3), nitrogen dioxide (NO_2) and nitric acid (HNO_3)) contributes to the total nitrogen deposition and may lead to both soil and freshwater acidification. In addition, NO_x contributes to the eutrophication of soils and water, altering the species composition of plant communities at the expense of sensitive species.
Nitrogen deposition	The pollutants that contribute to the total nitrogen deposition derive mainly from oxidized (e.g. NO_X) or reduced (e.g. NH_3) nitrogen emissions (described separately above). While oxidized nitrogen mainly originates from major conurbations or highways, reduced nitrogen mostly derives from farming practices. The N pollutants together are a large contributor to acidification (see above).	All plants require nitrogen compounds to grow, but too much overall N is regarded as the major driver of biodiversity change globally. Species-rich plant communities with high proportions of slow-growing perennial species and bryophytes are most at risk from N eutrophication. This is because many semi-natural plants cannot assimilate the surplus N as well as many graminoid (grass) species. N deposition can also increase the risk of damage from abiotic factors, e.g. drought and frost.
Ozone (O_3)	A secondary pollutant generated by photochemical reactions involving NOx, volatile organic compounds (VOCs) and sunlight. These precursors are mainly released by the combustion of fossil fuels (as discussed above). Increasing anthropogenic emissions of ozone precursors in the UK have led to an increased number of days when ozone levels rise above 40ppb ('episodes' or 'smog'). Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone.	Concentrations of O_3 above 40 ppb can be toxic to both humans and wildlife, and can affect buildings. High O_3 concentrations are widely documented to cause damage to vegetation, including visible leaf damage, reduction in floral biomass, reduction in crop yield (e.g. cereal grains, tomato, potato), reduction in the number of flowers, decrease in forest production and altered species composition in semi-natural plant communities.

4.20 SO_2 emissions overwhelmingly derive from power stations and industrial processes that require the combustion of coal and oil, as well as shipping (particularly on a local scale)[31]. NH_3 emissions primarily

[31] http://www.apis.ac.uk/overview/pollutants/overview_SO2.htm.

originate from agricultural practices[32], with some chemical processes and some vehicles (notably petrol cars) also making notable contributions.

4.21 In contrast, NOx emissions are dominated by the output of vehicle exhausts (more than half of all emissions). A 'typical' housing development will contribute by far the largest portion to its overall NOx footprint (92%) through its associated road traffic. Other sources, although relevant, are of minor importance (8%) in comparison[33]. Therefore, the emerging NP, which will increase the population of the Parish, can be reasonably expected to increase emissions of NOx and NH_3, and thus total N deposition through an increase in vehicular traffic.

4.22 According to the World Health Organisation, the critical NOx concentration (Critical Level) for the protection of vegetation is 30 μgm^{-3}; the threshold for sulphur dioxide is 20 μgm^{-3}. In addition, ecological studies have determined Critical Loads (CLs) [34] for atmospheric nitrogen deposition (that is, NOx combined with NH_3).

4.23 According to the Department of Transport's Transport Analysis Guidance, beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is insignificant (Figure 1 and see reference [35]). Therefore, this is the distance that is used in this HRA to identify major commuter routes along Habitat Sites, which are likely to be significantly affected by development outlined in the NP.

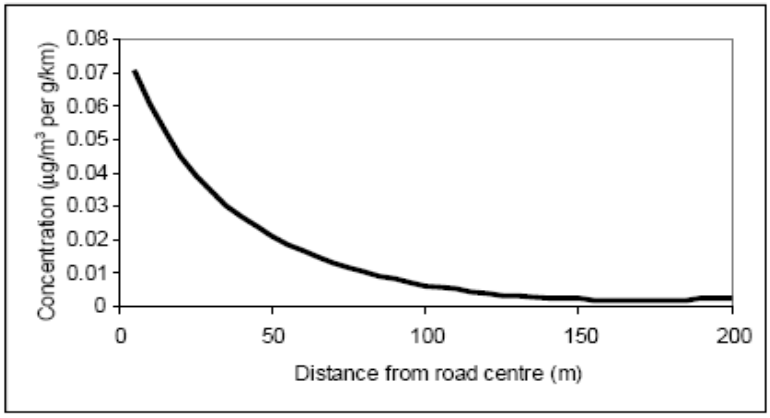


Figure 1: Traffic contribution to concentrations of pollutants at different distances from a road (Source: DfT[36]).

4.24 The following Habitat designated sites are vulnerable to atmospheric pollution arising from growth that could result from the Plan either alone or 'in-combination' with other plans and projects:

- The New Forest SAC/SPA and Ramsar
- Dorset Heaths SAC
- Dorset Heathlands SPA/Ramsar

[32] Pain, B.F.; Weerden, T.J.; Chambers, B.J.; Phillips, V.R.; Jarvis, S.C. 1998. A new inventory for ammonia emissions from U.K. agriculture. *Atmospheric Environment* **32**: 309-313
[33] Proportions calculated based upon data presented in Dore CJ et al. 2005. UK Emissions of Air Pollutants 1970 – 2003. UK National Atmospheric Emissions Inventory. http://www.airquality.co.uk/archive/index.php
[34] The critical load is the rate of deposition beyond which research indicates that adverse effects can reasonably be expected to occur
[35] http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013; accessed 12/05/2016
[36] http://www.dft.gov.uk/ha/standards/dmrb/vol11/section3/ha20707.pdf; accessed 13/07/2018

5. Test of Likely Significant Effects

Recreational Pressure

5.1 Increased residential population within Burton and Winkton Parish is likely to result in increased recreational pressure on habitat sites. The New Forest SAC/SPA & Ramsar, Dorset Heathlands SPA and Ramsar and Dorset Heaths SAC are identified as vulnerable to public access and disturbance.

5.2 Avon Valley SPA & Ramsar and River Avon SAC have relatively limited access and guidance from Natural England relating to the BCP Local Plan indicates that that there are no concerns or likely significant effects from Recreational Pressure. Given that the NP make no allocations or provides any quanta of residential development beyond those in the BCP Local Plan, this guidance is assumed to hold true for the NP.

5.3 The NP does not make any allocation or provide for any quantum of residential development beyond that which is allocated within the adopted Local Plan (the East Dorset and Christchurch Core Strategy, adopted April 2014) or which was envisaged in the first draft of the BCP Local Plan (submitted for examination in June 2024 and subsequently withdrawn). Therefore, the growth referenced in the Neighbourhood Plan has already been assessed in higher-tier plans, and no additional growth is allocated. The HRA assessment of the draft BCP Local Plan included an assessment of recreation impacts on New Forest SAC/SPA & Ramsar, Dorset Heaths SAC and Dorset Heathlands SPA & Ramsar. This concluded that the existing Dorset Heaths Planning Framework provides an appropriate mechanism to deliver mitigation. The current Dorset Heathlands Planning Framework SPD runs until 2025 and the production of new Local Plans by both Dorset Council and BCP Council provides an opportunity for review. A review of Heathlands Mitigation has been undertaken for the draft BCP Local Plan, and this provides advice to inform future iterations of the SPD and will ensure long term mitigation is effective.

5.4 Mitigation for the New Forest is similar to the Dorset Heaths and comprises a requirement for Strategic Access Management and Monitoring Measures ('SAMM') and Suitable Alternative Natural Greenspace ('SANG') for all new residential accommodation within 13.8km of the SAC/SPA/Ramsar. SANG are already secured for the Dorset Heaths (through the Planning Framework) and will work for the New Forest too. The HRA assessment of the draft BCP Local Plan notes that the strategic mitigation also relies on SANG for mitigation, which is already provided within BCP in relation to mitigation required for the Dorset Heathlands. It states that there is no need to duplicate SANG provision where relevant to multiple Habitats sites. In late 2025 BCP Council resolved to endorse the approach identified in the New Forest Strategy that sets out a strategic direction for the management of outdoor recreation in the New Forest National Park from 2010 – 2030. The Council now seeks to secure contributions in accordance with its provisions (https://www.bcpcouncil.gov.uk/Assets/Planning-and-building-control/New-Forest-Planning-Position-Statement-November-2025.pdf).

5.5 Given there no is allocation for residential development beyond that allocated / allowed for in the adopted and early draft Local Plan and the HRA of the BCP Local Plan concluded that there is an appropriate solution to recreational pressure matters when planning applications come forward, the impact pathway 'recreational pressure' can therefore be screened out for the Neighbourhood Plan; no likely significant effects will occur either alone or in combination with other plans or projects.

Loss of Functionally Linked Land

5.6 The NP does not make any allocation or provide for any quantum of residential development beyond that which is allocated within the adopted Local Plan (the East Dorset and Christchurch Core Strategy, adopted April 2014) or which was envisaged in the first draft of the BCP Local Plan (submitted for examination in June 2024 and subsequently withdrawn).

5.7 The NP also encourages development to be within existing settlement boundaries. Policy 1 only supports development in the Green Belt where this is sensitive and converts or replaces existing buildings. It also supports infill development within Burton Village and does not support the development beyond that aside from strategic allocations made within the Local Plan.

5.8 Based on available information, the impact pathway 'functionally linked land' can therefore be screened out; no likely significant effects will occur either alone or in combination with other plans or projects.

Water Quality

5.9 The New Forest SAC/SPA & Ramsar, Avon Valley SPA & Ramsar, River Avon SAC and Dorset Heaths SAC all highlight water pollution as an environmental vulnerability and therefore could be negatively impacted by a reduction in water quality. The theme of water quality encompasses a wide range of physico-chemical parameters, including temperature, salinity, oxygen, nutrient concentrations, pH and turbidity.

5.10 Increased residential population within Burton and Winkton Parish has the potential to lead to a reduction in water quality. The New Forest SAC/SPA & Ramsar, Avon Valley SPA and Ramsar, River Avon SAC and Dorset Heaths SAC are identified as vulnerable to water pollution. Changes in water quality, and particularly in nutrient loading, can result in indirect impacts on qualifying SPA / Ramsar birds in addition to direct impacts on SAC and Ramsar habitats.

5.11 The NP assessed in this HRA provides for development in the geographic area covered by Wessex Water. The wastewater from the Neighbourhood Plan area is discharged into River Avon SAC.

5.12 The NP does not make any allocation or provide for any quantum of residential development beyond that which is allocated within the adopted Local Plan (the East Dorset and Christchurch Core Strategy, adopted April 2014) or which was envisaged in the first draft of the BCP Local Plan (submitted for examination in June 2024 and subsequently withdrawn). The HRA assessment of the new Local Plan includes an assessment of water quality impacts. This HRA concluded that there is adequate mitigation available for the growth within the district.

5.13 Given there are no allocations that are not contained / allowed for within the Local Plan, it can therefore be concluded that there are no likely significant effects that are not already addressed at a higher level

Water Quantity, Level and Flow

5.14 The River Avon SAC is vulnerable to changes based on water abstraction. Being a river ecosystem, the SAC is sensitive to changes in water flow rates. Changes to water flow rate may be lead to not only reduced water levels but also runs the risk of changes in sedimentation which is also highlighted as a potential vulnerability to the SAC. While a degree of sediment deposition is needed for healthy habitats, a high reduction in water flow rates may lead to heavy sedimentation and subsequent smothering of qualifying communities.

5.15 Water within Burton and Winkton Parish is provided by Bournemouth Water. This parish falls within the Bournemouth water resource zone (WRZ). The Bournemouth area is classified as water stressed by Defra. In the draft Water Resources Management Plan[37] it is stated that Bournemouth Water intends on taking measures enabling them to reduce the rate of water abstraction from the River Avon.

5.16 The NP does not make any allocation or provide for any quantum of residential development beyond that which is allocated within adopted Local Plan (the East Dorset and Christchurch Core Strategy, adopted April 2014) or which was envisaged in the first draft of the BCP Local Plan (submitted for examination in June 2024 and subsequently withdrawn).

5.17 Given there are no allocations that are not contained / allowed for within these Local Plans, it can therefore be concluded that there are no likely significant effects that are not already addressed at a higher level.

Atmospheric Pollution

5.18 There are pre-existing exceedances of the NH_3 Critical Level at most of the Habitats sites considered, exceedance of the N Deposition Critical Load at all Habitats sites considered and potential baseline exceedances of the NOx Critical Level, however this is likely to be limited to locations nearest to the road and in areas of congestion, with the concentrations falling off as you move away from the road, into a Habitats site.

[37] SWW dWRMP Technical Summary FINAL 021023 – Accessed 21/10/2024

5.19 An assessment of Air Quality impacts was undertaken as part of the HRA for the emerging BCP Local Plan[38]. This assessment indicates that changes in traffic under the Local Plan will likely lead to exceedances >1% of the Critical Load for Nitrogen Deposition alongside the majority of roads within 200m of the Habitats sites considered 'in-combination'. For a proportion of these roads, there will also be exceedances >1% of the Critical Load for Nitrogen Deposition 'alone'.

5.20 Based on this assessment the advice given on the emerging BCP LP was that further plan level assessment is recommended prior to adoption. This further modelling could then be used to inform the inform the requirement and design of strategic mitigation.

5.21 The NP does not make any allocation or provide for any quantum of residential development beyond that which is allocated in the adopted Local Plan (the East Dorset and Christchurch Core Strategy, adopted April 2014) or which was envisaged in the first draft of the BCP Local Plan (submitted for examination in June 2024 and subsequently withdrawn). The HRA assessment of the emerging Local Plan included an assessment of air quality impacts. This HRA assessment concluded that further modelling undertaken at the local plan level will be required and that will be used to inform strategic mitigation at that level.

5.22 Given there are no allocations that are not contained / allowed for within these Local Plans, it can therefore be concluded that there are no likely significant effects that will not be addressed at a higher level.

Screening of Local Plan Policies

5.23 A screening assessment of the NP policies is undertaken in Appendix A. It was concluded that LSEs can be excluded in relation to all policies presented within the Burton and Winkton Parish Neighbourhood Plan.

5.24 Policy 1 does set a housing target, however this quantity of housing was based on the targets and strategic developments set within the submission draft of the new BCP Local Plan which was the subject of an HRA.

5.25 Policy 19 – Land South of Burton concerns a strategic allocation that was allocated within the Core Strategy adopted in 2014, and proposed to be carried forward in the new BCP Local Plan. This policy does set additional criteria for development of the site; however, these criteria do not lead to any change in likely significant effects arising from the project.

Conclusion

5.26 It is concluded that the Burton and Winkton Neighbourhood Plan will not lead to any likely significant effects on Habitats sites alone or in combination with other plans or projects. The NP does not make any allocation or provide for any quantum of residential development beyond that which is allocated in the adopted Local Plan (the East Dorset and Christchurch Core Strategy, adopted April 2014) or which was envisaged in the first draft of the BCP Local Plan (submitted for examination in June 2024 and subsequently withdrawn). The quantum of growth envisaged in the Neighbourhood Area has already therefore been assessed at the Local Plan level.

[38] Habitats Regulations Assessment Draft Local Plan - Air quality

Appendix A Screening Table

Table 5-1. Policy Screening Table

Policy	Description	Likely Significant Effects
Policy 1: Meeting housing and employment needs in Burton and Winkton Parish	The Neighbourhood Plan will seek to meet local needs for housing and employment through supporting: - The sensitive conversion or replacement of existing buildings within the Green Belt, where such opportunities exist and are possible in line with national planning policy - Infill development within Burton village - The development of land south of Burton village (as excluded from the Green Belt) to deliver in the region of 45 new homes and some local employment - The development of the strategic urban extension at Roeshot Hill to deliver at least 320 new homes within the Neighbourhood Plan area.	There are no LSEs of this policy on Habitat sites. Policy 1 provides for sustainable growth across Burton and Winkton Parish, based on existing site allocations and windfall opportunities within the settlement boundary. These new dwellings specified in this policy were assessed as part of the strategic developments specified within the BCP Local Plan or within the housing requirement through windfall for Burton and Grange Ward of 130 new dwellings. Therefore, the growth referenced in the Neighbourhood Plan has already been assessed in higher-tier plans, and no additional growth is allocated. Overall, there are no impact pathways present from the Neighbourhood Plan that have not already been fully investigated in higher-tier plans, and this policy can thus be screened out from AA.
Policy 2: House Types	With the exception of strategic development site in Roeshot, new housing developments should seek to meet the housing needs of Burton and Winkton parish. This means that: i) for major development, affordable housing should be provided in line with the thresholds set in the Local Plan, aimed at those living in or who have a local connection to the parish. This should include first homes discounted by 40% (or otherwise evidenced so that the level of discount is affordable to those on mean household incomes) and these should make up at least 25% of affordable dwellings. ii) the mix of house sizes should include homes designed specifically for the needs of older residents (with reference to the HAPPI principles), and/or homes suitable for first time buyers. Where grouped together (such as in an apartment) the design must be appropriate	There are no LSEs of this policy on Habitat sites. Policy 2 sets requirements for the provision of affordable housing as part of any major developments within the parish. Policy 2 also permits the deviation from housing mix set in the local plan where this is to meet the needs of older residents. No quanta or locations of development are allocated. Overall, there are no impact pathways present, and this policy can thus be screened out from AA.

Policy	Description	Likely Significant Effects
	to the character of the area. Proposals for large homes (the equivalent of 5 or more bedrooms) will need to demonstrate a clear local need or exceptional circumstances.	
Policy 3: Employment Needs	The provision, re-use or replacement of existing buildings for small-scale offices / workshops or local services will be supported, provided: - the resulting building is of a modest scale (compared to other buildings in the locality), and would comply with Green Belt policy if applicable; - there would be no significant adverse impact upon local landscape character, wildlife or heritage assets as a result of the development or proposed use; - there would be no significant adverse impact upon the amenity of adjoining residents as a result of noise / disturbance from the proposed business use; and - the site can be safely accessed, and its use would not give rise to a significant increase in traffic (including parked vehicles) inappropriate to the rural network of lanes in the area.	There are no LSEs of this policy on Habitat sites. Policy 3 set criteria for the re-use or replacement of existing buildings for small-scale offices/workshops or local services. No quanta or locations of development are allocated. Overall, there are no impact pathways present and this policy can thus be screened out from AA.
Policy 4: Supporting Community Facilities and Local Services	Proposals for the expansion or improvement of existing community facilities and local services identified in Table 1 and indicated on Map 3, including diversification to meet local needs or to assist with the viability of the enterprise, will be supported. Proposals for new community facilities and local services will be supported where existing facilities are insufficient to meet local needs. Such facilities should be of a scale appropriate to the rural character of the parish, with any buildings of a modest scale (compared to other buildings in the locality), and in compliance with Green Belt policy if applicable. Where possible, new facilities should be in close proximity to existing facilities to encourage shared trips and reduce the need for additional parking. In all cases, the proposed use should not give rise to any significant adverse impact upon the amenity of adjoining residents as a result of noise / disturbance, or significantly increase traffic on the rural network of lanes in the area. The provision of a burial site within the parish is supported, either on the permitted site adjoining St Luke's Churchyard or at another suitable location, subject to: - Green Belt policy; - suitable tree planting provision as a woodland burial site; - limitation on the amount of burials in order to ensure the level of traffic and potential disturbance is kept to an acceptable level appropriate to the rural character of the area; - measures to ensure that any discharges / impacts on groundwater remain at an acceptable level in relation to water quality.	No Likely Significant Effect This is a development management policy that sets criteria for the development of new community facilities. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 5: Creating Safer Roads and Pedestrian / Cycle / Equestrian Routes	Development should improve the safety and/or connectivity of the pedestrian, cycle and equestrian networks where practical, taking into account the Local Cycling and Walking Infrastructure Plan and important local routes and priorities as shown on Map 4. The design of any off-road routes should ensure that these are coherent, direct, safe, comfortable and attractive having regard to national guidance. This should include consideration of how the design would be accessible to all, including people with wheelchairs or buggies, how the	No Likely Significant effect This is a positive policy that supports the development of walking and cycling infrastructure. The goal of this policy is to support active travel which would likely lead to a reduction in vehicle traffic and thus lessen the impacts of atmospheric pollution on Habitat Sites.

<table>
<tr><th>Policy</th><th>Description</th><th>Likely Significant Effects</th></tr>
<tr><td></td><td>routes would be suitably overlooked (where the routes would be within or adjoining a built-up area), include the provision of benches, and use of landscaping to enhance biodiversity through the provision of wildlife corridors. Country lanes should be managed as ‘Quiet Lanes’ recognising their importance for recreation and leisure by non-motorised users. Transport assessments, when required, must consider the impact of increased motorised traffic on these lanes. Mitigation measures may be necessary to ensure that these routes remain safe and attractive for recreational use by walkers, cyclists and horse riders.</td><td>This policy does not set any quantum or allocation for development and therefore has no likely significant effects.</td></tr>
<tr><td>Policy 6: Local Green Spaces</td><td>The sites listed in Table 2 (and as shown on Map 5) are designated as Local Green Spaces, and other then in very special circumstances, no development will be permitted within or immediately adjoining them that would undermine their reason for designation.

<table><tr><th>Local Green Space</th><th>Area (ha)</th></tr><tr><td>Burton Village Green</td><td>0.2</td></tr><tr><td>St Lukes Churchyard</td><td>0.4</td></tr><tr><td>Martins Hill Recreation Ground</td><td>2.1</td></tr><tr><td>Sandy Plot Recreation Ground</td><td>0.1</td></tr><tr><td>Sandy Plot Amenity Space</td><td><0.1</td></tr><tr><td>Burnham Road Park</td><td>0.1</td></tr><tr><td>Priory View Play Area</td><td>0.7</td></tr><tr><td>Clockhouse Stream</td><td>1.1</td></tr><tr><td>Chestnut Way Amenity Space</td><td>0.1</td></tr><tr><td>Campbell Road Play Area</td><td>0.1</td></tr><tr><td>Burton Hall Field and School Playing Fields (to rear)</td><td>2.3</td></tr><tr><td>Winkton Fields</td><td>6.0</td></tr><tr><td>Winkton Green</td><td><0.1</td></tr></table></td><td>No Likely Significant Effect
This is a positive policy that designates several existing sites as Local Green Spaces. These green spaces are protected from development.
This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.</td></tr>
<tr><td>Policy 7: Important Local Gap</td><td>The Important Local Gap between Burton village and Winkton, as shown on Map 6, is valued for its green, rural character and the role it plays in providing a setting for, and maintaining the clear distinction between the two settlements. Proposals for built development within the Important Local Gap will be resisted unless they comply with Green Belt policy and would not urbanise or reduce the openness and strong rural, green character of the gap.</td><td>No Likely Significant Effect
This is a policy that seeks to preserve the open and rural character of the important gap betwe4en burton and Winkton villages.
This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.</td></tr>
</table>

Policy	Description	Likely Significant Effects
Policy 8: Reinforcing the Area's Green Network	New development should respect and reinforce the important open spaces, network of green corridors and mature trees, to preserve the character and biodiversity of the parish. In particular, development should: - retain existing mature deciduous trees and trees subject to Tree Preservation Orders; - retain native hedgerows or ensure their replacement within the site where their removal is necessary to create an active street frontage or provide the necessary visibility splays; - retain and include green verges and street trees to provide an element of greening within the public realm – front gardens are also encouraged where appropriate to the character of the area; - seek to link existing green spaces and corridors where possible to provide a more robust and usable network for wildlife and, where appropriate, public use; - front onto any existing green spaces and enable public access for all groups of people, such spaces should include seating areas and shaded spaces. with suitable overlooking to reduce the fear of crime. The materials and style of any street furniture should be consistent throughout the parish and aim to be durable and in keeping with the rural character of the village.	No Likely Significant Effect This is a positive policy which ensures the protection of open spaces, green corridors and mature trees. This includes retaining verges and hedgerows while linking existing green spaces where possible. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 9: Dark Skies policy	Development should be designed to conserve and enhance the quality of the dark night skies. Outside of Burton village and the strategic site at Roeshot Hill, street lights and other forms of external lighting should be avoided unless required for security or safety reasons. Where lighting is used, its design should minimise its impact, both on the amenity of the occupants of neighbouring properties, and in terms of light spillage and glare. Light sources should be fully shielded and pointed downwards, so that light is not emitted above the horizontal. Movement sensitive and timed PIR lights, down- lighters or 'wall washers' are examples of lighting schemes that generally have less adverse impact whilst providing appropriate illumination.	No Likely Significant Effect This is a positive policy that development management policy that encourages development to minimise the impact of external lighting in order to preserve dark skies. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 10: The Character of Burton and Winkton	New development should have a good understanding of the existing character areas, as analysed in Appendix 4. Infill development (small sites within the built-up area, typically of up to 5 building plots) should seek to reflect local character by responding to the styles, layout and form of their immediate surroundings. Larger developments should similarly look to integrate with their surrounds but also seek to reinforce those aspects of development found in the wider context and character of the parish that reinforce the 'village' and 'rural' feel of the area.	No Likely Significant Effect This is a design management policy that requires new infill development to reflect the local character and larger developments to reinforce the village and rural character of the parish. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 11: Heritage, Views, Landmarks and Legibility	Development should respect the importance of important historic buildings (heritage assets) within the street scene – Map 9 identifies both nationally important Listed Buildings, and the locally important historic buildings listed in Appendix 4. This should be achieved through ensuring that the scale and massing of new development that would be viewed in conjunction with these buildings is not visually dominant, and that the degree of setback and boundary treatment does not obscure such views. Where development would take place on a focal point (such as on a junction or termination of a view), consideration should be given to the creation of a local landmark by appropriate building design (through the use of distinctive architectural features and scale) or other features (such as green space to accommodate large trees).	No Likely Significant Effects This is a development management policy requiring development to respect the importance of heritage assets and important views and vistas. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.

Policy	Description	Likely Significant Effects
	Important views and vistas towards local landmarks shown on Map 9, and views and vistas of the open countryside, as as indicated in the Conservation Area Appraisals, should be retained and respected. Clear signage (such as to important local destinations and amenities) should be incorporated sensitively within the public realm, without creating clutter. The signage should use local materials and be designed appropriate to the rural character of the area.	
Policy 12: People Friendly Streets	Where development will add to the local highway network, or has the potential to connect two highways (including footways and the public rights of way network), the following principles should be applied: - New streets should be gently curving, and laid out in a connected pattern allowing for multiple connections and choice of routes, particularly on foot; - Traffic calming should be achieved by design, using landscaping, variation in width / alignment and consideration of on-road parking (subject to Policy 16), avoiding the need for engineered humps, cushions and chicanes. - Where cul-de-sacs / courtyards are proposed, they should contain street trees and footways that connect them to surrounding residential areas and linking into the key walking routes – these will need to be designed to be attractive and safe to users and deter anti-social behaviour; - Other than in short cul-de-sacs / courtyard-style developments, routes within settlements should incorporate separate footways and grass verges with tree planting – where possible these should be to both sides; - Off-road cycleways should be incorporated where feasible within settlements. These may be shared routes (with pedestrians), but if so should be a minimum of 3m wide. Where off-road provision is not feasible, carriageways should be designed to be safe and attractive to cyclists, including consideration of the potential for on-road parking; - Where possible, off-road routes should be within a green corridor of at least 7.5m wide in order to accommodate verges with planting and create a pleasant and attractive route. Any pedestrian routes within settlements should be overlooked by properties to create natural surveillance. - Where development is on the edge of a settlement, the use of an edge route, potentially with separate green corridor on the countryside edge, should be incorporated where feasible.	No Likely Significant Effects This is a development management policy that sets out principles to be followed where development leads to the extension of the highways network. These include measures that support walking routes and cycle routes. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 13: Continuity, Enclosure and Boundary Treatments	Buildings fronting onto street or public space should have a positive, active frontage through the incorporation of doors and/or windows within all of the façades that front onto those spaces. The degree of building setback and boundary treatments should reinforce the sense of enclosure and continuity within existing streets, appropriate to the rural character of the area and respecting views out. Where new routes or spaces are created, the degree of continuity and enclosure should reflect the area's rural character. Building height to street width ratios of 1:2 or higher will need to demonstrate how sufficient planting will be provided and maintained in this regard. Boundary treatments (such as those used to demarcate front gardens) should help define the street or other elements of the public realm, particularly where the building height to street width ratio exceeds 1:4 or there are large gaps between buildings. These should be in the form of deciduous hedges or low brick walls, although low wood fencing may also be used if	No Likely Significant Effects This is a design management policy requiring developments to have a positive, active frontage where buildings front onto streets and public spaces, with appropriate set back from the street and boundary treatments This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.

Policy	Description	Likely Significant Effects
	appropriate to that character area. High walls / fences should be avoided, particularly where these would create enclosed public spaces / routes with little vegetation or create potential safety concerns from vehicles entering/exiting a site. Trees and other planting can also be used to help create a more enclosed streetscape in addition to providing shading and protection from heat, wind, and rain.	
Policy 14: Building Heights, Density and Layout	Development within the parish should reflect the typical building height range of 1 – 2 storeys (or the equivalent for non-residential buildings). Higher buildings may be accommodated as an occasional exception, most appropriately as local landmarks. The use of outbuildings and single storey additions to the side of properties should also be considered within areas of predominantly 2 storey buildings to add interest and variety. Storey and roof heights should respect the typical storey heights and roof voids of buildings in their vicinity but avoid rigid repetition in order to create interest. Building densities should reflect the rural character of Burton and Winkton in the various sub-areas (see Appendix 5). Where a higher density is proposed, particularly attention will need to be paid to the size of dwellings and the need to achieve sufficient planting to ensure the rural character of the village is retained. Where buildings are placed close to a boundary with an adjoining property, care will need to be taken to avoid unacceptable levels of overlooking / loss of privacy, including private amenity space.	No Likely Significant Effects This is a design management policy that requires development to reflect the typical building heights in the area with occasional higher landmarks, and roof varions to add interest. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 15: Built Forms, Materials, and Architectural Details	The built form, design, materials and architectural detailing for any development (residential as well as office, workshop and light industrial buildings) should be informed by the local vernacular of Burton and Winkton (having particular regard to the character of the two Conservation Areas) and, in the case of infill development, the sub-area it relates to. As a general rule: - built forms should be varied, reflecting the mix within the older parts of the settlement; - roof profiles should create interest in the skyline through variety of shapes and pitch, and inclusion of chimney stacks; - architectural features such as porches, windows and decorative tiles / banding should be included, to provide richness and variety, but at a level in keeping with the character and status of the building. Developments should seek to utilise and reflect the existing outlined material palette across the parish, as illustrated in Figures 6 - 8. Muted tones are preferred colours for finish of material that can minimise impact of buildings on surrounding landscape. The use of traditional, natural and preferably locally sourced materials is generally more sustainable and will weather better than manmade synthetic, pre-coloured materials, and is preferred. Applicants are expected to demonstrate that they have maximised opportunities for recycling any materials available on site, and any imported materials (not locally sourced) have high sustainability credentials	No Likely Significant Effects This is a design management policy that requires the built form, design, materials and detailing of developments to be informed by the local character. This includes using materials from the existing material palette, preferring traditional natural locally sourced materials where possible. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 16: Parking and Servicing	Car parking provision should be made in line with the proposed standards in Table 3, and located to be readily accessible and integrated into the layout (rather than on-street), to avoid parked cars dominating the street environment and causing access and/or road safety issues.	No Likely Significant Effects This is a development management policy that requires appropriate car parking facilities, in addition to covered cycle storage.

Policy	Description	Likely Significant Effects
	Covered and secured cycle parking should also be readily accessible (such as within garages, or through the use of secure bike storage boxes on front gardens). This may require soft landscaping to be used within parking areas. Driveways and paths must be constructed with porous materials, to minimise surface water run-off to help mitigate potential flooding. Consideration should also be given the how utilities and other modern requirements (such as for waste storage and car charging points) and incorporated within the designs and layout to avoid clutter and harm to the building's character. Waste and recycling containers should generally be located to the side or rear of properties.	This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 17: Sustainable Drainage Solutions	All development proposals that are likely to give rise to increased surface water run-off should incorporate sustainable drainage solutions to reduce exacerbating flood risk on and off site as far as possible, including water management within and landscaping schemes, permeable hard surfaces for driveways / paths, patios and parking areas, and rainwater storage systems ideally linked to the re-use of water on-site. Any infiltration techniques, if used, must be appropriate to the local geological and groundwater conditions. - Where possible, areas planned to hold or slow down the flow of excess water should be an integral part of the landscaping scheme and suitably vegetated designed to be in keeping with the rural character of the area. Unnatural gullies / holding areas and concrete or similar channels / overflow pipes should be avoided; - The choice of permeable surfacing should reflect the local context, with the use of gravel, clay pavers or stone setts in keeping with the local colour palette of materials preferred; - Any tanks / receptacles associated with rainwater storage / harvesting systems should be designed to avoid being prominent in the street scene, through careful placement and use of appropriate materials in keeping with local character.	No Likely Significant Effects This is a development management policy that requires sustainable drainage solutions where development would lead to increased surface water run-off. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 18: Conversions and Extensions	Extensions should not detract from the character of the original building as visible from the highway and other public spaces. Single-storey and, if appropriate, double storey, side extensions should be set back from the main building. The choice of materials and detailing should complement, but do not need to exactly match, that of the original building. The roof form and pitch should similarly reflect the original building and sit slightly lower than the main ridge of the building. Add-ons that are inappropriate to the character of the original buildings, such as domestic porches and dormer windows on agricultural barns, should be avoided. Original features that contribute to the character of the original building, such as brickwork and the size and pattern of openings should be retained, and respected in any further works. Extensions and the insertion of windows will need to ensure that these do not result in significant harm to the privacy and amenity of neighbouring properties	No Likely Significant Effects This is a development management policy regarding the development of conversions and extensions. This includes giving due respect to the existing building. This policy does not allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 19: Land South of Burton	The allocation of land South of Burton, as proposed through the Local Plan, and including the additional area of land on the corner of Salisbury Road and Martin's Hill Lane, is supported to deliver in the region of 45 homes and commercial and/or community uses appropriate to a village setting. The development of this site is expected to: - provide a community growing space within or on land adjoining the site;	No Likely Significant Effects This is a policy detailing development of Land South of Burton. This allocation has already been made in the adopted Local Plan and is included in the Neighbourhood Plan for completeness.

Policy	Description	Likely Significant Effects
	- provide a vehicular connection through to Adler Road (as a secondary / emergency vehicle access) if feasible; - create an attractive, all-weather footpath (and if feasible cycle route) linking through the site from Salisbury Road to Sandy Plot / Stony Lane (subject to best endeavours), with a northerly connection toward Martin's Hill recreation ground – the east-west link may be designed as part of an edge route (see Policy 12); - incorporate flood risk management measures / SuDS to allow drainage from land to the north through the site, designed to run within an attractive and publicly accessible green corridor/s where feasible, and including a suitable buffer between any proposed development and watercourse to provide access for maintenance, protect biodiversity and avoid impacts to flood defence infrastructure; - incorporate the mature, deciduous trees within the site layout, where feasible within a network of linked green corridors, and include further tree planting along the new settlement edge; - avoid unacceptable levels of overlooking / loss of privacy to adjoining properties; and - have regard to the stipulations within the Burton Conservation Area Appraisal and Management Plan.	This policy adds a few additional restrictions to development including provision of community growing space, sustainable drainage, and an all-weather footpath. These provisions will not lead to any likely significant effects beyond those addressed in the Local Plan This policy does not allocate any sites or quantum of development beyond that allocated within the Local Plan and therefore has no likely significant effects.
Policy 20: Land at 123 Salisbury Road (the former Burton Surgery site)	If the retention of a GP practice on the site is not feasible (which should be demonstrated through robust marketing and/or confirmation from the NHS Integrated Care Board), land at 123 Salisbury Road (the former Burton Surgery site) may be re-used and/or partially redeveloped for a community / commercial use with optional, ancillary residential use. The development of this site is expected to: - make provision for the existing pharmacy use within the site, unless the pharmacy use has or will be relocated to another site within the village; - retain the main building fronting onto the Green, although alterations may be made where these would not be detrimental to the character of the building and avoid creating an overly massive or overbearing relationship with the adjoining Listed Buildings; - avoid unacceptable levels of overlooking / loss of privacy to adjoining properties. A proportionate heritage assessment would need to be undertaken for any redevelopment proposals, to provide further detail on the heritage sensitivities and significance of the site. Any mitigation and enhancement measures should be informed by the findings of this assessment.	No Likely Significant Effects This policy sets requirements for the redevelopment or re-use of the land at 123 Salisbury Road. This policy requires the retention of a GP practice if feasible, with requirements to incorporate existing pharmacy use if feasible. This policy does not specifically allocate this land for redevelopment nor does it allocate any sites or quantum of development and therefore has no likely significant effects.
Policy 21: Barns at Hawthorn Farm and Dairy	The re-use or, if appropriate, replacement of existing barns on Lyndhurst Road for small-scale offices / workshops (including ancillary retail) will be supported, provided, the resulting building is of a modest scale (compared to other buildings in the locality) and would comply with Green Belt policy. The development of these sites is expected to: - be in keeping with the character of the rural barns and farm buildings in and around South Bockhampton; - retain any traditional / period / historic farm buildings through sympathetic repair and conversion; - address potential risk from surface water flooding through an appropriate drainage strategy;	No Likely Significant Effects This policy sets requirements for the redevelopment or re-use of the existing barns on Lyndhurst Road. This policy supports the redevelopment or re-use of these barns for small-scale offices/workshops. This policy does not specifically allocate this land for redevelopment nor does it allocate any sites or quantum of development and therefore has no likely significant effects.

Policy	Description	Likely Significant Effects
	- incorporate sufficient parking provision within the site for workers, deliveries and visitors to minimise potential overspill parking onto the rural lanes	

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