



European sites checklist

This checklist must be completed by the applicant for proposals for new residential or overnight accommodation. It will set out how the applicant will deal with avoidance and mitigation to remove any likely significant effects on European sites.

Application details	
Applicant name:	Mr Massey & Dr McGeoch
Agents name:	Zoe Wilkinson for and on behalf of Atlas Planning Group Ltd
Site address:	Arnewood House, Boyes Lane, Colden Common, SO21 1TA

Solent nitrogen nutrient water quality

There is evidence of high levels of nitrogen in the water environment with evidence of eutrophication at designated sites. Residential development or development which generate an overnight stay within the Winchester District are likely to have an adverse impact on the Solent Special Protection Areas.

The Council has published a position statement setting out the avoidance and mitigation measures that are needed in order for the Council to meet its legal requirements in accordance with the Conservation of Habitats and Species Regulations 2010.

The full extent of avoidance and mitigation package is not yet known, but it will take the form of a financial contribution.

If you agree to the granting of planning permission with a 'Grampian' condition which will require the provision of an avoidance and mitigation package prior to occupation. Any financial contribution would have to be paid prior to occupation. *

***NB the applicant proceeds at their own risk as the precise scale of the avoidance and mitigation package is not yet known.**

Q1	I confirm that the proposed development will include an avoidance and mitigation package, in line with this position statement and I confirm that I am content that a Grampian condition is used to secure this prior to occupation.	Yes
Q2	The proposed development would be nitrogen neutral. A nitrogen budget has been submitted with the application.	No <small>If you answer no, please continue to Q3</small>
Q3	The proposed development is not nitrogen neutral and no avoidance or mitigation package is proposed.*	No

	*NB please note that planning permission can not lawfully be granted in these circumstances.	
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<p>Bird Aware / Solent Recreation Mitigation Strategy https://www.winchester.gov.uk/planning/solent-recreation-mitigation-partnership</p> <p>If the development is within 5.6 km of the Special Protection Areas of the Solent mitigation will need to be provided. The City Council considers that mitigation provided in line with the Solent Recreation Mitigation Strategy (www.birdaware.org/home) is appropriate to relevant planning applications. This would result in a mitigation package as follows:-</p> <p>1 bedroom property - £346 2 bedroom property - £500 3 bedroom property - £653 4 bedroom property - £768 5 bedroom property - £902</p> <p>These figures are as at 1st April 2019 - updated annually on 1st April each year.</p> <p>In the absence of the avoidance and mitigation package the City Council will not be able to lawfully grant planning permission.</p>		
Q1	The development is within 5.6 km of the Special Protection Area of the Solent	No If you answer no you are not required to mitigate in respect of the Solent Recreation Mitigation Partnership.
Q2	I confirm that the proposed development will include an avoidance and mitigation package to accord with the Solent Recreation Mitigation Strategy	N/A If you answer no, please continue to Q3
Q3	I propose an alternative approach to avoiding and mitigating the recreational impacts arising out of the development proposed (if this is the case please supply more detail in your supporting documentation).	N/A

Signed: Applicant / Agent *	<i>Zoe Wilkinson</i>
Print name:	Zoe Wilkinson
Date:	06/12/2023

By signing and submitting this form to Winchester City Council the applicant is committing to provide mitigation packages, usually in the form of a financial contribution.

If the applicant answers yes to Q1 of the Solent nitrogen nutrient water quality they acknowledge and understand that the scale of the contribution is unknown at this time. They also accept that if a Grampian condition is used on the grant of any planning permission that the mitigation is due prior to the occupation of the accommodation permitted.