

Meeting	The Scrutiny Committee
Date and Time	Tuesday, 17th March, 2026 at 10.00 am.
Venue	Walton Suite, Guildhall, Winchester and streamed live on YouTube at www.youtube.com/winchestercc

S U P P L E M E N T A R Y A G E N D A

The attached document, relating to the agenda item below was not available at the time the agenda was published.

Agenda Item.

6. Adoption of the Winchester District Local Plan 2040 and the Preparation of the Local Plan 2044 – **Appendix 1** (Pages 3 - 228)

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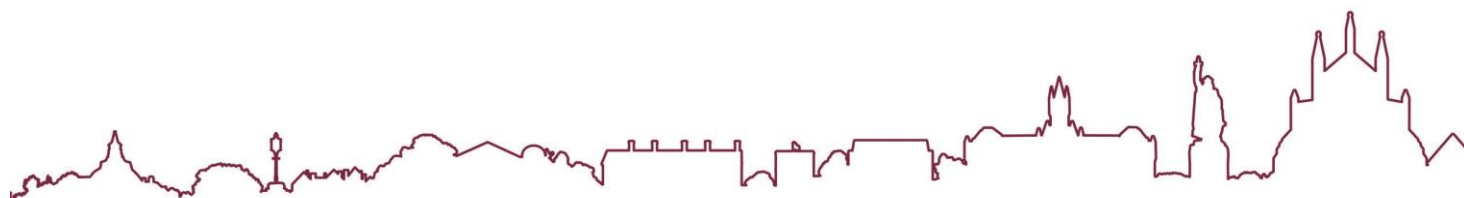
Laura Taylor
Chief Executive

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11 March 2026

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Planning Inspectorate

Report to Winchester City Council

by R Barrett MRTPI IHBC

an Inspector appointed by the Secretary of State

Date 09 March 2026

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the Winchester District Local Plan Proposed Submission Local Plan (Regulation 19) 2020-2040

The Plan was submitted for examination on 15 November 2024

The examination hearings were held between 22 April and 6 June 2025

File Ref: PINS/L1765/429/9

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Abbreviations used in this report

AMR	Winchester District Authorities Monitoring Report
ED	Examination Document
GTAA	Gypsy and Traveller Accommodation Assessment
LHN	Local Housing Need
HMO	House in multiple occupation
HRA	Habitats Regulations Assessment
IIA	Integrated Impact Assessment
MM	Main Modification
NPPF	National Planning Policy Framework ¹
PfSH	Partnership for South Hampshire
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SAC	Special Area of Conservation
National Park	South Downs National Park
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SoCG	Statement of Common Ground
the Council/City Council	Winchester City Council
the Duty	Duty to Co-operate
the Plan	Winchester District Local Plan Proposed Submission Local Plan (Regulation 19) 2020-2040
the Regulations	Town and Country Planning (Local Planning) (England) Regulations 2012
WMS	Written Ministerial Statement

¹ NPPF December 2023 version

Non-Technical Summary

This report concludes that the Winchester District Local Plan Proposed Submission Local Plan (Regulation 19) 2020-2040 (the Plan) provides an appropriate basis for the planning of the Winchester District, provided that a number of main modifications (MMs) are made to it. Winchester City Council (the Council) has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared schedules of the proposed modifications and carried out Sustainability Appraisal and Habitats Regulations Assessment of them. The MMs were subject to public consultation over nearly eight weeks. In some cases, I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering the Integrated Impact Assessment (IIA), (Sustainability Appraisal (SA), incorporating the requirements of the Strategic Environmental Assessment Regulations, Equalities Impact Assessment and Health Impact Assessment) and Habitats Regulations Assessment (HRA) along with all the representations made in response to consultation on them.

The MMs can be summarised as follows:

- MMs to ensure that the housing requirement base date accords with the application of the Standard Method and national policy;
- MM to delete the phasing restriction in strategic policy H2 in relation to delaying the grant of planning permission for greenfield sites;
- The deletion and inclusion of site allocations within the Council's five year housing land supply on adoption of the Plan;
- Inclusion of a housing trajectory reflecting my findings on the Plan's housing requirement;
- MM to amend policy WK3 site allocation to include only land within the Knowle Triangle and Dashwood;
- Amendments to policy CN1 and CN3 in relation to energy efficiency standards;
- Other modifications to ensure that the Plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Winchester District Local Plan Proposed Submission Local Plan (Regulation 19) 2020-2040 (the Plan) [SD01] in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the Duty to Co-operate (the Duty). It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2023 (paragraph 35) (NPPF) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. The Winchester District Local Plan Proposed Submission Local Plan (Regulation 19) 2020-2040 [SD01], submitted on 15 November 2024 is the basis for my examination. It is the same document as was published for consultation August 2024 to October 2024. [SD07a]

Main Modifications (MMs)

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications (MMs) necessary to rectify matters that make the Plan unsound and /or not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out IIA, including SA, and HRA of them. The MM schedule was subject to public consultation for nearly eight weeks, taking the Christmas period into account. I have taken full account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the MMs and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alter the content of the MMs as published for consultation or undermines the participatory processes and SA/HRA that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the

submission policies map comprises the set of interactive online plans identified as submission policies maps [SD05].

6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.
7. These further changes to the policies map were published for consultation alongside the MMs.
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the submission policies map and the further changes published alongside the MMs [ED41d and f)] incorporating any necessary amendments identified in this report.

Context of the Plan

The Development Plan

9. The Plan sets out the Council's vision and objectives for the future development of the District outside of the South Downs National Park (National Park) as that has its own Local Plan. The Plan area includes Winchester itself, its market towns, villages and countryside. As submitted it includes new strategic policies and development management policies against which planning proposals will be assessed for housing, employment and open space, as well as specific sites that are needed to deliver planned growth over almost the next 15 years.
10. Once adopted, the Plan will replace the Winchester District Local Plan Part 1- Joint Core Strategy (March 2013), the Local Plan Part 2- Development Management Policies and Site Allocations (2017) [LP01-05] and the Gypsy and Traveller and Travelling Show Person Development Plan Document (2019) [GT03]. Together with Hampshire, Portsmouth, Southampton, New Forest National Park & South Downs National Park Minerals and Waste Plan (2013) and Made Neighbourhood Plans [NP02], it will form the Development Plan for the Winchester Local Plan area.
11. Appendix II of the Plan, sets out instances where a specific Plan policy supersedes an extant Development Plan policy. It omits Plan site allocations. That should be rectified by **MM120**, which includes additions to Appendix II to all Plan policies. That is a necessary change to ensure clarity and ensure the Plan accords with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The District

12. Winchester District, with a population of roughly 127,500, includes the historic county 'Town' of Winchester and roughly 250 square miles of Hampshire countryside. Around 40% of the District is within the South Downs National Park, which is afforded the highest landscape protection. The District covers a large and diverse area of wildlife habitats, including the River Itchen and Meon, the Forest of Bere and estuary of the River Hamble, some of which are internationally protected sites. It includes roughly 110 Scheduled Monuments, over 2,000 listed buildings and 37 Conservation Areas, 11 historic parks and gardens and a historic battlefield at Cheriton.

Public Sector Equality Duty

13. In preparing the Plan the Council conducted an Equalities Impact Assessment [SD02b] as part of the IIA [SD02a-SD02d]. That has been helpful in facilitating and evidencing equality issues and barriers in policy development.
14. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination. Those include the provision of housing, including affordable housing, accessible and adaptable housing, older persons and specialist housing, gypsy and traveller accommodation, and inclusive environments.
15. Also included are policies dealing with the protection and provision of infrastructure such as health facilities and schools, protection and provision of community services, facilities and employment space, sustainable forms of transport, childrens' play space and support for the future vitality of rural communities.

Assessment of Duty to Co-operate

16. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by Section 33A in respect of the Plan's preparation. The Written Ministerial Statement (WMS) on 'Reform to Local Plan Making' dated 27 November 2025 [ED43b] confirms that the Duty is to be abolished once new Regulations come into force. However, the Regulations are not in force yet, so I have therefore considered the Duty as per the prevailing legal requirement in Section 33A.
17. I invited comment from participants on the WMS and the Council's stated position in this regard, [ED43b and ED44] as part of an Inspector led consultation for a period of just over 4 weeks (16 December 2025-9 January 2026) [ED45]. I have taken into account all views expressed at that stage in reaching my conclusions on matters relating to the Duty.

18. In this regard, throughout Plan making the Council has had a constructive and active working relationship on strategic matters with its neighbouring Local Planning Authorities² both through direct engagement, focussed engagement on specific topics, officer led groups, and through the Partnership for South Hampshire (PfSH). It has also actively engaged with prescribed bodies³ on specific topics at key stages of Plan preparation.
19. The PfSH, is a partnership of Authorities in South Hampshire working together to support the sustainable growth of the South Hampshire sub region. It includes a number of Authorities that are not direct neighbours to this Council including Southampton City Council, Gosport Borough Council, New Forest District Council and the relevant New Forest National Park Authority. During Plan preparation, its joint working focussed on housing, energy and green environment, including nutrient neutrality and cultural and creative industry initiatives.
20. The PfSH produced joint evidence base studies, most pertinently the Spatial Position Statement (Dec 2023) [PSH01]. That sets the approach by which the PfSH authorities will collectively deliver on the housing and employment requirements in South Hampshire and on other key strategic issues. However, it did not apportion specific housing requirements to each member Authority.
21. Direct engagement with individual Authorities included joint evidence base studies and input into local plan preparation. Agreed Statements of Common Ground (SoCG) confirm Duty to Co-operate engagement [SD08a-I]. No neighbouring Authority has submitted objection to the Plan on the basis of the Duty.
22. Objectors to the Plan raised concern that direct and active engagement with Havant Borough Council and Portsmouth City Council, had not taken place, particularly between the Regulation 18 and 19 stages of preparation.
23. However, between the Regulation 18 and 19 stages of Plan preparation, engagement with neighbouring Authorities continued through the PfSH. After that direct engagement with Havant Borough Council and Portsmouth City Council took place through officer meetings and correspondence culminating in formal requests for assistance to meet their unmet housing needs in early 2024. [SD06].
24. Engagement with Basingstoke and Deane Borough Council, mainly through meetings at officer level, have culminated in a SoCG [SD08a]. Relevant cross border strategic matters include housing needs and supply, wider unmet needs, commitments to climate change and achieving nutrient neutrality. Agreement was not reached on some matters, including Popham Airfield, but the Duty does not impose a requirement to reach agreement.

² Basingstoke and Deane Borough Council, East Hampshire District Council, Eastleigh Borough Council, Fareham Borough Council, Havant Borough Council, Portsmouth City Council, Test Valley Borough Council, The South Downs National Park Authority,

³ Environment Agency, Historic England, Natural England, Clinical Commissioning Groups, Homes England, National Health Service Commissioning Board, Local Highways Authority, National Highways, Hampshire County Council, Civil Aviation Authority, Office of Rail and Road, Marine Management Organisation.

25. Overall, even though all matters were not resolved with neighbours, the Council has demonstrated constructive, active, and ongoing engagement to maximise the effectiveness of the Plan, with neighbouring, adjoining and other Authorities, Hampshire County Council, and other prescribed bodies, in relevant strategic matters during the preparation of the Plan. That includes with Havant Borough Council and Portsmouth City Council.
26. The soundness issues that arise in relation to strategic matters, including those not resolved through co-operation, are addressed throughout my report.

Assessment of Other Aspects of Legal Compliance

Local Development Scheme and Statement of Community Involvement

27. The Plan has been prepared in accordance with the Council's Local Development Scheme in effect at the relevant time [SD11, updated February 2025 at ED16].
28. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement in force at the time [SD12]. Four stages of consultation took place at various stages of Plan preparation. Those included at launch in July to September 2018, at Strategic Issues and Priorities in February to April 2021, at Regulation 18 in November to December 2022 and at Regulation 19 in August 2024 to 24 to October 2024 [SD07a].
29. The Council's Statement of Community Involvement states that the Council is obliged to consider the representations made [SD07a,b]. In that Statement the Council, for each stage of Plan making, documents the community participation and stakeholder involvement, and sets out how engagement has shaped the Plan in terms of the main issues raised through the consultations and how these have been dealt with. That complies with the requirements of Regulation 22(1)(c). It demonstrates how the Council has had regard to consultation responses. That includes duly made Parish Council comments.
30. Overall, in this regard, the Plan accords with the Council's Local Development Scheme and Statement of Community Involvement.

Sustainability Appraisal (SA) and Integrated Impact Assessment (IIA)

31. The Council conducted an IIA of the Plan. That comprised an SA, incorporating Strategic Environmental Assessment (SEA), Health Impact Assessment and Equalities Impact Assessment. The Council prepared a report of the findings of the Appraisal and published the report along with the submission Plan and other documents under Regulation 19 [SD02a-SD02d].
32. The scoping stage provided an understanding of the social, economic and environmental baseline as well as the sustainability policy context. That identified sustainability issues that were translated into a set of sustainability

objectives (IIA/ sustainability framework). Consultation with statutory bodies informed the IIA framework. It provided the basis against which the effects of the Plan and reasonable alternatives were assessed. Focussed consultation was undertaken with statutory consultees on site assessment criteria which was used to inform the appraisal of site options as part of the IIA Report. That enabled assessment of site options on a consistent and transparent basis.

33. All elements of the Plan, including its vision, objectives, policies and site allocations were tested against the IIA framework and all reasonable alternatives.
34. In terms of reasonable alternatives, the IIA tested five spatial strategy options: a development strategy based on the adopted Local Plan, focussing development on Winchester and the larger more sustainable settlements; a strategy based on a new strategic allocation/new settlement; a strategy based on dispersing development around the District largely in proportion to the size of existing settlements; and, a variation of the first option, known as option 1A. That provides for a higher total number of dwellings and has the effect of reducing development in the South Hampshire Urban Area and increasing it in Winchester and the Market Towns and Rural Area.
35. The spatial strategy options tested through the IIA all exceeded local housing need (LHN) calculated using the Standard Method set out in national policy. In addition, all options included a buffer to contribute to the unmet need in the wider PfSH area.
36. During the early stages of Plan preparation there was considerable uncertainty in relation to unmet needs. The unmet needs were not quantified until after Regulation 18 stage in December 2023 when the PfSH Spatial Position Statement was agreed and published [PSH01]. That provided an overall figure of unmet need but did not apportion specific housing requirements to each member Authority. Given this uncertainty, and the related difficulty of testing a higher unknown quantum of housing, I find that the approach taken to be proportionate and justified in dealing with the uncertainty of the quantum of unmet need in the wider sub region to be addressed in this Plan.
37. Access to facilities and services from site allocation options was based on the presence or absence of key services and facilities based on Council held data sets within the Plan area only. Capacity issues were not taken into account. Rather an assumption was made that they would be addressed through the development management process and other funding mechanisms. The approach taken in this regard is proportionate and justified given the strategic nature of the IIA.
38. Overall, the IIA tested the Plan's policies against a range of different realistic options which amount to realistic alternatives. Site selection was tested against a range of reasonable alternatives to give a preferred selection using consistent

and transparent site selection criteria. A process of discounting sites in the absence of mitigation was reasonably applied.

39. Representors raised specific concerns in respect of the scoring for various options in the IIA. However, the appraisal process is not a precise science. It will always encompass differences of professional opinion on individual points, and as such differences of opinion do not necessarily mean the appraisal is flawed. The Council exercised its professional judgement in appraising reasonable alternatives. The scoring and conclusions reached in the IIA are reasonable, consistent, and robust.
40. Overall, I am satisfied that the IIA informed the development of the Plan at every stage; 2020 scoping stage; Regulation 18 and Regulation 19 stage. The appraisal was updated to assess the MMs [ED47g]. Overall, it has been an iterative process with the consideration and selection of strategic options fundamental to the approach to housing delivery. It was based on proportionate evidence. In this regard, the IIA meets the requirements of the 2004 Act and 2012 Regulations. It would also accord with the Planning Practice Guidance (PPG) in this regard.
41. Plan paragraph 2.21 deals with the Equalities Impact Assessment. **MM4** clarifies that the Equalities Impact Assessment was undertaken in the IIA. That change is necessary to ensure clarity and therefore effectiveness.

Habitats Regulations Assessment (HRA)

42. The HRA Scoping Report [HRA02] sets out that a full assessment was conducted as part of the HRA, as likely significant effects (LSE) on European sites could not be ruled out. Assessment was of LSE of the development plan alone or in combination with other plans and projects, prior to consideration of avoidance or reduction ('mitigation') measures⁴. The HRA screening included consideration of multiple European sites.
43. The HRA was updated at the Regulation 18 and 19 stages of Plan preparation [HRA01 and SD03]. To address Natural England concerns the HRA undertook an air quality assessment of the effects of the Plan on the River Itchen Special Area of Conservation (SAC), particularly in relation to Plan policy W5 Bushfield Camp allocation and potential vehicle emission impacts [SD04b superseded by ED05]. Together, those concluded no adverse effects on the integrity of the River Itchen SAC due to air pollution. That assessment is incorporated in an addendum to the HRA [SD04a].
44. In relation to nutrient neutrality, the Council's nutrient neutrality topic paper [SD10h] sets out the nutrient demand and mitigation supply in relation to the three riverine catchments in the District (East Hampshire, Test and Itchen). That is based on best available information, following Natural England guidance and

⁴ People Over Wind, Peter Sweetman v Coillte Teoranta 2018

agreement. It calculates Plan level nutrient demand and mitigation supply, taking account of upgrading of Council owned waste water treatment works, together with strategic mitigation through the PfSH. Based on that information and the application of Plan policy NE16, in relation to nutrient neutrality and water quality, which requires all new overnight accommodation is nutrient neutral, the HRA concludes no LSE. That assessment is incorporated within the addendum to the HRA [SD04a].

45. Natural England has also confirmed that following changes to Southern Water abstraction licences and to protect the River Itchen SAC, compensatory measures have been agreed between the Environment Agency, Natural England and Southern Water (River Meon and Dever). That required an Appropriate Assessment. On the basis of the additional air quality assessment, the HRA concluded that there will be no adverse effect on the integrity of the SAC Compensatory Habitats due to air pollution [ED20].
46. The HRA approach and findings were agreed with Natural England, along with the Plan's approach to provide for any necessary mitigation, as evidenced in its SoCG [SD08f superseded by ED19].

Climate Change

47. The Plan, taken as a whole, includes policies designed to secure that the development and use of land in the Plan area contributes to the mitigation of, and adaptation to climate change. This is a defining issue in the Plan flowing from the Council's Climate Emergency Declaration [CN08].
48. The Plan's spatial strategy expressed through policies SP1 to SP3 focuses development around sustainable travel modes of transport in existing settlements. Strategic policy CN1 sets out the Plan's approach to the mitigation of, and adaptation to climate change, policies CN2-CN8 provide further detailed requirements, including energy and water efficiency standards, support for renewable, low carbon and micro energy generation, energy storage and the requirement to report on embodied carbon. Those together seek to meet the aims of strategic policy CN1.
49. In addition, Strategic policy NE1 sets out the Plan's approach to protect and enhance biodiversity and the natural environment. To meet that strategic aim, policy NE6 ensures that development and changes in land use protect the water environment, against flood risk, and ensure development is served by appropriate water infrastructure. Policy NE4 protects and enhances blue and green infrastructure, whilst policies NE3, NE10 and NE11 protect and require open space and policy NE15 protects special trees, important hedges and ancient woodlands, all of which will help to mitigate climate change. The Plan's transport policies encourage non-motorised active modes of transport.

50. Moreover, the Plan's spatial strategy has been informed by Level 1 and level 2 Strategic Flood Risk Assessments (SFRA) [BNE35 and BNE21]. The site allocations have been informed by a Level 2 SFRA [BNE21] which provides a more detailed assessment of the nature of flood risk, using a climate change allowance as indicated in NPPF paragraph 167.
51. The Development Plan, taken as a whole, therefore includes policies designed to secure that the development and use of land contribute to the mitigation of, and adaptation to, climate change.

Conclusion

52. In conclusion, I consider that the Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

53. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified thirteen main issues upon which the soundness of this Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 Whether the Plan's spatial strategy and distribution of development is justified, effective and consistent with national policy.

54. The Plan's spatial strategy is based on a five-tier settlement hierarchy. That includes Winchester Town at the top of the hierarchy, two market towns of Bishop's Waltham and New Alresford along with five larger rural settlements. At the lower end of the hierarchy are intermediate rural settlements and smaller rural settlements.

Settlement Hierarchy

55. The settlement hierarchy methodology classifies settlements into a hierarchy based on the presence of key services (accessed on a daily basis) and other facilities (accessed less frequently). A weighting is applied to give a settlement score that reflects access to those services and facilities. The settlement score is combined with factors such as the presence of employment opportunities, level of economic self-containment, population and additional population catchment. That information is then used to allocate settlements within the hierarchy.

56. The extant Plan is supported by a similar approach. That methodology was found sound as part of the examination in public of that Plan. The Council's settlement hierarchy review background paper [DS01] updates previous studies, including earlier studies to support this Plan carried out in 2021 and 2022.
57. The settlement hierarchy review [DS01] revisited the scope as to which settlements were included in the assessment, the weighting to key services and other facilities and documented changes in services and facilities since 2022. Overall, that resulted in the re-categorisation of Swanmore as a larger rural settlement in the hierarchy.
58. Discussion at hearings took place on the need to assess services and facilities beyond settlement boundaries. The methodology employed assessed the presence of services and facilities within each settlement. Whilst there may be other ways in which such an assessment could be undertaken, the approach taken in this case is reasonable and logical, based on the most up to date information available. It is proportionate to the strategic nature of such an assessment.
59. Overall, the resultant settlement hierarchy represents a consistent application of an appropriate set of criteria. That includes its assessment in relation to Littleton, Newlands and Waterlooville. Overall, I consider that the settlement hierarchy provides a reasonable basis to inform the development strategy for the Plan.
60. The results of this process informs the identification of settlements for potential further development allocations and the subsequent identification of sites.

Settlement Boundaries

61. Settlement boundaries apply to settlements in the upper tiers of the settlement hierarchy. They are not applied to the smaller rural settlements and more dispersed villages. This follows the approach in the extant Plan. Settlement boundaries were reviewed, in light of recent or proposed development, generally drawing boundaries tightly around the edge of the built form or other recognisable permanent feature. To aid clarity in decision making, that is a justified approach.
62. This Plan does not include, within settlement boundaries, the major development sites in the South Hampshire Urban Area⁵ and Sir John Moore Barracks (Plan policy W2). That is because the exact disposition of development and uses will inform the settlement boundary. This will need to be addressed once development has taken place as part of a Plan review. This is an approach that has been used in the past in the District. Given the expected enhanced robustness of such an approach, the Plan takes a justified approach in this regard.

⁵ Policy SH1 Newlands (West of Waterlooville), policy SH2 North Whiteley, policy SH3 Whiteley Green, policy SH4 Solent Business Park NE8

The Spatial Strategy

63. The Plan's spatial strategy divides the District into three distinct areas, Winchester Town, the South Hampshire Urban Area and the Market Towns and Rural Area. The Plan allocates development to the settlements within each area informed by the settlement hierarchy.
64. Winchester Town, with its range of significant services, facilities and employment, is the cultural and economic focus of the District. It is the centre for growth for both housing and economic development, recognising its significant constraints.
65. The South Hampshire Urban Area includes Whiteley and Newlands. It is an area of significant growth, in accordance with commitments in previous Plans. Those commitments are still delivering. The Plan's approach is to reassess them to identify any acceptable intensification for modest additional growth beyond existing commitments.
66. The Market Towns and Rural Area include that part of the District outside Winchester Town and the South Hampshire Urban Area. It includes all the rural settlements and the undeveloped countryside outside the National Park.
67. The Plan's strategy is for this area to accommodate additional development to support modest growth to meet local needs in the most accessible and sustainable locations. Development should promote the vitality and viability of local services and facilities whilst retaining the settlement's rural character and settlement identity.
68. The Plan's spatial strategy was refined based on the settlement hierarchy review update [DS01], the availability of suitable, sustainable sites in each settlement category, absolute constraints to development, the outcome of the SA and discussions with Town and Parish Councils. Spatial options were tested through the SA process and consultation exercises at every stage.
69. In focussing growth in Winchester Town and other market towns and villages at the top of the settlement hierarchy, the Plan would direct development to the most sustainable locations and limit the amount of development in the open countryside.
70. The amount of development focussed in all three spatial areas of the Plan is based on its relative position in the settlement hierarchy, and the availability of appropriate sites, thoroughly tested through the site selection process. That included an assessment of the availability of sustainable forms of transport and measures to enable active forms of transport. It thereby enables an effective integration of homes, jobs, services and facilities. In this respect it is justified and consistent with national policy.

71. Settlement tiers within each spatial area are given an approximate housing provision figure in the Plan, comprised of existing commitments, a windfall allowance and proposed site allocations.
72. Strategic policies SP2 and H1 therefore express the Plan's spatial strategy as approximate housing figures. Those provide a guide to proposed housing distribution in each spatial area. The submitted Plan indicates a distribution of about 5,640 dwellings for Winchester Town, about 5,650 dwellings for South Hampshire Urban Area and about 3,850 dwellings for the Market Towns and Rural Area.
73. Those approximate housing figures are then translated into individual settlements, again providing a guide as to the amount of development expected to be delivered in each. All figures are appropriately expressed as 'about' which provides necessary flexibility for variations in planned and actual delivery and the outcome of the application of the Plan's design led approach at a site specific level.
74. The allocation of approximate housing provision figures to be met through site allocations, taking account of existing commitments, was based on professional judgement which was rationally applied in accordance with the settlement hierarchy. It is a reasonable and proportionate approach, justified in this case.
75. All approximate housing figures are updated by MMs in relation to the Plan's housing requirement, the justification for which is addressed later in my report. However, as a consequence, the Plan's spatial strategy and in particular its general housing distribution remains unchanged.
76. The spatial strategy takes account of development in the South Hampshire Urban Area to meet the unmet needs of the sub region. However, it would not be justified to attempt to confine that development to meet unmet needs as there would be no mechanism to enforce this.
77. Whilst there is evidence of unmet need in the wider sub region and the requirement for appropriate neighbouring Authorities, including Winchester to meet some of that is agreed, specific unmet need figures are not allocated to each appropriate member Authority [PSH01]. On the basis of my later findings on the Plan's housing requirement, a spatial strategy that enables delivery of supply in excess of LHN (including any need within the National Park) is justified and proportionate. It would accord with the PfSH Spatial Position Statement [PHS01].
78. In the longer term, the PfSH Spatial Position Statement identifies Broad Areas of Search for Growth to be considered in local plans, including the contribution they can make to ongoing unmet housing need. One of those is East of Botley which falls within Winchester District. It is intended that this broad area will be tested through the next review of the Local Plan. That review is underway [ED16]. On the matter of uncertainty and timing of identified unmet needs, the spatial strategy's approach in this regard is justified.

79. Overall, the Plan has adopted an appropriate strategy, which took account of reasonable alternatives and is based on proportionate evidence. The distribution of development between the Plan's three spatial areas is based on housing need, the settlement hierarchy, land availability, capacity and absolute constraints. That approach is soundly based.

Conclusion

80. The Plan's spatial strategy and distribution of development is based on robust evidence. It is justified, effective and consistent with national policy.

Issue 2 Whether the Plan's vision and strategic policies SP1, SP2 and SP3 are positively prepared, justified, effective and consistent with national policy.

81. The Plan includes a map of the District which is intended to show the different geographical areas of the Plan area. However, the three identified spatial areas are not included. **MM2** corrects this, which provides necessary clarity in the interest of effectiveness.
82. The Plan includes a graphic indicating the position on made and emerging neighbourhood plans. **MM3** clarifies that Wickham and Knowle Parish Council are in the process of bringing a Neighbourhood Plan forward. That change is necessary to ensure the Plan is factually correct to ensure effectiveness.
83. The Plan sets out a vision for the District. That was formulated on the basis of the District's challenges, identified in the Strategic Issues and Priorities consultation [CON04], refined through the IIA [IIA01-09], engagement with neighbouring authorities and developing evidence base studies, taking account of national policy. The vision identifies the key issues for the Plan which puts the climate emergency at its heart. From that the key issues identified include, carbon neutrality and low carbon infrastructure, high quality well designed places, sustainable transport, biodiversity and the nature emergency, the historic environment, provision of homes, and creating a vibrant economy.
84. The Plan's vision is formulated into spatial objectives and policies aimed to deliver the vision, ensuring proper regard is given to the impact of development on the environment, economy and society to achieve sustainable development. Those objectives accord with the IIA sustainability framework, are soundly based and focussed on the key challenges facing the District.
85. Strategic policy SP1 commits delivery of the Plan's vision and objectives through proactive engagement with a range of partners to achieve high quality sustainable development. In doing so, the policy is soundly based and justified.
86. Strategic policy SP2 sets out the broad requirements for development in the Plan area. It develops the Plan's vision and objectives into a spatial development strategy covering the three main spatial areas in the District, expressing this as approximate housing figures. Those have necessarily been updated by

MM49 for the reasons set out in the housing section of this report. They are also updated by my findings in relation to individual site allocations. Those should be translated into the overall approximate housing figures for each spatial area.

MM6 does this.

87. The Plan was prepared and examined under the December 2023 NPPF. It is most likely to be adopted under the December 2024 NPPF and its transitional arrangements. **MM6** sets this out within the reasoned justification to Strategic policy SP2 and in policy commits the Council to undertake a review of the Plan within 6 months of its adoption. It also sets out that the review will focus primarily on responding to the new increased housing need set out in the new Standard Method and any changes in national policy.
88. The Plan's housing requirement, even as submitted for examination, meets less than 80% of LHN calculated using the Standard Method set out in the 2024 NPPF. Therefore, the Council will be expected to begin work on a new plan as soon as the relevant provisions are brought into force. Any further policy requirement for a review is therefore not necessary. All changes within **MM6** are necessary to ensure that the Plan is justified, effective and consistent with national policy.
89. Strategic policy SP3 limits development in the countryside to that which has an essential need to be located within the countryside. The countryside is defined as areas outside settlement boundaries. That distinction ensures clarity and is justified and effective. However, in setting out development that is permitted it omits essential infrastructure, leisure and recreational development controlled elsewhere in the Plan (policy NE13). **MM7** includes these and is necessary in the interest of effectiveness.
90. **MM7** also clarifies the board principles for development in the countryside adding that it should not increase flood risk and where appropriate proposals should demonstrate they have considered and assessed any potential loss of the best and most versatile agricultural land. Again, that clarification is necessary in the interest of effectiveness.
91. Having regard to NPPF paragraph 21, the Plan makes a clear distinction between strategic policies that constitute a clear strategy for the pattern, scale and quality of development.

Conclusion

92. Subject to the MMs set out above, the Plan, in relation to its vision and strategic policies SP1, SP2 and SP3, has been positively prepared, and it is justified, effective and consistent with national policy.

Issue 3 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its housing requirement.

Components of the Plan's Housing Requirement

93. The Plan's housing requirement is based on LHN with an additional capacity based component to help meet needs outside the Plan area. As the Plan's LHN calculation includes need in that part of the National Park within the District, the Plan's housing requirement correctly takes account of capacity in that part of the National Park, known as the National Park allowance.
94. As there is evidenced unmet need in the wider sub region [PSH01], supply above LHN contributes to those unmet needs. In principle, this is a positive approach that is consistent with national policy. This is known as the unmet needs allowance.
95. In the submitted Plan the housing requirement is 15,465 dwellings which is the same as the housing supply. This is made up of LHN at 13,565 dwellings, of which 350 dwellings is to be provided within that part of the National Park within the District. That provides a supply in excess of LHN of 1,900 dwellings, which be allocated to meet unmet needs in the wider sub region.
96. However, I now assess whether the details of each of those three components are justified.

LHN

97. As submitted, Plan table H1 in the reasoned justification to strategic policy H1 sets out LHN, calculated for the period 2020-2040 of about 13,565 dwellings. That is derived from a number of LHN calculations 2020/21 through to 2024. The Plan includes a different LHN calculation using the Standard Method for each of the first four years of the Plan period, 2020/21 to 2023/24 and a different calculation in 2024 for the remaining 16 years of the Plan period. The last of those calculations in 2024 gives a LHN calculation for the last 16 years of the Plan period of 10,816 dwellings.
98. Local plans should be up to date and the calculation of LHN should be a forward-looking assessment of housing needs. National guidance expects LHN to be calculated at the start of Plan making and kept under review and revised where appropriate. However, each calculation of LHN amends the previous calculation.
99. Using the most recent calculation of LHN results in a LHN of 10,816 dwellings 2024-2040. The Plan should be corrected to indicate the latest calculation of LHN in 2024 running to the end of the Plan period which is 2040. That is necessary to ensure that the Plan accords with national policy, is positively prepared, justified and effective. **MM49** does this.

Aligning the Housing Requirement with LHN

100. The way in which the Council has derived the Plan's housing requirement from LHN is problematic. The Plan's housing requirement as submitted took account of completions since 2020, before the latest calculation of LHN (2024). That has implications for all components of the Plan's housing requirement.
101. The calculation of LHN is a forward-looking assessment of housing needs. From the point at which LHN is calculated it takes account of what has happened in previous years. Recalculating LHN starts the requirement from zero, cancelling out any under or over supply before the latest calculation of LHN. For this reason, past supply prior to the latest calculation of LHN (2024) should not be taken into account in deriving the Plan's housing requirement. National guidance explains that the purpose of the affordability adjustment applied in the Standard Method takes account of past delivery. It stands to reason that the same applies to over delivery.
102. I am aware that there is little difference in the Standard Method calculations 2020-2024 and that the latest 2024 calculation is below the 2020 LHN calculation. However, the 2024 calculation of LHN is the most up to date calculation. It takes account of changes in the inputs to the Standard Method during Plan making. It should therefore form the basis of the Plan's housing requirement.
103. This matter was discussed at length at examination hearings (24 April 2025). At my request the Council produced a note [ED25] which set out the implications for the Plan of changing its start date, in terms of the Plan's housing requirement, trajectory and five year housing land supply on adoption. It also provided a note on the implications for the Plan of a housing requirement start date that aligns with the latest calculation of LHN i.e. 2024 [ED34a and b] with regard to the same matters. Representors who commented on the matters raised in those notes at Regulation 19 stage had the chance to provide comment on those notes. In coming to my findings, I have taken all views into account.

South Downs National Park Allowance

104. Over forty percent of the District lies within the National Park. The calculation of LHN includes the part of the District included in the National Park, although the Council is not the Local Planning Authority for the area. The Plan therefore estimates a contribution to its housing requirement and supply from that part of the National Park within the District.
105. As submitted, the Plan's housing requirement in table H2 includes an estimated allowance of 350 dwellings for the National Park allowance. The Council's SoCG with the National Park Authority (SD08j) indicates a figure of 250

dwellings to be more realistic; a figure reconfirmed in post MM consultation. In addition, it sets out an agreement that if supply in that part of the National Park within the District is under that figure then supply in excess of LHN could be used to address the shortfall. Given the geography and that any unmet need is likely to be catered for in the Winchester District, this is a reasonable approach.

106. The National Park Authority's Local Plan is still in preparation. It is yet to go through the rigors of examination. Given that uncertainty, a figure of 350 dwellings based on historic delivery rates is reasonable, in the absence of substantive evidence to the contrary.
107. However, given the adjustment to the housing requirement period, and the Council's most recent monitoring information, the Plan's expected housing delivery within the National Park 2024-2040 is estimated at 312 dwellings. That includes completions 2024-2025, outstanding permissions, windfall, and any allocations in the adopted and emerging National Park Plans.
108. **MM49** therefore adjusts the expected contribution from that part of the National Park within the District in table H2 to accord with the above estimated figure. It also sets out the estimated National Park figure separately from the rest of the Plan's housing provision. Those changes will ensure clarity and that the figure is justified and therefore the Plan effective and consistent with national policy.
109. The National Park allowance of 312 dwellings is taken into account in the Plan's housing requirement as set out in Plan table H2. I have found that supply within that part of the National Park within the District is likely to meet this. It is unlikely therefore that any shortfall would need to be made up. However, the Plan provides some flexibility should that be the case. Given the uncertainty around this estimated figure that is a justified approach, which in any event should be a matter to be revisited in the review of this Plan.

Unmet Need in Neighbouring Authorities

110. NPPF paragraph 11b sets out that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within the neighbouring area, as established through Statements of Common Ground (SoCG).
111. There is evidenced unmet need in the wider sub region, as confirmed in the PfSH spatial position statement [PSH01]. However, whilst that quantifies unmet need at December 2023 it does not apportion a quantified housing number to each member Authority, including Winchester. Therefore, an approach that increases the requirement above LHN based on capacity, having taken account of the National Park allowance, to make a contribution to an unknown quantity of unmet need is therefore positive and justified in principle.

112. In dealing with this uncertainty, SoCG [SD08e and SD08i] between the Council and Portsmouth City Council and Havant Borough Council confirm agreement for a contribution towards their calculated unmet needs. That is based on an apportionment of the Plan's housing supply above LHN of 30% to meet the unmet need in Portsmouth and 70% to meet that in Havant. Those SoCG acknowledge that the agreement would be subject to change should the unmet needs allowance change during the course of the examination. Such an approach would broadly accord with the PfSH spatial position statement [PSH01].
113. The PfSH spatial position statement sets out that in the short term, some authorities (including Winchester) able to meet and potentially exceed their housing needs in their Plan area should contribute to ongoing unmet housing need in the sub-region. In the longer term, identified 'Broad Areas of Search for Growth' should be considered in local plans, including the contribution they can make to ongoing unmet housing need. One of those is East of Botley which falls within Winchester District. It is intended that this Broad Area will be tested through the next review of the Local Plan, which is now underway [ED16].
114. Given that the unmet needs allowance is comprised only of supply that exceeds LHN, that significantly reduces as a result of my **MM49**, necessary to ensure that the housing requirement aligns with the latest calculation of LHN and therefore runs from 2024-2040. Necessary changes result in an unmet needs allowance of 495 dwellings. That is a reduction from 1,900 in the submission Plan.
115. Housing supply that exceeds LHN in 2023-2024 will have provided some contribution to unmet needs in the wider area. The 2023-24 Winchester District Authorities Monitoring Report (AMR) [ED03b Table 3] confirms 1,000 dwellings delivered against a LHN of 676. In addition, as a matter of fact, in the early years of the Plan period 2020-2023, although not part of the housing requirement of this Plan, supply above LHN will also have contributed to the unmet needs in the wider area.
116. Taking all matters into account, with the necessary MMs to ensure a housing requirement start date that aligns with the latest calculation of LHN, I find the Plan's approach sound in dealing with the uncertainty regarding the amount of unmet needs in the wider area. Ultimately unmet needs in the wider area, will need to be addressed in all relevant PfSH member local plans. That will include a future review of this Plan.
117. **MM49** therefore updates the Plan's contribution to unmet need apportioning 30% of the Plan's supply that exceeds LHN to Portsmouth City Council and 70% to Havant Borough Council. Those proportions equate to 150 and 345 dwellings respectively based on an adjusted unmet needs allowance of 495

dwellings. Those changes are necessary to ensure clarity and that the proposed contribution to unmet need is justified and effective.

Housing Requirement

118. Plan table H2 sets out the Plan's housing requirement of 15,465 dwellings (15,115 excluding the National Park allowance). That should be amended in accordance with my previous findings in relation to LHN, the National Park allowance and any resultant supply exceeding LHN that would be available to contribute to unmet needs.
119. **MM49** therefore amends the Plan's housing requirement, running it from 2024-2040. Those changes are necessary to ensure that the Plan's housing requirement is justified and the Plan is effective. The Plan's housing requirement is therefore adjusted to 11,311 dwellings 2024-2040 in Plan table H2 (which is a figure including approximately 312 dwellings for the National Park allowance and 495 to contribute to meeting needs in the wider sub region) with consequential changes throughout the reasoned justification.
120. **MM49** also adjusts the housing requirement in strategic policy H1 in accordance with those calculations. That confirms a Plan housing requirement of about 11,000 excluding the National Park allowance. In addition, it updates the spatial distribution of development in the three Plan spatial areas.
121. The Plan's housing requirement as changed by **MM49** meets LHN in full, with a smaller contribution than in the submitted Plan to the unmet need in the neighbouring sub region. That is only because the contribution to unmet need is comprised of available capacity in accordance with the spatial strategy from the revised Plan housing requirement period of 2024-2040.
122. Whilst the housing requirement figure in strategic policy H1 differs from the total Plan housing provision set out in table H2, the difference between the two figures is clear; the latter excluding the National Park allowance. In addition, the way in which that figure is expressed ensures it is not a cap.
123. All those changes in **MM49** are necessary to ensure that the Plan's housing requirement is justified, effective and consistent with national policy.
124. The changes outlined in **MM49** require consequential changes throughout the Plan, particularly in relation to expected sources of housing delivery in the spatial areas and settlements in the District. That includes **MM51, MM66, MM78, MM84, MM85, MM89, MM93, MM97, MM99, MM101, MM103, MM108, MM110, MM112, MM114, MM116, MM118**, which are all necessary to ensure that expression of the spatial strategy as expected housing provision is justified by the evidence.

Plan Housing Requirement Period

125. NPPF paragraph 22 sets out that strategic policies should look ahead over a minimum 15 year period from adoption. The strategic policies in this Plan apply over different periods. However, on the basis of my MMs its housing policies are now likely to cover just less than the 15 years required by NPPF paragraph 22.
126. Given the requirement in national policy and the Regulations to review policies in local plans at least once every five years, there would be at least three reviews of the Plan before the end of the Plan housing requirement period. Those reviews would consider changing circumstances affecting the Plan area, changes in national policy and inform whether updates would be necessary.
127. In this context, little practical benefit would be realised from extending the Plan's housing requirement period, particularly where evidence base documents may have to be updated again, leading to further delays to adoption of the Plan. These considerations, taken together with the NPPF requirement for a planning system to be led by up to date plans justify the approach taken.
128. Overall, I consider it pragmatic for an otherwise sound Plan, with the necessary MMs set out in this report, to proceed to adoption, despite its housing requirement period falling just short of the required 15 years post adoption.

Conclusion

129. The Plan's housing requirement, even as adjusted by my MMs, represents an uplift to the requirement of the existing Plan (Winchester District Local Plan 2013) [LP01-04] in real terms. The extant Plan provides for 12,500 homes 2011-2031 with an annual requirement of 625 homes per annum compared to 688 homes per year to be delivered in this Plan. Net completions 2024/2025 were 834 dwellings, so the housing requirement, based on a thorough and robust assessment of supply appears realistic and capable of being exceeded in the early part of the Plan's housing requirement period.
130. The detailed impact of the Plan's approach on housing supply in the wider sub region is yet uncertain. Neighbouring authorities are all at different stages of Plan preparation. The Council has committed to keep the Plan under review, as required, using the latest data and guidance. It will need to continue work with the PfSH to address the unmet needs in the wider sub region.
131. To conclude, in arriving at the housing requirement, the Council has balanced LHN against anticipated supply and the District's constraints. Its housing requirement as modified by my MMs would still be ambitious, exceeding the annual requirement in the extant Plan.

132. Taking all matters into account, subject to my necessary MMs I consider that the Plan is positively prepared and is justified, effective and consistent with national policy in relation to its housing requirement.

Issue 4 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its housing supply.

133. The Plan was informed by the 2022/23 AMR [SD13], updated by the 2023/24 AMR [ED03a and b]. That was updated by the most recent monitoring information from 2024/25 [ED42b]. The Plan therefore is supported by the most up to date monitoring information.

Site Selection

134. Evaluation of site allocations for housing and employment was conducted through a series of District wide assessments. A long list of potential sites was compiled from a variety of sources, including the extant Plan and the Strategic Housing and Economic Land Availability Assessment 2021 and update in 2023 [HA04] and discussions with Parish Councils.

135. Only sites within or adjacent to the existing built form were subject of further consideration. All sites were assessed against a standardised set of criteria to scope out potential constraints. Further assessment was undertaken through the IIA. Sites were also assessed in light of other evidence base documents such as the strategic transport assessment [ST15], strategic flood risk assessment [BNE21,35, and 51] and HRA [HRA01,02]. Sites were further assessed against the Plan's strategic policies and any site specific constraints. The short list was further refined through the Reg 18 consultation, taking into account updated information on site delivery and suitability. Site specific constraints and infrastructure requirements were appropriately addressed through Plan policies.

136. In the early stages of Plan preparation the IIA assessment did not take account of site specific supporting information. That approach ensured that all sites were assessed on the same basis, enabled reasonable alternatives to be assessed and thereby ensured a robust approach. Site specific supporting information was taken into account later in assessing proposed site allocations. That was necessary to further test those sites and is a justified approach.

137. The methodology adopted included on site evaluation and professional planning judgement in evaluating each site against defined criteria. It also took account of the views of local people including Parish Councils, who were requested to nominate sites. Such an approach accords with NPPF paragraphs 16c, and 25. As nominated sites were subject to the rigorous assessment of the site selection methodology, whether a settlement is within a parish or not has not materially influenced the site selection process. Given the above analysis, I find the methodology adopted robust and proportionate.

Indicative Capacities

138. Indicative capacity of proposed allocation sites is based either on extant planning permissions, design capacity work or the application of a District wide density matrix based on the settlement hierarchy and spatial context of the site. It applied a standard density for urban, suburban or rural context. Density multipliers were applied for larger sites to assess the land take for open space and other infrastructure requirements.
139. The application of a formula based on prevailing density and built form provides a high level estimate of site capacity. In this case, I find it based on proportionate evidence of local conditions. It has been consistently applied to all relevant sites and is a proportionate approach to assessing indicative site capacity at this level.

Plan Trajectory.

140. The submitted Plan does not include a detailed housing trajectory. In accordance with NPPF paragraph 75 strategic policies should include a trajectory illustrating expected rate of delivery over the Plan period.
141. The Council produced a housing trajectory included as appendix A to the Housing Topic Paper Update January 2025 [ED02]. That informed the examination hearings. That trajectory has been further modified to reflect all my findings, requiring the alignment of the latest calculation of LHN and the Plan's housing requirement, deletion of the phasing restriction in strategic policy H2 and my other findings in relation to individual site allocations. A final revised trajectory forms the basis of **MM50** included in the Plan as appendix V. That rectifies its absence and is necessary to ensure the Plan's provision for housing is effective and accords with national policy. **MM50** also includes an updated diagram of the trajectory within the reasoned justification of strategic policy H2.
142. On the basis of **MM50** the Plan's housing trajectory identifies a total supply of 11,311 dwellings (including 312 dwellings within the part of the District included in the National Park) to be delivered 2024-2040 against a LHN of 10,816 dwellings. Plan housing delivery would need to be monitored against the Plan housing requirement, in accordance with NPPF paragraph 75.
143. The Plan's housing trajectory at **MM50** runs from the latest calculation of LHN in March 2024. It reflects reviews of deliverability of site allocations in August 2023 and January 2024 and the latest monitoring information. Based on site specific planning activity and developer/owner intelligence, I find that a robust approach.
144. The Plan's housing trajectory as **MM50** includes completions (834 dwellings and dwelling equivalents) and existing commitments 5,186 dwellings as at 1 April 2025. The Plan includes site allocations supplying 3,484 dwellings, together with small windfall sites supplying 1,495 dwellings. The National Park allowance is 312 dwellings which makes up for the Plan housing supply total.

145. The proposed windfall allowance is a realistic estimate based on evidence of the average windfall delivery over the past ten years. To avoid double counting with existing commitments the windfall allowance is applied to the latter fourteen years of the Plan period (2025 onwards). Based on historic supply, I am satisfied that there is compelling evidence that this will provide a reliable source of supply. I have no substantive evidence to indicate that future trends are likely to differ from historic rates.
146. Existing commitments are confined to outstanding planning permissions at the end of the most recent monitoring period (up to 31 March 2025). A lapse rate for outstanding commitments and allocated sites is not included, justified on the site specific evidence relating to their future development. No substantive evidence is before me to indicate that those trends will not continue. I am satisfied that this approach is sound.
147. The Plan's housing supply relies, in part, on a number of large urban sites, particularly in Winchester Town. The complexity in developing such sites and associated risk of delay is acknowledged. However, each site allocation has been thoroughly tested in terms of its appropriateness, through the site selection process, and its delivery interrogated as outlined under Issues 12-14 of my report.
148. Subject to the MMs being made, and considerations under Issues 12-14 of this report, I am satisfied that the sources of housing identified are justified and soundly based. I consider that the supply calculations and trajectory are based on up-to-date evidence of capacity and start dates and represent achievable rates of delivery.
149. The Plan proposes nearly 17% of housing coming forward on small sites. That is made up of completions since 2024, existing commitments, windfall and site allocations (policies W3 and CC4). Those sites are usually built out relatively quickly and in this regard the Plan would exceed the target for small sites less than one hectare set out in NPPF paragraph 70a. The provision of housing through small sites in this Plan is included in the reasoned justification to strategic policy H2 and summarised table H3.
150. Windfall accounts for much of the small sites supply. Specific small sites to meet the stated 17% supply are not identified through the development plan or in the brownfield register in accordance with NPPF paragraph 70a. However, that tension with national policy is not sufficient to make the Plan as a whole unsound.
151. Strategic policy H2 includes a phasing restriction on greenfield allocated sites. Its aim is to prioritise previously developed land, retain a more even housing trajectory, and ensure availability of strategic nutrient mitigation. However, regardless of those potential benefits, it would not accord with national policy to significantly boost the supply of housing. For this reason, **MM50** deletes this requirement in strategic policy H2. That change is necessary to ensure that the Plan accords with national policy.

152. That change requires consequential changes to the Plan foreword and introduction reflected in **MM1** and **MM5** and greenfield site allocation requirements, reflected in **MM70, MM88, MM92, MM94, MM95, MM96, MM98, MM106, MM107, MM113, MM115, and MM117**. All those changes are needed to ensure consistency with national policy.
153. **MM50** also confirms the Plan's housing provision and sets out the provision of housing through small sites in this Plan within the reasoned justification, summarised in table H3. Those figures need to be updated in accordance with **MM49**, as a result of changes to align the Plan's housing requirement with the latest calculation of LHN (2024), the latest housing monitoring information and my findings on individual site allocations. That is necessary to ensure the Plan is justified, effective and consistent with national policy.

Five year Housing Land Supply

154. The PPG sets out that strategic policies should identify a five-year housing land supply from the intended date of adoption of the plan. The Council intends to adopt the Plan in March 2026 [ED16]. The relevant time period for assessment is therefore 2026-2031.
155. The most up to date housing land supply evidence relates to 2024/5, whereas I have to make judgements from 1 April 2026. There is of course a significant degree of uncertainty, meaning that a precautionary approach should be taken.
156. I have assessed all components of the five year housing land supply in my findings on site allocation capacity, delivery and windfall allowance. Mindful of the element of uncertainty explained above, supply in the housing trajectory included in ED42b, is likely to provide a deliverable supply of housing land which exceeds the five year requirement on adoption of the Plan, when calculated against the Plan's revised housing requirement. Further, applying a 20% buffer as required after 1 July 2026 would be unlikely to change that position.
157. That gives confidence that a five year supply of specific, deliverable sites would be likely to be available from 1 April 2026, even if a discount of about 500 dwellings as advocated in objectors' concerns were applied.⁶

Conclusion

158. The Council has undertaken a thorough examination of sites based on robust evidence to deliver an appropriate strategy for allocated development sites. I have found that the Plan's site selection methodology accords with national guidance and policy in striving to meet LHN for the District. It has constructively

⁶ 14 Chesil St, Whiteley Green, Land off Tanners Lane, Denmead, Barton Farm, Station Approach, Central Winchester Regeneration, North Whiteley, Cornerways, Merrydale and Land at the Lakes, Ravenswood

engaged with its neighbours to contribute to the unmet need in the wider sub region. It has taken account of the full range of policies contained within the NPPF. The Council has considered reasonable alternatives at every step of the site selection process.

159. Subject to the identified MMs, the Plan has been positively prepared and is justified, effective and consistent with national policy in relation to its housing supply.

Issue 5 Whether the Local Plan's housing policies would deliver the size, type and tenure of housing needed for different groups in the community and whether they would therefore be positively prepared, justified, effective and consistent with national policy.

Size/Mix

160. Policy H5 aims to deliver the type, size and tenure to meet housing needs and provide an acceptable level of amenity. The SHMA update [HA01] persuasively identifies that the breakdown by size of new private sector market dwellings should be 30% one and two bedroom homes, 45% three bedroom homes and 25% four bedrooms or more homes.
161. For affordable home ownership over 80% of the need is for two and three bedroom dwellings, and for affordable rented 40% is for three and four bedroomed homes.
162. The Plan includes Strategic policy H5 which aims to ensure the delivery of an appropriate size/ mix of housing to meet this identified need in accordance with the most recent evidence, including the Plan viability evidence [LVP01-18].

Self-Build and Custom Build Housing

163. The SHMA Update [HA01], and the Self Build Position Statement 2025 [ED10] confirms demand in accordance with section 123 of the Levelling Up and Regeneration Act 2023. That confirms as of October 2024 a cumulative demand for self and custom build plots of 407 and an additional 64 who do not pass the local connection test, excluding demand in the National Park. Given the focus of the Plan on the District outside the National Park, this is a justified approach.
164. As at October 2024 planning permission has been granted for 240 plots since October 2016. That leaves a shortfall against demand of 231 plots considering the requirements of section 123 of the Levelling Up and Regeneration Act 2023.
165. Strategic policy H5 supports self-build and custom build development, requiring sites of 50 dwellings or more to offer at least 6% of serviced dwelling plots for self or custom build for at least 12 months. Flexibility is built in for specialist/older persons accommodation.

166. I have no substantive evidence that this requirement would jeopardise delivery of small and medium sized sites. Integration of serviced plots in the overall development would be addressed through the Plan's design led approach. This requirement has been viability tested. The policy requirements are reasonable, focusing on the larger sites, each required to make a meaningful but small contribution to the overall supply.
167. Discounting large sites that would be likely to be unsuitable for self and custom build, such as town centre regeneration sites, this policy would result in approximately 153 additional plots for self-build and custom build coming forward within the housing requirement period of the Plan.
168. The remaining 78 plots, on the Council's calculations could be provided through windfall development based on supply over the last three years [ED10]. That would exceed the expected requirement by approximately 14 plots.
169. Taking all matters into account, I consider the Plan's approach, in providing policy support to meet self-build demand, accords with the Self Build and Custom Housebuilding Act 2015.
170. An 'exception site' policy approach supporting this type of housing outside settlement boundaries, subject to locational criteria such as accessibility, landscape impacts etc, would run the risk of adversely affecting the supply of affordable housing exceptions sites, given the higher values associated with self and custom build housing.
171. Given current commitments, the Plan's supportive policy framework specifically encouraging self and custom build, the Plan's approach is justified and soundly based.

Accessible and Adaptable Housing

172. Strategic policy H5 supports accessible and adaptable dwellings, seeking 5% of homes on sites of 10 homes or more to be wheelchair user dwellings M4(3)(2)(a) and 10% of all new affordable homes to be wheelchair accessible M4(3)(2)(b). It requires all other homes to be built to wheelchair accessible and adaptable M4(2) standard.
173. Given the expected increase in the over 65 population, there is an associated expected increase in people with mobility issues and dementia [HA01]. Appropriate evidence to meet the requirements in the PPG supports this approach, which includes viability testing.
174. National policy requires wheelchair accessible dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. Strategic policy H5 accords with that.

Older Persons' and Specialist Housing

175. The SHMA Update [HA01] confirms that the number of people aged 65 or over is projected to increase by 45% between 2020-2040. It confirms a need for housing with support such as retirement /sheltered housing in the market sector. Whilst quantitatively there is sufficient supply of affordable housing, there are qualitative issues. Higher quality affordable provision may be needed through either remodelling of existing schemes or new-build.
176. The analysis also points to a strong potential need for housing with care (e.g. extra-care) in both the market and affordable sectors (87% market housing). The analysis also suggests a need for some additional nursing and residential care bedspaces although need and supply are currently broadly in balance.
177. Given this picture, strategic policy H5 supports specialist and supported housing, which includes that for older persons. It provides criteria against which proposals should be assessed. In addition, it requires schemes of 50 dwellings or more to provide an element of housing designed and marketed to meet the needs of older persons and local specialist needs, both in market and affordable housing.
178. The availability of housing options which are accessible to older people will also provide the opportunity for older households to 'downsize' which can help improve quality of life and free up homes to meet other identified need.
179. The SMHA update [HA01] additionally identifies a need for children's homes across Hampshire, typically to be through conversions of existing detached residential properties. Such proposals are also supported by strategic policy H5.
180. Given the Plan's supportive policy framework for older persons and specialist housing and the lack of evidence to support a target or range to meet identified need, the Plan's approach is justified. With effective monitoring it will be effective and consistent with national policy and guidance, which suggests but does not require the inclusion of targets.

Affordable Housing

181. The SHMA update [HA01] shows a need for 368 rented affordable homes per year in the Plan area. Further, it indicates that at least 30% of rented affordable housing should be provided at social rents if it is viable to do so, with affordable rents capped at Local Housing Allowance levels to ensure that homes are genuinely affordable, having regard to local incomes.
182. The evidence is less conclusive about the scale of affordable home ownership need, with a need demonstrated for up to 127 homes per year in the Plan area [HA01]. The affordable home ownership need is notably lower than that for rented affordable housing. Growth in the private rented sector does however

point to many households being excluded from the owner occupied sector. Overall, this translates to a combined need of 495 dwellings per year or 7,920 over the Plan's housing requirement period.

183. Policy H6 aims to help meet this need. It requires affordable housing on sites that increase housing supply by more than 10 dwellings, or over 0.5 hectares in size. The minimum requirement is 30% on previously developed land rising to 40% on other sites, with a 5% reduction in the short term where development is required to mitigate the impact of nitrates and phosphates on nationally and internationally protected sites including the River Itchen SAC and the Solent SAC. Flexibility is provided through the requirement for an open book viability assessment where site specific factors indicate policy compliant provision cannot be achieved.
184. In terms of tenure mix, policy H6 requires 35% as low cost home ownership and 65% as social rent or affordable rent (with rent levels capped at Local Housing Allowance level) with any deviation from rent levels justified through viability evidence. That accords with recommendations in the SHMA update [HA01] and the Plan's viability testing [LPV05].
185. Policy H6 requirements would deliver approximately 206 affordable dwellings a year (based on the lower target of 30%) and approximately 275 affordable dwellings a year (based on the higher target of 40%) on the basis of housing to be delivered during the Plan's housing requirement period. The remaining unmet need would be about 220-289 affordable dwellings per year. That would translate to a supply of between 3,296-4,400 affordable dwellings or 42-56% of the affordable housing need of 7,920 over the housing requirement period. That figure could be increased through the Council's house building programme and by registered provider activity other than through market led housing schemes.
186. The 40% and 30% figures have been robustly tested through the Plan's viability assessment. [LVP01-18] That demonstrates that delivering affordable housing at those levels is achievable with the specified tenure mix. A higher requirement, together with other Plan policy requirements would put development at risk. Although it would not meet identified need, it would provide a meaningful contribution towards meeting it. It is soundly based. Taking all matters into account the Plan's approach is justified.
187. The terms of policy H6 require affordable housing in line with the most recent evidence of need. However, it fails to specify what the tenure need requirement is. **MM52** specifies that social rent will be the priority, unless more recent evidence demonstrates otherwise.
188. In addition, the cost of nutrient mitigation is expected to decrease following the Government initiative of 'The Best Available Technology at Waste Water Treatment Works' in 2030. The circumstances in which an associated viability review would be appropriate are not clear. This is addressed through **MM52** along with

the deletion of unnecessary provisions setting out the need for a review of costs associated with phosphorous mitigation and sustainable construction costs for the purposes of future Plan making, which unnecessarily compromise clarity. Changes in **MM52** are required in the interest of effectiveness.

Exception Sites

189. Policy H7 supports development of affordable housing to meet specific local needs of particular settlements on land which would not normally be permitted, known as exception sites, setting out criteria against which proposals will be assessed.
190. However, as submitted policy H7 is not clear in its requirements in considering needs in the local area. **MM53** corrects this adding an explanation in the reasoned justification and making clear in policy that need relates to a settlement or area. That provides the necessary clarity for applicants and decision makers and is necessary in the interest of effectiveness.

Purpose Built Student Accommodation

191. Policy H9 promotes the development of purpose-built student accommodation in suitable locations. Given that development to consolidate, expand and improve academic provision at the University is supported by Plan policy W11, the Plan's approach is justified.
192. However, the policy does not extend to other types of student accommodation, such as boarding schools, which require similar accommodation. Given the presence of boarding schools in the District this is an obvious omission. It is corrected through **MM54**.
193. In addition, as submitted policy H9 restricts student accommodation on Plan site allocations for other uses, or where other policies protect existing uses. This is overly onerous and lacks necessary clarity and given the Plan should be read as a whole, it is unnecessary. **MM54** therefore deletes it. That change is required in the interests of effectiveness.

Houses in Multiple Occupation (HMOs)

194. Policy H10 deals with HMOs. It aims to prevent the overconcentration of HMOs in any street or area in the interest of the amenities of the existing neighbourhood and the character and appearance of the locality.
195. It sets out a commitment to designate Article 4 Directions to restrict HMOs to retain a balanced housing stock and sets out criteria against which proposals for HMOs should be assessed.
196. As submitted policy H10 provides exceptionally for a single existing dwelling in an area dominated by HMOs and rendered unsuitable for continued use as a dwelling to be converted to an HMO, subject to justification. However, require-

ments are lacking clarity. **MM55** therefore provides more detail requiring marketing evidence over a twelve month period. This is required in the interest of effectiveness.

197. **MM55** also includes an adjustment to policy H10 (iii) to include no detriment to the amenities of nearby residents or the overall character and amenity of the surrounding area. However, that wording is already included in the submission Plan and therefore I delete this part of **MM55**. That amendment to **MM55** does not significantly alter the content of the MM as published for consultation or undermines the Plan's participatory process.

Housing for Essential Rural Workers

198. Policy H11 supports essential worker accommodation in the countryside where there is a clear and proven need for accommodation for agriculture, forestry or other essential rural workers. It sets out criteria for temporary and afterwards permanent accommodation.
199. As submitted the reasoned justification sets out the need for development to avoid or mitigate adverse effects on the natural environment and biodiversity. However, it fails to refer to the historic environment, which is a necessary consideration. **MM56** adds that reference and is necessary in the interest of effectiveness.

Gypsy and Traveller Accommodation

200. The Council conducted a Gypsy and Traveller Accommodation Assessment (GTAA) in 2022 [GT01] and a Gypsy and Traveller Pitch Delivery Assessment in the same year [GT02]. Those, together were based on a sound methodology, which accords with Planning Policy for Traveller Sites 2024, considering the needs of all nomadic groups.
201. That evidence was updated by the Council's Gypsy and Traveller Topic Paper [SD10d). Together, the evidence concludes a need for 91 gypsy and traveller pitches and 35 travelling showpersons' plots 2022-2040, within the District, excluding the National Park. Much of that need is in the first five years of the Plan period. [SD10d].
202. The Plan's approach is to safeguard existing sites (policy H13), support intensification and extension of existing authorised sites (policies H14 and H15), provide 2 site allocations (H16 and H18) and windfall delivered, subject to a criteria based policy (policy H12).
203. The Plan's approach would deliver 128 gypsy and traveller pitches and 17 travelling showpersons' plots within the Plan period. The Plan would therefore meet and exceed the need for gypsy and traveller pitches but identifies a shortfall for travelling showpersons' accommodation of 18 plots.

204. The Council has carried out a granular search for both gypsy and traveller pitches and travelling show persons' plots, including on large sites and in neighbouring authorities through the Duty to Co-operate. Two sites have been identified, one for each type of travelling community (policies H16 and H18). Criteria based policies to enable intensification and expansion of existing sites (policies H14 and H15) and a criteria based policy to assess windfall (policy H12) will enable more accommodation to come forward.
205. The Council cannot demonstrate a five year supply of deliverable sites on adoption to meet identified gypsy and traveller accommodation needs. Provision in this period is most likely to come from the intensification or expansion of existing sites. The Council estimates a modest 75% contribution to meet identified need in this way. [SD10d]. No windfall is included in the first years of the Plan period, although windfall in accordance with evidenced historic levels should continue to deliver. Therefore, it is possible that further plots would come forward, and that could provide for a positive five year supply calculation.
206. Taking all these considerations into account, given existing commitments and a realistic windfall allowance, Plan site allocations, together with the inclusion of a criteria based policy to assess future proposals for gypsy and traveller and travelling show peoples' accommodation, in the absence of provision to meet the full need through site allocations, this is a justified approach and is soundly based.
207. Policy H12 sets out the Plan's gypsy and traveller accommodation needs for the Winchester Plan area over the Plan period along with criteria against which proposals will be assessed.
208. Policy H12, as submitted, does not provide appropriate protection for heritage assets and their settings. **MM57** addresses this, which is required for effectiveness.
209. Policy H13 safeguards traveller sites. That includes a list of sites with a reference number. Those reference numbers refer to the 2016 Gypsy and Traveller Accommodation Assessment. That is not clear, so **MM58** adds an explanatory footnote, which is necessary for clarity in decision making and thereby for effectiveness.

Conclusion

210. Subject to the MMs set out above, the Plan's housing policies would deliver the size, type and tenure of housing needed for different groups in the community. They are positively prepared, justified, effective and consistent with national policy.

Issue 6 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its approach to carbon neutrality and designing for low carbon infrastructure.

Strategic Policy CN1 Mitigating and Adapting to Climate Change

211. Strategic policy CN1 sets out the Plan's overarching approach to carbon reduction, in response to the Council's Climate Emergency Declaration [CN08] and the need to reduce the District's carbon footprint. The Council has set out, in its Carbon Neutrality Action Plan [CN10], how it will deliver against the ambition to be carbon neutral by 2030. Therefore, it is justified that tackling the climate emergency is one of the defining issues for the Plan and frames the Plan's approach to growth.
212. Strategic policy CN1 seeks to reuse and refurbish existing buildings where possible and for new development to be designed to adapt to climate change in a positive, comprehensive and integrated way.
213. To that end, it sets out measures to reduce energy consumption rather than proposing energy standards. A key component is the requirement for an energy and carbon statement, proportionate to the nature of the proposed development, which demonstrates how a design process addresses this policy intent.
214. The Council undertakes to provide further details and a checklist to aid production of energy and carbon statements. It also references, in reasoned justification, the Chartered Institution of Building Services Engineers TM59 'Design Methodology for Assessment of Overheating Risk in Homes'. Given the availability of national level advice, this approach is reasonable and proportionate.
215. The policy requires an energy and carbon statement to be updated at each phase of a development. That is necessary as technology and its cost is changing at a rapid pace that may present new opportunities for low carbon solutions. The Plan provides some flexibility. Any potential impacts on deliverability or viability would be addressed through Plan policies including policy CN3 dealing with energy efficiency standards and policy H6 dealing with affordable housing.
216. In addition, the Plan's Viability Assessment [LPV01-18] made reasonable assumptions based on well established principles and methodology and appropriate evidence [CN13]. That concludes that the Plan's strategy and policies did not undermine the viable delivery of the Plan's expected growth.
217. It would be extremely challenging to set specific actions or targets in the Plan. Monitoring would be very challenging given that climate change and adaptation

underpins so many Plan policies and given the Plan has no control over some crucial matters e.g. decarbonisation of the grid.

218. As submitted the policy fails to set out the role for heritage in climate mitigation and adaptation. In addition, policy wording is not clear in relation to considerations of carbon emissions throughout the design processes and green roofs and walls that can contribute to mitigating overheating.
219. **MM8** addresses these points in setting out the role of a conservation led approach to climate change and adaptation. Those changes are necessary to ensure that the policy is justified, effective and thereby consistent with national policy.

Policy CN2 Energy Hierarchy

220. This policy requires development to accord with the energy hierarchy, which is a classification of energy options to embed more sustainable approaches right at the start of the design process. It is a well established hierarchy promoting the fabric first approach before considering maximising energy efficiency or lastly the use of low carbon energy solutions.
221. Setting a framework within which development should consider energy options is a justified approach and in accordance with national policy as expressed in the WMS published 13 December 2023.
222. The energy hierarchy is generally well understood in the industry. Therefore, it is justified that the policy does not set out a suggested approach at each level of the hierarchy. In this way the policy provides appropriate flexibility for site specific approaches, reading the Plan requirements as a whole and taking account of site specific energy aspirations, practical implementation and viability.
223. As submitted policy CN2 does not clearly set out that a fabric first approach will not always be appropriate for traditionally constructed buildings. That risks harm to heritage.
224. Therefore, **MM9** recognises this. In addition, it sets out the role that reuse can play in protecting heritage whilst addressing climate change mitigation and adaptation. Those changes are necessary to ensure that the policy is justified and effective.

Policy CN3 Energy Efficiency Standards to Reduce Carbon Emissions

225. Policy CN3 introduces local energy efficiency standards that go beyond current or planned Building Regulations. In addition, it expresses those using the Energy Use Intensity metric. The Plan's rationale for doing this includes to meet the Council's 2030 carbon neutral target and reduce energy bills for its

residents. The Council's analysis [SD10a] indicates that proposals under Part L 2021 and Future Homes Standard consultation do not currently go far enough to meet the reduction in emissions required to achieve Net Zero emissions in 2030.

226. Reducing carbon emissions and supporting the transition to net zero forms a central part of national policy as expressed in NPPF paragraphs 8c, 157 and 159b, in line with the objectives and provisions of the Climate Change Act 2008. The Planning and Energy Act 2008 allows local planning authorities to set energy efficiency standards in their development plans that exceed the energy efficiency requirements of the Building Regulations. However, such policies must not be inconsistent with relevant national policies and should use standards that are nationally endorsed.
227. The WMS dealing with energy efficiency standards published on 13 December 2023 advised that changes to energy efficiency Building Regulations are planned for 2025 meaning that homes built to that standard will be net zero ready. In that context the Government does not expect local plans to set local energy efficiency standards that go beyond current or planned Building Regulations. It requires planning policies that do propose higher energy efficiency standards to have a well-reasoned and robustly costed rationale that ensures that development remains viable, and the impact on housing supply and affordability is considered. It also confirms that the additional requirement should be expressed as a percentage uplift of a dwelling's Target Emission Rate calculated using a specified version of the Standard Assessment Procedure.
228. In this respect, having regard to the Council's viability evidence [LPV01-LPV18 and CN13], including the requirements of the emerging Future Homes Standard and other Plan policy requirements that influence viability, in the round, I find the application of policies CN1 and CN3 would be unlikely to impose a significant financial burden on the Plan's planned development or have a significant effect on its viability. Deliverability is aided of course by the provisions of policy H6, in relation to affordable housing, that includes the potential for an exception to that policy on the basis of viability evidence. On that basis, I have no substantive evidence that deliverability would be materially impacted.
229. The WMS also requires that any additional energy efficiency requirements be expressed as a percentage uplift of the Target Emission Rate. The Council proposes to deviate from this and use an alternative metric, the Energy Use Intensity. It sets out a number of advantages of its use, which include that it represents regulated and unregulated energy use, it is based on predictive modelling results and is focussed on minimising energy use in the first place. Overall, it contends that it is a simpler metric, easy to understand by the development industry, residents and other stakeholders and can be used as a proxy for energy costs [SD10a].

230. The WMS is a material consideration but needs to be read in the context of national policy and legislation. Evidence is presented to indicate that achieving net zero using the metric proposed is both technically and financially feasible. I recognise that one of the objectives of the WMS is to prevent the proliferation of varied local standards, which can add to cost and complexity. Nationally applied standards provide clarity and consistency for the development industry to invest and prepare to build for energy efficient homes.
231. However, no matter how energy efficiency is proposed to be measured, the environmental outcome, to mitigate climate change and contribute to the net zero obligation, will remain the same. It will meet the over arching objective of national policy. Therefore, based on the evidence before me, I find the Council's approach in policy CN1 and CN3, subject to the MMs proposed consistent with national policy, justified and effective. It is therefore sound.
232. A phased approach would be unlikely to achieve the Council's aim to meet the Council's 2030 carbon neutral target and reduce energy bills for its residents. I am aware of the consultation taking place at present on a revised NPPF but that does not constitute national policy. Policy requirements are presented in a way that is coherent and easily understandable for housebuilders. The requirement for on site renewables provides appropriate flexibility to enable site specific solutions, including the alignment of energy production peaks with consumption needs.
233. However, as submitted, policy CN3 does not address the complexities of adopting a fabric first approach in traditional buildings. Policy wording in relation to new residential development is lacking clarity and it is unclear at what level requirements should be met (building or dwelling level). It is not clear as to what development non residential requirements relate, and energy modelling and calculation requirements necessary to meet the policy intent are lacking clarity.
234. **MM10** addresses these points. It sets out the complexities of insulating traditional buildings, providing a definition of traditional buildings and provides minor changes to policy wording to introduce necessary clarity on the other deficiencies identified.
235. However, **MM10** requires predictive energy modelling / Energy Use Intensity at outline planning stage. This will not always be appropriate where the quantum, layout etc of a development is not defined at that stage. The requirement would therefore not be effective. Hence, I am introducing appropriate flexibility to require such evidence to be submitted at outline stage, by including the words as appropriate against that requirement.
236. **MM10**, as modified, is necessary to ensure that the policy is justified and effective.

Policy CN4 Water Efficiency Standards

237. This policy requires a water efficiency standard of 100 litres/person/day for residential development, providing flexibility should it be demonstrated that this is not feasible.
238. This policy is set against the background of the South East of England classification as a seriously water stressed area and nutrient pollution from phosphorous and nitrogen in the District, alongside climate change. Climate change is likely to adversely affect supply, warmer weather likely to increase demand, which together with the increased demands on water resources due to growth supported in this Plan, is likely to have associated impacts on biodiversity.
239. The extant Plan sets a standard of less than 105 litres per person per day. That is reflected in viability evidence [LPV01-LPV18], which concludes that the overall cost impact of the policy would be nominal and reflected in the overall development cost allowances [VPV01].
240. Southern Water has a 100 litres/person/day target. This policy would align with that. The Policy is fully supported by Southern Water. It provides adequate flexibility where meeting that requirement is not feasible. Given all of these considerations, the policy approach is justified in this case. Appropriate evidence to justify a requirement above the tighter Building Regulations optional requirement of 110 litres/person/day is provided, which includes viability testing. It is a sound approach.

Policy CN5 Renewable and Low Carbon Energy Schemes and Policy CN6 Micro Energy Generation Schemes

241. These policies seek to support proposals for renewable or low carbon energy generation including micro energy generation schemes. They will help to ensure that schemes are in the right place and that they comply with criteria aimed to ensure acceptable development. Given the Council's Climate Emergency Declaration Plan such support is a justified approach.
242. However, at present neither policy properly reflects the heritage balance. This is addressed through **MM11 and MM12**. In addition, **MM12** adds a criteria to ensure there is an emergency plan for any energy storage facility, which is necessary to address the fire risk and potential contamination.
243. Changes in **MM11 and MM12** are necessary in the interest of effectiveness.

Policy CN7 Energy Storage

244. As submitted this policy supports energy storage. However, it is aimed at small facilities that could be built as part of a residential scheme. The scale of the proposals dealt with by this policy is not clear.

245. **MM13** therefore includes a threshold of 100kWh for community energy storage facilities. That would equate to storage for about 8-10 houses, which reflects the policy aim.

246. This policy aim is not clear from its title. Therefore, **MM13** changes its title to 'Community Energy Storage'. Changes introduced through **MM13** are necessary in the interest of effectiveness.

Conclusion

247. Subject to the identified MMs, the Plan has been positively prepared and is justified, effective and consistent with national policy in relation to its approach to carbon neutrality and designing for low carbon infrastructure.

Issue 7 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its approach to achieving high-quality, well designed places and living well.

Strategic policy D1 High Quality, Well Designed and Inclusive Places

248. This policy sets out the Plan's overarching approach to achieving high quality design. Its aim is to provide certainty as to Council expectations on approach and considerations in its assessment of design.

249. To achieve this strategic policy D1 requires development to make a positive contribution to the area, considering the immediate and wider context to achieve good design. It sets out considerations to achieve high quality design that a proposal should demonstrate.

250. The reasoned justification sets out in some detail that this should be achieved through the application of a defined design process referred to as the Plan's design-led approach to development. That requires development proposals to demonstrate a process of site analysis, involving an examination of context, community engagement, setting a design vision, translating that into a design proposal, testing that proposal through an interactive process, and then defining and justifying a final design proposal.

251. The reasoned justification to this policy explains that high quality design is a key component of living well. It refers to and in places repeats national policy, matters addressed in the National Design Guide and in the Council's High Quality Places Supplementary Planning Document [HQD13]. It sets out the design matter outcomes identified in the Strategic Issues and Priorities consultation. [CON04]

252. As submitted, the reasoned justification refers to national guidance from the Department of Transport. That list should be widened to take account of Sport

England and National Grid guidance. It also should introduce some flexibility as to their consideration, as such documents will not be relevant to all proposals.

253. In addition, the policy reasoned justification, in setting out the contextual factors to consider when assessing the characteristics of a site, does not refer to utility infrastructure as a constraint. **MM14** addresses these points and ensures the list of considerations in assessing a site includes microclimate. That MM is necessary in the interest of effectiveness.

Strategic Policy D2-D4 Design Principles for Plan Spatial Areas

254. Strategic policies D2-D4 set out a vision and design principles against which proposals will be assessed for each Plan spatial area; an approach justified on the basis of each ones' unique identity, communities and character.

Strategic Policy D2 Design Principles for Winchester Town

255. The reasoned justification sets out the work in Plan preparation to construct the Winchester Town Forum Vision, which generally aligns with the Plan's vision for Winchester Town. It identifies opportunity areas which generally align with Winchester Town site allocations and sets out opportunities for each. This relates to Plan preparation, is long and complex, but overall does not materially diminish an understanding of the Plan's aim in relation to this spatial area. For this reason, this matter does not go to the heart of soundness.
256. The policy does not include a commitment for the preparation of a spatial plan for Winchester Town. However, the whole Plan approach to Winchester Town, particularly through Plan strategic policies SP2, and D2, Plan policies H3 and E2, together with the Plan's design led approach policies and site allocations provide a comprehensive strategy for the delivery of the type, quantity, distribution and quality of development to be delivered within Winchester Town.
257. At present strategic policy D2 Plan diagrams include purple and yellow arrows omitted in the key on page 83. They therefore lack clarity. The level of engagement which has informed the list of documents to be addressed in any proposal is not confirmed and there is some lack of consistency between policy wording at D2(x) and reasoned justification at Para 5.50, in relation to requirements for opportunity areas to address identified opportunities. **MM15** addresses these points. That is required to ensure that the policy is effective.

Strategic Policy D3 Design Principles for the South Hampshire Urban Area

258. The South Hampshire Urban Area has been identified for growth under successive Plans as a response to challenges presented by a significant part of the District being located within the PfSH area, some of which is significantly constrained. Previous Plans have allocated strategic development at Whiteley

and Newlands (West of Waterlooville) along with employment development at Solent Business Park, which is still being delivered.

259. This policy recognises opportunities within those developments for any further development or intensification, having regard to the need for strategic scale development to create their own identity.
260. The level of engagement which has informed the list of documents to be addressed in any proposal is not confirmed. **MM16** addresses this, which is required to ensure that the policy is effective.

Strategic Policy D4 Design Principles for Market Towns and the Rural Area

261. Strategic policy D4 sets out design principles to enable site allocations and other development proposals, including redevelopment and infilling in the District's market towns and rural villages to deliver the Plan's vision for that spatial area.
262. Again, the level of engagement which has informed the list of documents to be addressed in any proposal is not confirmed. **MM17** addresses this, which is required to ensure that the policy is effective.

Strategic Policy D5 Masterplans

263. This policy sets out the requirement for concept masterplans to be developed and agreed with the Council for development involving significant development sites.
264. As submitted, the policy does not accurately describe what it deals with. In addition, generally the reasoned justification and policy wording lacks clarity in setting out when a masterplan is required and how the process works.
265. **MM18** addresses these points and rewrites the reasoned justification and some of the policy wording. It sets out that a concept masterplan in accordance with the requirements of a site allocation will be required.
266. In addition, it confirms that a concept masterplan, based on proportionate evidence will be required, to be agreed by the Council and endorsed as a material consideration, for significant development sites. It then gives a definition of what constitutes a significant development site, to be determined on a case by case basis. It then sets out what is required by a concept masterplan, in accordance with other Plan design policies and refers to the Council's master planning approach to concept masterplans [HQD12].
267. The requirement for a management plan at concept master planning stage would be premature and therefore overly onerous. **MM18** therefore deletes this. In addition, **MM18** adds a requirement for a green and blue infrastructure strategy.

268. However, **MM18**, as consulted on, includes a requirement for a concept masterplan to precede applications for significant development sites; a requirement that would be assessed through pre-application engagement. That cannot be enforced and therefore would not be effective. In addition, it would fail to accord with NPPF paragraph 40 which sets out that local planning authorities cannot require a developer to engage with it before submitting a planning application.

269. I am therefore altering **MM18** to encourage rather than require a concept masterplan at Plan paragraph 5.71 and in policy wording confirm that an application should be 'accompanied by' rather than 'preceded by' a concept masterplan. In addition, I am deleting the reasoned justification at paragraph 5.72a that sets out the need for a concept masterplan to be determined in pre-application engagement.

270. That change does not significantly alter the policy and does not undermine the participatory process. Changes introduced by **MM18**, as modified, are necessary to ensure that the policy is justified, effective and thereby consistent with national policy.

Policy D6 Brownfield Development and Making the Best Use of Land

271. This policy aims to ensure land within existing settlements is used most effectively. That would further the aims of NPPF chapter 11. However, at present it refers to doing this by prioritising previously developed land, which implies through the application of strategic policy H2's phasing restriction on greenfield allocated sites. **MM50** deletes that restriction. Therefore, this phrase in this context causes confusion and should be deleted. **MM19** does that.

272. **MM19** would ensure consistency throughout the Plan, given my findings on strategic policy H2 at **MM50**, in relation to phasing of development sites. **MM19** is therefore necessary to ensure the Plan is justified, effective and consistent with national policy.

Policy D7 Development Standards

273. This policy deals with development which generates pollution, including noise, or is sensitive to it. It sets out requirements to ensure no unacceptable impact on human health or quality of life, demonstrating compliance with national statutory standards where applicable.

274. Policy D7 includes some repetition in the reasoned justification in relation to requirements for large or prolonged development construction impacts. In this case, repetition should be deleted, which is necessary to provide clarity. **MM20** does this and is necessary in the interest of effectiveness.

Policy D8 Contaminated Land

275. Policy D8 addresses development and contaminated land issues. It requires development of land known or suspected to be contaminated or affected by contamination in the vicinity, to ensure no unacceptable impact on human health, groundwater, surface water or the wider environment.
276. Policy D8 sets out the considerations at play in assessing such matters and the types of information required to satisfy them. However, there is a lack of clarity. **MM21** provides this, clarifying that planning applications should be supported by sufficiently robust and detailed information to enable a decision to be made on the principle of development, and referring to the appropriate use of conditions. That change is necessary in the interest of effectiveness.

Policy D10 Signage

277. Policy D10 sets out requirements for signage with the aim of maintaining the commercial and visual attractiveness of the local area. As submitted this policy implicitly gives development plan status to Council's Design Guidance for Control of Shopfronts and Signs. That is corrected through **MM22**.
278. **MM22** also clarifies requirements for advance warning signs, restricting them to directional messages alone and not general advertising, deleting the associated reasoned justification. **MM22** is necessary to improve clarity and thereby effectiveness.

Conclusion

279. Subject to the identified MMs, the Plan has been positively prepared and is justified, effective and consistent with national policy in relation to its approach to achieving high quality, well design places and living well.

Issue 8 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its approach to sustainable transport and active travel.

Strategic Policy T1 Sustainable and Active Transport and Travel

280. Strategic policy T1 aims to promote active and sustainable transport and travel and reduce private car use for all new development. The reasoned justification refers to the emerging Hampshire County Council Local Transport Plan 4. That was adopted in February 2024. **MM23** corrects this.
281. Strategic policy T1 is based on the concept of a 20-minute neighbourhood. Whilst the policy recognises that policy intent will not be achievable in all parts of the District, amendment is necessary to clarify that it could be achievable in parts of the District beyond Winchester Town. The policy should therefore be

amended to refer to the principles of the 20-minute neighbourhoods. This is actioned through **MM23**.

282. The policy as submitted implicitly gives development plan status to the Hampshire Movement and Place Framework and Healthy Streets approach as set out in the Local Transport Plan 4. Those are untested documents and therefore planning decisions should have due regard to them, rather than necessarily comply with them. **MM23** corrects this.

283. In addition, minor adjustment to the wording of the reasoned justification requiring active travel and sustainable transport approaches is required. The policy should also refer to the rail network as appropriate, which it does not at present. **MM23** deals with both of these matters, which is necessary in the interest of effectiveness. It ensures soundness.

Policy T2 Parking for New Developments and Policy T3 Enabling Sustainable Transport Modes of Transport and the Design and Layout of Parking for New Developments

284. Policy T2 makes clear that parking provision for new development will be dictated through the design process rather than the application of parking standards. That will ensure that active travel modes are prioritised, whilst protecting the character of the District.

285. However, submitted Plan policies T2 and T3 have some overlap in relation to the design requirements for parking provision in new development. That causes confusion and lacks clarity. **MM24** and **MM25** deal with this, moving criteria associated with design of parking provision from policy T3 to policy T2, which is necessary in the interest of effectiveness.

286. **MM25** changes the name of policy T3 to 'Prioritising Active and Sustainable Modes of Travel' and includes only criteria associated with that policy intent. That policy intent would be delivered through the application of the principles of the design led approach set out in policy D1. Amendment to the reasoned justification is necessary to clarify this, also included in **MM25**.

287. Policy T3 requires development to prioritise active and e-mobility travel and car clubs. That is overly onerous and therefore **MM25** introduces some flexibility should it be demonstrated that this is not appropriate. Amendment in **MM25** also clarifies that all policy criteria should be met. All those changes are necessary in the interest of effectiveness.

Policy T4 Access for New Development

288. Policy T4 requires safe and attractive routes within and to development sites. It ensures that any access and internal arrangements are safe for all users, including off-site new junctions, whilst prioritising active and sustainable modes

of transport over the private car. For clarity and therefore effectiveness **MM26** moves criterion in relation to provision of servicing arrangements from policy T3 to policy T4.

289. In addition, it amends the requirement for the location of sites likely to generate large numbers of HGV movements to be accessible to the major road network, rather than in reasonable proximity and accessible, which lacks clarity.

290. All the changes in **MM26** are necessary to ensure that the suite of sustainable transport policies are effective and therefore sound.

Conclusion

291. Subject to the identified MMs I find that the Plan has been positively prepared and is justified, effective and consistent with national policy in relation to its approach to sustainable transport and active travel.

Issue 9 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its approach to biodiversity and the natural environment.

Strategic Policy NE1 Protecting and Enhancing the Natural Environment in the District

292. Strategic policy NE1 sets an overarching framework for biodiversity and the natural environment. It recognises that the climate emergency and its nature crisis are intrinsically linked and that nature-based solutions are a key part of the Plan's strategy to tackle the climate crisis. The Plan's strategy as articulated through Strategic policy NE1, aims to protect and enhance the natural environment, providing requirements in relation to irreplaceable habitats, designated sites, the local ecological network and air and water environments.

293. This policy, together with NE3, NE9 and NE14 in particular, sets out the Plan's approach to protecting and enhancing the District's landscape and rural character. Winchester District Landscape Character Assessment 2022 [BNE19 and 20], underpins those policies in defining the distinct nature of the District's landscape. That study does not evaluate landscape or define valued landscape. However, the term valued landscape is not defined in national policy. The Plan's approach would extend protection to all landscapes including valued landscapes. In this respect, it accords with NPPF paragraph 180a.

294. As submitted Strategic policy NE1 refers to the prioritisation of brownfield land. That would not be consistent with the deletion of phasing in strategic policy H2 and the reasons for that. It makes no reference to the Hampshire Local Nature Recovery Strategy. The policy does not clearly set out requirements in relation to off-site mitigation and the reasoned justification, in setting out the need to

protect and enhance valued landscapes as a key issue for the District, its strategy is unclear.

295. **MM27** removes reference to the Plan's approach to prioritise brownfield land by phasing site allocations through the application of strategic policy H2, both in policy and reasoned justification. It introduces, in reasoned justification and policy, the Hampshire Local Nature Recovery Strategy as signposting opportunities to improve nature and setting local priorities for nature recovery.
296. It also adjusts strategic policy NE1(v) to confirm that mitigation off-site or a financial contribution in lieu of onsite mitigation will only be considered in limited circumstances where proposed mitigation is effective and deliverable.
297. It then adds, in the reasoned justification, reference to the need to recognise the complex interplay between landscape, the natural environment, historic features and cultural connections in protecting and enhancing values landscapes, which sets out the key issues for the District.
298. Related **MM121** adds 'ecological network' and 'District Licensing for Great Crested Newts' to the Plan's glossary which is necessary in the interests of effectiveness.
299. Those changes are all necessary to ensure that the Plan's strategy in relation to the natural environment, as articulated through Strategic policy NE1, is justified, effective and thereby consistent with national policy.

Policy NE2 Major Commercial and Educational and MOD Establishments in the Countryside

300. The District has a number of commercial and educational training establishments situated in the countryside. They employ a large number of people with a range of skills thereby significantly contributing to the local and regional economy.
301. This policy provides support for the adaptation and expansion of these sites to accommodate modern business need, in an effort to ensure their retention. That provides a justification for the inclusion of this policy in the Plan.
302. However, whilst the requirement for a masterplan to accompany any development proposal is justified in itself, the requirement for that to precede any application is unduly onerous. **MM28** therefore amends this requirement to ensure that a masterplan setting out how high quality design will be delivered forms part of any application.
303. **MM28** will ensure that this policy accords with Plan policy D5 and provides clarity to prospective applicants. It is necessary in the interests of effectiveness.

Policy NE3 Open Space, Sport and Recreation

304. This policy seeks improvements in the open space network and in-built recreation and sports facilities and allotments. It sets out locally derived open space standards which should be provided through new housing development.
305. The open space standards as submitted are for public landscaped areas, playing fields, parks and play areas alongside built sports facilities. That includes natural green space and informal open space. Those standards are derived from the extant plan, using a 4.0 hectare per 1,000 population metric. Those were reviewed in the Open Space Assessment [RL01]. They were compared to neighbouring authorities. Evidence confirms that development has generally delivered to meet those standards. Identified shortfalls are associated with larger typologies such as parks, recreation grounds, and sports facilities which are only capable of being delivered on large developments. That need has informed the Plan's site allocation requirements. On this basis I find the Plan's space standards reasonable and justified.
306. The Council's Open Space Assessment 2022 [RL01] lists, maps, categorises and quantifies important open spaces in and around towns and villages. It assesses whether there is a deficit or surplus in each category. That included school playing fields and involved consultation with local communities. Identified deficits are addressed in the Plan. Overall, I find the methodology adopted for that study robust and consistently applied.
307. **MM29** corrects the standard for sports halls, confirms the application requirements where loss of open space or built facilities is proposed and sets out the Council's aim to enhance and improve the quality of open spaces, particularly where deficiencies are identified, and to work with partner organisations in that endeavour. Those changes are necessary to ensure that the policy is justified, effective and consistent with national policy.

Policy NE4 Green and Blue Infrastructure

308. This policy aims to maintain, protect and enhance the function or the integrity of the existing green infrastructure and blue and green corridors and spaces. It sets requirements for well managed multi-functional, accessible green infrastructure and the requirement to safeguard and improve the quality, amenity, biodiversity and quantity of watercourses.
309. As submitted that policy lacks clarity in its requirements. It does not refer to the policies map, inaccurately refers to the River Itchen SAC designation as a national designation, does not consider impacts on the historic environment and is overly onerous in its requirements to protect and support specified non-motorised travel routes in the District.

310. **MM30** makes those changes to clarify that the River Itchen SAC is protected by an international as well as national designation (SAC). It introduces clarity in expressing the Council's likely reaction to proposals and links the policy to the policies map. It also expands requirements in relation to green infrastructure to include reference to the historic environment including Scheduled Monuments and Registered Battlefields. It includes other minor adjustments to improve clarity and provide appropriate flexibility in relation to the protection and support for proposals that facilitate future uses and enhancements for non-motorised travel routes in the District.

311. Those changes are necessary for effectiveness.

Policy NE5 Biodiversity

312. The Plan seeks to protect and enhance the District's rich biodiversity and habitats working in partnership with neighbouring authorities and other relevant bodies. To that end, policy NE5 seeks a minimum 10% biodiversity net gain, the protection of protected sites and supports nature based solutions in accordance with the mitigation hierarchy. That requirement has been tested through the Plan's Viability Assessment, which I have found robust and fit for purpose [LPV01-18]

313. As submitted the policy is out of date in relation to the Plan's strategic approach to air quality management. It requires a strategic assessment of the Plan to consider potential impacts from air quality. Given that this work has been completed and in accordance with the HRA Addendum, this requirement should be deleted [ED20, SD04a and b]. It does not include Compensatory Habitat Sites when addressing nationally protected sites or requirements in relation to functionally linked land.

314. In addition, requirements in relation to the Solent Recreation Mitigation Partnership (Bird Aware Solent) aimed to counteract impacts associated with net additional residential development are lacking detail and clarity, as are requirements in relation to the impacts on the Great Crested Newt population.

315. **MM31** amends policy wording and the reasoned justification to include requirements that unavoidable impacts to Functionally Linked Land and SAC compensatory habitats are appropriately avoided, mitigated or compensated in line with the mitigation hierarchy and will be subject to HRA. It also requires development within 500 metres of a Habitats Site, Compensatory Habitats Site or Functionally Linked Land to produce a construction environmental management plan to address potential impacts during construction.

316. In reasoned justification **MM31** explains the Great Crested Newt District licensing scheme, which is an alternative licensing option for developers to address impacts on Great Crested Newt populations. It sets out that using it could reduce risk and uncertainty in the planning process.

317. Those changes are necessary to ensure the policy is justified, effective and thereby consistent with national policy.

Policy NE6 Flooding, Flood Risk and Water Environment

318. This policy follows a sequential approach to flood risk management giving priority to sites with the lowest risk of flooding, ensuring flood risk is not increased elsewhere and applying the sequential and exception tests set out in NPPF. This is all in accordance with NPPF paragraphs 165-175.

319. However, as submitted it does not clearly set out the clear benefit of liaison with statutory undertakers in relation to the capacity of the public water and waste water infrastructure. It instead requires developers to fund upgrades completed prior to occupation of development. That is clearly overly onerous.

320. In addition, it does not recognise the impacts of flooding and flood risk measures on the historic environment. Moreover, it does not clearly set out the requirement for any flood risk management measures to ensure there is no net loss of floodplain storage capacity or obstruction to flood flow routes.

321. **MM32** makes changes to address these matters, in the reasoned justification and policy. Those changes are necessary in the interest of effectiveness and to ensure that the Plan is justified and therefore consistent with national policy.

Policy NE7 Settlement Gaps

322. This policy seeks to retain the generally open and undeveloped nature of defined settlement gaps in the District. It identifies settlement gaps and requires that development does not undermine the function of the gap or its intended role to define and retain the separate identity of settlements.

323. The concept of settlement gaps is a sub-regional policy embedded in the Partnership for Urban South Hampshire Policy Framework for Gaps 2008 [RP09]. That aims to ensure consistency across the sub-region in criteria for designation. This Plan identified nine settlement gaps, all of which are identified in the extant Plan.

324. The Settlement Gap Review [BNE29] sets out the methodology employed to review those settlement gaps. That study was carried out by consultants. However, the use of consultants for such studies is not uncommon and does not in itself diminish the study's robustness. Officer review informed the study's conclusions. Overall, I find the methodology employed to be logical, proportionate and justified.

325. The review was applied to seven of the nine existing settlement gaps. It excluded the Knowle/ Wickham/ Welborne and Littleton/ Winchester settlement gaps. That was the basis of local concern.

326. In respect of the Welborne Gap, the Welborne development at Fareham has planning permission. That is outside but very near to the boundary with the Plan area. The Welborne development is now being built out.
327. The importance of maintaining a settlement gap between the Welborne development and existing settlements, particularly Knowle and Wickham has been recognised within the Fareham Local Plan Part 3: The Welborne Plan [RP03]. Part, but not all, of land within the settlement gap nearest to Welborne is recognised as having potential to provide green infrastructure and open space in association with that development, the details of which are explained in the section of my report dealing with policy WK3. That matter, in association with the location and scale of development at Welborne, indicate that the existing settlement gap designation and planning framework ensure that the separation and integrity of Knowle and Wickham are maintained. Therefore, a review of this settlement gap would be very unlikely to result in any alteration at this stage. In this respect the study carried out is proportionate and sound.
328. The Littleton/ Winchester gap was excluded from this review as the master planning work for the Sir John Moore Barracks site allocation (policy W2) was underway. That site allocation sits within the settlement gap and includes an area of built development. The design work, including the master planning for that site allocation is progressing and will determine the extent of built development within the gap. That in turn will inform any future review of the settlement gap. That could involve changes to the settlement gap, either extensions or deletions. Given these considerations, I find the Council's approach justified. There is a clear logic that analysing the settlement gap as part of the study underpinning this Plan would be premature.
329. As submitted policy NE7 does not appropriately link the policy to the policies map. It does not explicitly refer to cumulative impacts of development on settlement gaps and does not require a review of the Welborne settlement gap when development is complete. That does not provide the necessary clarity for decision maker or applicant.
330. **MM33** addresses these points. Those changes are necessary to ensure that the policy is justified, effective and consistent with national policy.

Policy NE8 South Downs National Park

331. As submitted Policy NE8 aims to ensure that development near to the National Park conserves and enhances its natural beauty, wildlife and cultural heritage and promotes opportunities for the understanding and enjoyment of its special qualities, in accordance with the statutory purposes of National Parks.
332. However, the Levelling Up and Regeneration Act 2023 requires in exercising functions in relation to National Parks, to further the above statutory aims. That is not reflected in the policy or reasoned justification.

333. In addition, requirements in relation to development close to the National Park are not clear and the National Park Local Plan is incorrectly referred to.

334. **MM34** therefore explains changes brought about by the Levelling Up and Regeneration Act 2023, refers to development 'within the setting of the National Park' and correctly refers to the South Downs National Park Local Plan.

335. However as drafted **MM34** could be read as applying the statutory duty to development that takes place outside the designated area of the National Park. Therefore, I am changing **MM34** to require development within the setting of the National Park to have regard to the statutory purposes and duty for National Parks. That change does not significantly alter the policy or undermine the Plan's participatory process.

336. As modified, **MM34** is necessary to ensure that the policy is justified, effective and consistent with national policy.

Policy NE10 Protecting Open Areas

337. This policy seeks to protect open space within settlement boundaries with important amenity, biodiversity, heritage or recreational value.

338. As submitted the requirements do not provide appropriate flexibility in relation to school playing fields. **MM35** therefore sets out an exception to the policy in circumstances where the Local Education Authority has received approval for the loss of school playing fields where equivalent or greater benefits to the community are provided. This is necessary to ensure consistency with the School Standards and Framework Act 1988, and NPPF paragraph 99a, which states that local planning authorities should give great weight to the need to create, expand or alter schools.

339. During Plan preparation, as part of the Open Space Assessment [RL01], Parish Councils were asked to identify open spaces that are of particular importance to local communities. Some were identified through that process.

340. However, the Plan does not allocate Local Green Spaces. Specific Local Green Spaces could be identified and protected through Neighbourhood Plans. Such an approach would accord with NPPF paragraphs 105 and 106, which set out that the designation of land as Local Green Space through a local or neighbourhood plan allows communities to identify and protect green spaces of particular importance to them. I find the Plan's approach in this regard a proportionate and sound approach that accords with national policy.

Policy NE12 Equestrian Development

341. Policy NE12 aims to ensure that equestrian development which is generally associated with a countryside location, maintains and enhances the rural character of the area.
342. As submitted the policy includes reasoned justification that is covered elsewhere in the Plan. For clarity, that should be deleted.
343. In addition, requirements for a landscaping scheme are overly onerous. Greater flexibility is required. In addition, requirements for development to avoid an adverse impact on the appearance of the landscape are not clear. Clarity for the decision maker and applicant is necessary. **MM36** amends the policy and reasoned justification to address these matters, which is necessary in the interest of effectiveness.

Policy NE16 Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), SAC and Ramsar Sites of the Solent and River Itchen

344. This policy requires development not to adversely affect the integrity of designated sites. The results of the HRA [SD04a] indicate that, in terms of nutrients, this policy, in addition to Plan mitigation, would be effective in ensuring no adverse effects on designated sites through wastewater production.
345. As submitted, the policy lacks clarity of purpose. It also lacks clarity in relation to acceptable mitigation, in policy and reasoned justification. The reasoned justification does not refer to issues associated with nitrogen and phosphorous draining, fails to make clear that any nutrient mitigation scheme should be agreed with Natural England and does not refer to the Local Nature Recovery Strategy for Hampshire.
346. **MM37** deals with these matters. In the policy text it clarifies its intent, to deal with the impacts of overnight development. It also includes reference to a developer-provided on-site solution agreed with Natural England and/or a financial contribution towards a strategic mitigation scheme. Whilst other off-site solutions are not supported, such an approach accords with Natural England's advice (NE776 'Nutrient Neutrality and Mitigation') and its nutrient mitigation scheme, both of which confirm that mitigation measures designed at a catchment level are more effective, deliverable and cost effective when implemented strategically rather than on a site-by-site basis.
347. The reasoned justification is amended to refer to the impacts of phosphorous and nitrogen draining, provide additional information on mitigation measures, sets out the requirement for Natural England agreement and introduces the Local Nature Recovery Strategy for Hampshire. Those changes are all necessary to ensure that the policy is justified, effective and consistent with national policy.

Policy NE17 Rivers, Watercourses and their Settings

348. This policy seeks to control development that affects rivers, watercourses and their settings.
349. As submitted, the policy and reasoned justification needs to be updated in accordance with the HRA (SD04a and b), in relation to the requirement for project level HRA and identified mitigation or compensation in line with the Solent Wader and Brent Goose Strategy and in relation to water quality and quantity impacts on SAC compensatory habitats on the River Meon, River Dever, River Dun, Bourne Rivulet, and River Test.
350. In addition, as submitted, the policy does not provide guidance on the ecological survey requirement to confirm the classification of a site, which is necessary for clarity. It also does not grapple with a requirement for buffer zones between built development and river/watercourse banks; a requirement necessary to enable the river/watercourse environment to flourish.
351. All those changes are introduced through **MM38**, which is necessary to ensure the policy is justified, effective and thereby consistent with national policy.

Conclusion

352. Subject to the identified MMs, the Plan has been positively prepared and is justified, effective and consistent with national policy in relation to its approach to biodiversity and the natural environment.

Issue 10 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its approach to the historic environment.

Strategic Policy HE1 Historic Environment

353. This policy sets the Plan's overarching approach in relation to the historic environment. It emphasises the importance of sustaining and enhancing heritage assets, whilst enabling viable uses that support their long term conservation. It recognises the economic and social value of heritage assets in creating sustainable communities and seeks to ensure that new development positively contributes to local character and distinctiveness.
354. The Plan's suite of heritage policies have an emphasis on conservation rather than preservation. Policies are numerous, long, and there is some repetition between them. Although some are general in approach, each has a specific focus. However, the Plan's general approach accords with national policy and provides development plan status to requirements. Any repetition does not go to the heart of soundness.

355. However, policy HE1 inaccurately refers to registered Parks and Gardens, in its reasoned justification. **MM39** corrects that, which is necessary in the interest of clarity and effectiveness.

Policy HE2 All Heritage Assets (both designated and non-designated)

356. This policy requires proportionate assessment of the significance of any affected heritage assets, including the contribution made by their settings. However, this is not clearly explained. A number of amendments to the reasoned justification are necessary to provide clarity on the need for a heritage statement and what it should cover.

357. In addition, requirements in relation to Buildings at Risk lack clarity. To provide this, policy HE2 should be amended to ensure that a schedule of works is submitted with any application setting out details of repairs needed to improve the condition of the building to enable its removal from the Council's Buildings at Risk Register or Historic England's Heritage at Risk Register. **MM40** addresses both points. That is necessary to ensure that the policy is effective.

358. Subject to **MM40** I find this policy soundly based.

Policy HE3 Designated Heritage Assets

359. This policy sets out how the Council will deal with proposals involving designated heritage assets implementing national policy. It attaches great weight to the conservation of a designated heritage asset, identifying any harm to significance, attaching weight to that harm and appropriately weighing that against public benefits. In that regard, giving that approach development plan status, it is a justified policy approach.

360. However, to make it effective the footnote setting out what is meant by the highly graded designated assets should be corrected to accord with NPPF paragraph 206. **MM41** corrects this and is necessary to ensure that policy HE3 is effective and consistent with national policy.

Policy HE6 Scheduled Monuments and Nationally Important Non-Designated Assets and Policy HE7 Non-Designated Archaeological Assets

361. Policy HE6 focusses specifically on scheduled monuments and non-designated archaeological assets. This is not clear in the title, so this is changed by **MM42**. It also sets out that non-designated assets of archaeological interest, demonstrably of equivalent significance to scheduled monuments, will be assessed against policies for designated heritage assets.

362. At present the policy and reasoned justification does not explicitly prioritise avoidance as a preferred approach. **MM42** addresses this, by putting this requirement at the start of the policy. It also sets out that where harm is

unavoidable proposals should explain why and outline steps taken to minimise harm, which provides appropriate flexibility. Finally, it refines policy wording to ensure that proposals that may affect a scheduled monument and/ or its setting are notified to Historic England.

363. However, the first paragraph of **MM42** lacks clarity in stating '... by avoiding locating development on sensitive areas ...'. I am therefore making a small adjustment so that it reads as '... by avoiding locating harmful development on sensitive areas ...'. That will ensure appropriate flexibility for proposals that would not affect the significance of scheduled monuments or archaeology. That is necessary to ensure the policy accords with national policy and is effective. That change post consultation would not significantly alter the policy or undermine the associated participatory process.
364. Policy HE7 sets out assessment criteria for non-designated archaeological assets. It provides detail on the way in which archaeological assets that are not of national importance will be assessed.
365. At present the policy sets out that it applies, in addition to Plan policies that apply to all heritage assets and non-designated assets. That is confusing and for clarity should be deleted. **MM43** therefore deletes this, along with other repetition within the policy.
366. All those changes are necessary to ensure the Plan's policies in respect of scheduled monuments and non-designated archaeology are justified, effective and consistent with national policy. Subject to **MM42** and **MM43**, I find them soundly based.

Policy HE9 Change of Use to Listed Buildings

367. This policy sets out that changes of use to listed buildings will be assessed in accordance with national policy on optimum viable use to sustain their conservation ensuring that such proposals are considered comprehensively. The aim of the policy is to ensure no harm or that any necessary harm is fully justified.
368. Policy wording does not effectively achieve this, and by reordering the policy criteria the policy intent is much clearer. **MM44** therefore does this, which is necessary for clarity and effectiveness.

Policy HE10 Development in Conservation Areas and Policy HE11 Demolition in Conservation Areas

369. Policy H10 seeks to ensure that development in conservation areas preserves or enhances character or appearance of the conservation area. That is not clear in the policy text. In addition, explanation of significance of conservation areas is

unclear. **MM45** corrects this. It also refines wording to ensure energy efficiency measures are sensitive to the special character and appearance of the area.

370. Policy HE11 sets out the way in which proposals for demolition in conservation areas will be assessed. Again, the explanation of significance is not clearly expressed and is corrected by **MM46**. Changes in **MM45** and **MM46** are necessary to ensure clarity and therefore effectiveness.

Policy HE12 Registered Historic Parks and Gardens

371. This policy relates to both nationally and locally registered historic parks and gardens. It encourages a positive conservation strategy and management plan approach.

372. At present it deals with the two types of parks and gardens together and does not set out the policy response to each. **MM47** does this, and changes the name of the policy accordingly, which is necessary in the interest of effectiveness.

Policy HE14 Improvements and Alterations to Improve Energy Efficiency of Historic Assets

373. This policy sets out criteria against which energy efficiency improvements or alterations to heritage assets will be assessed. **MM48** ensures the policy title reflects this intent and that a whole building approach to energy efficiency is taken, avoiding harm as a preference and justifying unavoidable harm. That change is necessary to ensure that the policy is justified, effective and consistent with national policy.

Conclusion

374. Subject to the identified MMs I find that the Plan has been positively prepared and is justified, effective and consistent with national policy in relation to its approach to the historic environment.

Issue 11 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its approach to creating a vibrant economy.

Strategic Policy E1 Vibrant Economy

375. Strategic policy E1 sets out the Plan's economic strategy to meet identified employment land needs. That relies on two studies: The Employment Land Study 2024 [VE08] and Winchester Town Centres Study (2024) [VE02] and VE03], both updates of previous reports dating from 2020 [VE09 and VE05 and VE06].

376. The Employment Land Study and Town Centres Study used different methodologies to calculate employment land need; one based on past trends

and one based on jobs growth, which is a reasonable estimate of future economic growth. Those studies were prepared in accordance with the NPPF and PPG. Overall, they are proportionate and their findings robust.

377. Those together, conclude a need for 27.6-38.9 hectares of employment land for the District between 2022-2040; the lower estimate based on past trends; the higher figure based on an estimate of economic growth.

378. The Plan provides for about 39.36 hectares of employment land. That is made up of previous commitments and site allocations in this Plan; the latter accounting for about 17 hectares of employment land. That figure is estimated, given the exact layout and type of uses is not yet determined. Need would therefore be met.

379. In terms of the type of employment land required, the evidence⁷ identifies a need for between 3.3 hectares and 12.2 hectares of land for offices (use Class E(g)). Estimated supply through this Plan would be just over 17.29 hectares.

380. In terms of industrial and warehousing land (use Classes B2 to B8), again need would be met, taking account of supply on land where use is as yet undetermined. Given my findings in relation to the soundness of site allocations yielding employment land, under issues 12-14 of this report, I find the Plan's approach to employment land supply to be soundly based.

381. However, **MM59** to strategic policy E1 is necessary to ensure accuracy and therefore effectiveness. It amends a typographical error confirming a need for 27.6-38.9 hectares of employment land for the District. In addition, it makes a consequential amendment to reflect **MM82** in relation to policy SH4, which provides greater flexibility to the type of uses supported. It confirms in tabular format that Solent Business Park (policy SH4) will provide about 2 hectares of employment land.

Strategic Policy E2 Spatial Distribution of Economic Growth

382. This policy sets out the way in which the Plan's identified employment land need will be met. It confirms the locations where employment land is specifically sought or is likely to come forward. It also sets out the different approaches to new economic development in the Plan's three identified spatial areas, which recognises that Winchester is the main economic centre in the District and focus for education, administration and regional and local government.

383. In the South Hampshire Urban Area, which is the Plan's major source of modern large scale business development within the District, the Plan supports

⁷ The Employment Land Study 2024 [VE08] and Winchester Town Centres Study (2024) [VE02] and VE03], both updates of previous reports dating from 2020 [VE09 and VE05 and VE06].

committed site development. That recognises the area's role to contribute to the PfSH strategy of improving economic performance in the wider sub-region.

384. In the Market Towns and Rural Area it encourages opportunities to diversify the economy in a way that reinforces the role of settlements for local employment and important service centres. No new allocations are proposed. Overall, as development is targeted at the most sustainable settlements the policy approach accords with the Plan's spatial strategy as set out in strategic policy SP2.

385. However, requirements in relation to the Market Towns and Rural Area need more clarity. **MM60** provides this, setting out the approach to support appropriate growth and retain land for employment uses within settlements in accordance with strategic policy SP2, dealing with the Plan's spatial strategy. That change is necessary in the interests of effectiveness.

Strategic Policy E3 Town Centres Strategy and Hierarchy

386. Strategic policy E3 sets out the Plan's town centre strategy and hierarchy. That relies again on the Employment Land Study 2024 [VE08] and Winchester Town Centres Study (2024) [VE02 and VE03]. Those provide the most up to date forecasting for additional retail and other town centre uses. The findings take account of Winchester Town Centre regeneration sites and the changing economic landscape and updated expenditure forecasts. They provide compelling evidence of the type of town centre uses required District wide and by centre.

387. The above evidence base studies conclude a need for 395sqm additional convenience floorspace and 741sqm additional comparison floorspace over the Plan period. It identifies that the extant town centre hierarchy is still appropriate, as are identified local centres. It reaffirms the 350sqm impact threshold for retail and leisure uses located out of centre.

388. As the identified need is so small there is no requirement to allocate additional land or expand the boundaries of town centres. Therefore, the Plan's approach set out in strategic policy E3, is to enable flexibility in respect of town centre uses, particularly in light of recent social, economic and legislative changes which require town centres to change and adapt.

389. Strategic policy E3, thus seeks to maintain and enhance the role of centres, meet identified need within Plan site allocations (policy W7 Central Winchester Regeneration in particular) and new development within identified town centres. It provides support for main town centre uses, the nighttime economy, encourages residential and commercial uses above town centre ground floor uses setting out criteria against which development will be assessed.

390. As submitted the policy reasoned justification incorrectly sets out the retail capacity findings of the two main evidence base studies. **MM61** corrects these errors and is necessary to ensure the policy is justified, effective and thereby consistent with national policy.

Policy E5 Enhancing Employment Opportunities

391. This policy provides support for a wide range of employment uses, particularly traditional employment uses in the industrial or office uses, in accordance with the Plan's spatial strategy.

392. However, as submitted requirements fail to recognise other uses that are not sui generis but are employment and business led such as academic institutions, each being dealt with on a case by case basis. **MM62** deals with this in the reasoned justification and policy. That change is necessary to ensure that the policy is justified, effective and consistent with national policy.

Policy E6 Retaining Employment Opportunities

393. This policy sets out considerations that apply in assessing proposals that involve the loss of employment land or floor space. At present the policy sets out the need to assess the benefits of existing against proposed uses. That is part of the planning balance and for clarity, should be deleted. **MM63** does this and includes consequential changes to ensure that all considerations are in play in assessing proposals.

394. Those changes are necessary to ensure that the policy is justified, effective and consistent with national policy.

Policy E7 Maintaining the Vitality and Viability of Town Centres

395. This policy seeks to maintain the vitality and viability of town centres. It supports the retention of existing retail and other town centre uses and resists their loss, requiring justification for any loss of retail or other Class E uses in primary shopping areas. However, that policy intent is not clear in the policy wording. **MM64** therefore amends the wording of the policy to make this clear.

396. In addition, **MM64** clarifies the requirement for supporting viability evidence, to assess impact on vitality and viability of the town centre, confirming they will always be required for the loss of a Class E use in a primary shopping area.

397. Those changes are required to ensure clarity and therefore effectiveness.

Policy E8 Local Shops, Services and Facilities

398. This policy supports new, extended and improved facilities and services in accordance with the Plan's spatial strategy and town centre hierarchy. It also sets out the approach to any loss.

399. However, requirements in relation to new shops, pubs and cultural services attracting visiting members of the public from a wider area are not clear. Amendment is required to clarify the need for those uses to be located in accordance with the Plan's town centre hierarchy and the appropriate application of the sequential test as set out in Plan policy E4.
400. **MM65** addresses this point, which is necessary to ensure that the policy is justified, effective and consistent with national policy.

Conclusion

401. Subject to the identified MMs I conclude that the Plan has been positively prepared and is justified, effective and consistent with national policy in relation to its approach to creating a vibrant economy.

Issue 12 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy with regard to the site allocations in Winchester Town.

Policy W1 Barton Farm Major Development Area

402. This is an allocation in the extant Local Plan for about 2,000 dwellings and supporting uses. The site benefits from an extant planning permission for that development. That includes a comprehensive access strategy which incorporates the diversion and rerouting of Andover Road between Wellhouse Lane and Park Road through the new development [Appeal Reference APP/L1765/A/10/2126522].
403. Negotiations between the developer and the Highway Authority regarding the trigger mechanism for delivering the new spine road have recently taken place. However, the developer has confirmed that there is no intention to seek alteration to that extant planning permission, now being implemented.
404. There is some local opposition to the proposed highway arrangement. However, that matter was fully aired when the Council made its decision on the planning application. It was reconsidered by the Secretary of State at appeal. Some aspects of that decision were then retested in the Courts. It is not within my gift to amend that Decision. On that basis I do not pursue this matter further as part of the examination into the submitted Plan.
405. Although the site is currently being built out, as development is not complete inclusion of this policy in the Plan is justified. Policy requirements address constraints and provide for a high quality development. However, in relation to development of the northern part of the site, where groundwater levels can be very high, a requirement for early discussion with the Lead Local Flood Authority is necessary.

406. In addition, a requirement to ensure future access to underground infrastructure is necessary. **MM67** addresses these points and is required to ensure the policy is justified, effective and consistent with national policy.
407. The site is being built out in four large phases. Phase 1 is complete and occupied. Phase 2 is partly complete and occupied. Phases 2B (291 dwellings) and 3A (208 dwellings) are now being built out. Reserved Matters applications have been submitted for Phase 3B (120 dwellings) and pre-application discussions are underway for Phase 4. In May 2025, at the time of the hearings 680 homes were occupied.
408. It is accepted that delivery has been slower than anticipated in the early phases (2019-20 to 2022-23). However, those earlier phases delivered significant infrastructure including the spine road which would account for slower delivery. The 2023/24 AMR confirms delivery of 133 dwellings. [ED03b]
409. The housing trajectory includes delivery of 115 dwellings per year to 2035/6. Given past delivery and extant planning permissions that delivery appears reasonable. In addition, given construction is underway, evidenced developer activity and extant planning permissions, inclusion of nearly 575 dwellings in the first five years of the Plan's housing requirement period is justified. Evidence was submitted to indicate that sales and asking prices are being met and no substantive evidence is before me to indicate that delivery would decrease to maintain asking price. No other barrier to delivery of this site within the Plan housing requirement period is identified. Subject to **MM67** it is soundly based.

Policy W2 Sir John Moore Barracks

410. This site is currently an operational military base. It is proposed for allocation to accommodate 700-1,000 dwellings. It would include a park and ride facility for 850 spaces with a dedicated bus route into Winchester.
411. The site is about 86 hectares, accommodating some built development, and open green space, some of which includes mature planting. Some is of landscape and conservation value.
412. Situated between the settlements of Littleton and Harestock, it is close to the built up area of Winchester Town. Approximately half of the site is situated within the Winchester/Littleton settlement gap. Any development would need to accord with Policy NE7, in relation to settlement gaps.
413. A concept masterplan [ED12], agreed by the Council, indicates a site capacity of about 900 dwellings, concentrating development mainly in the central parts of the site which are already built on. About 40% of the site would be built development, 60% would remain as open space. The scale of development envisaged would result in appropriate remaining valuable open space and

planting. It would also be sufficient to enable appropriate conservation of the Candidate Site of Importance for Nature Conservation.

414. Whilst the site allocation sits within the settlement gap and includes an area of built development, the design work, including the master planning for this site allocation is progressing and will determine the exact extent of built development within the gap. However, given the existing development on the site, the site's visual and physical separation from its surroundings by woodland, the lack of intervisibility between Littleton and Harestock, associated with the scale of development proposed, coalescence between Littleton and Winchester would be unlikely to result.
415. The design work for the site will inform any future review of the settlement gap. That could involve changes to the settlement gap, either extensions or deletions. Given these considerations, I find the Council's approach to review the settlement gap when the site is built out justified. However, once built out any future review of the Plan should therefore include a review of this settlement gap.
416. The Level 2 Strategic Flood Risk Assessment (SFRA) identifies an unnamed river that flows through part of this site. It is referred to in policy W2 as a winterbourne, being a stream that flows after heavy rainfall. The Environment Agency's flood risk map and occupier observation indicate areas of surface water after prolonged and heavy rainfall. This suggests the site is subject to groundwater flooding which occurs once the water table exceeds ground level in low spots. Regardless of the type of flooding that occurs on the site, the site is large enough to accommodate attenuation that might be required. Flooding issues therefore are not a constraint to the quantum or mix of development proposed in this site allocation.
417. The site includes some playing fields which do not have public access. Any proposal will need to be assessed against other Plan policies including policy NE3 which has a presumption against the loss of any open space, sports or recreation facilities. Policy criteria deal with the potential to retain and open to the public the existing gym, leisure facilities and swimming pool.
418. The Strategic Transport Assessment [ST15] modelled the proposed development on the basis of Andover Road being closed to traffic. It took account of other Plan site allocations and committed developments which would include Barton Farm development. No unacceptable impact has been evidenced.
419. Existing site access is off Andover Road. Proposed access would be too. Sufficient space is available to ensure the landscaped setting of Andover Rd is maintained. Details of the exact access arrangements and off-road cycle ways would be managed through the development management process, assessed against the Plan when read as a whole.

420. Although not required to make the development acceptable in planning terms, the provision of a park and ride site as part of this development, in association with the redevelopment of city centre car parks, would further the Plan's aim to reduce city centre traffic, improve air quality and mitigate the climate emergency. The Strategic Transport Assessment and Winchester movement strategy [ST15 and ST01] identified the need for a park and ride facility to the north of Winchester Town. For these reasons, the provision of a site for a park and ride at this site is a justified part of any proposed development.
421. The policy as submitted indicates an allocation for mixed use with a park and ride. Given the type of development sought, it should confirm a residential led scheme is required. In addition, as a concept masterplan now provides evidence of the number of dwellings that can be accommodated, the indicative number should be confirmed as about 900. That requires consequential changes to the reasoned justification. Those changes are brought about by **MM68**, which is necessary to ensure that the policy is justified and effective.
422. **MM68** also provides clarification of the name of the road onto which access would be taken, which is necessary to provide clarity. For the same reason, the policy should confirm that the nursery on site is a former nursery and for clarity provide more detail on requirements in relation to the leisure facilities on site.
423. In relation to the park and ride facility requirement, reasoned justification needs to be amended to confirm its provision should be considered as part of the master planning exercise, including demonstrating its relationship with the park and ride facility associated with the Barton Farm development (policy W1) on the opposite side of Andover Road. That should form part of any planning application and is set out in **MM68**.
424. Finally, a requirement should be added to ensure that development demonstrates how it responds positively to the settlement gap between Winchester and Littleton and commit the Council to review the settlement gap once development is built out.
425. Those changes, all done through **MM68**, are necessary to ensure that the policy is justified, effective and consistent with national policy.
426. However, following consultation responses to my MMs, I am convinced that **MM68** lacks clarity in its requirement for land for a park and ride facility. In addition, its requirement for full details of the park and ride facility at planning application stage is overly onerous. Therefore, I am amending the wording of **MM68** to provide the necessary clarity.
427. I am changing policy wording at W2 (xix) to require details as opposed to full details to be submitted as part of the planning application process. I am accordingly changing the reasoned justification to confirm that the requirement is for appropriate land for an operational park and ride facility and to contribute to

the delivery of that facility as appropriate and that the scale/height/capacity/quantum, access and connectivity should be submitted as part of the planning application process. Those changes would not significantly change the policy or undermine the participatory process.

428. The Defence Infrastructure Organisation confirms an Implementation Order has been made requiring the existing training facility to be relocated and vacant possession of the site by September 2026. Significant design and community engagement work has already taken place. A timetable for work to achieve planning permission is before me, with an expectation that work will commence on site in late 2028/29. The site is in single ownership with existing access and services, requiring straightforward demolition. No barrier to development has been identified. Subject to **MM68**, the site allocation is soundly based.

Policy W3 St Peter's Car Park

429. This is a Council owned site currently used as a car park on North Walls in Winchester Town Centre. It is proposed to allocate this site for about 30 dwellings.
430. Given the site's location within a compact historic setting, there is opportunity to improve the setting of the southern part of the Winchester Conservation Area and nearby listed buildings. **MM69** makes this clear and refers to critical heritage documents to assist. Those requirements provide necessary clarity.
431. The site is located close to a flood risk area and historically has high ground water levels. The Council has worked with the Environment Agency to formulate policy requirements to address this constraint. The policy requires a site specific flood risk assessment, design to address high groundwater levels using sustainable urban drainage systems and exploring options to de-culvert the watercourse on the site. However, reference in policy text of the need for water compatible or essential infrastructure only within Flood Zone 3b is necessary to ensure a safe development. That is done by **MM69**. **MM69** is necessary to ensure that the Plan is justified, effective and consistent with national policy.
432. No barrier to development has been identified. Evidence suggests that it would be developed towards the end of the Plan's housing requirement period. Subject to **MM69** the policy is soundly based.

Policy W4 Land West of Courtenay Road

433. This is a greenfield site located near to Barton Farm development and therefore close to the Winchester Town centre. The Barton Meadows Nature Reserve which is an important corridor for wildlife is beyond a tree belt to the north of the site. It is proposed to be allocated for about 150 dwellings and public open space.

434. The site promoter has undertaken capacity work which justifies the suggested capacity, having regard to site constraints, including the Kings Worthy/Headbourne Worthy settlement gap, proximity to the railway line, biodiversity, access, traffic impacts and open space provision. As development would be well-contained and would not extend the built-up area beyond its current northern boundary, the openness of the settlement gap would not be materially diminished.
435. Compelling evidence is before me to confirm that this site is not included in the area earmarked for Barton Meadows Nature Reserve provided in association with the Barton Farm development (policy W1). [Appeal reference APP/L1765/A/10/2126522].
436. At present the site boundary includes the tree belt to the north of the site which forms part of the Nature Reserve. Given that and the presence of bats, it should be removed from the site allocation to ensure that the integrity of the Nature Reserve is enhanced through development. In addition, given the proximity of the site to the Barton Meadows Nature Reserve, clarification of the requirement to enhance the integrity of the Reserve and manage access is necessary.
437. In addition, the pedestrian access to the rear of properties in Courtenay Road should be deleted from the site, as it is not required for the purposes of this allocation. This is done through **MM70**.
438. Resultant traffic flows have been modelled. Traffic flows that would be generated either alone or in combination with other site allocations would not be severe. The site access is capable of supporting the development proposed and now benefits from a new pedestrian crossing on Worthy Road. **MM70** therefore clarifies that necessary transport improvements rather than off-site junction improvements are necessary.
439. **MM70** also confirms the need for development to provide for social and physical infrastructure needed to make development acceptable in planning terms. All those changes are necessary to ensure that the policy is justified, effective and consistent with national policy.
440. No barrier to development has been identified. Evidence suggests that it would be developed towards the end of the Plan's housing requirement period. Subject to **MM70** the policy is soundly based.

Policy W5 Bushfield Camp

441. This is an allocation in the extant Local Plan, updated and reallocated in this Plan.
442. The site includes some 43 hectares of which some 20 hectares is proposed to be developed for employment uses, specifically high quality flexible business

and employment space, an innovation hub and creative industries. That development is proposed to be developed through the implementation of a masterplan for the whole site.

443. The site lies on the edge of Winchester Town, close to the built up area, near to the strategic highway. It is situated within the Winchester/Compton Street settlement gap and close to the National Park. It has a whole range of constraints. Its topography means it is visible from a wide area, and any development needs to conserve the historic setting of Winchester Town and its wealth of heritage assets.
444. Situated near Winchester Town built up area, it is accessible to the wider community by different modes of transport and active travel. Its allocation would therefore accord with the Plan's spatial strategy set out in Plan strategic policy SP2. Requirements preclude main town centre uses or those that would be likely to adversely impact similar uses in Winchester Town Centre.
445. The need for the nature of uses proposed is evidenced in the Employment Land Study 2024 [VE08]. This includes 3.3-12.2 hectares of office space.
446. This allocation is the only major Plan employment allocation. An allocation of this size would have the potential to improve the range and type of jobs available in the District and complement those in the Town Centre. It would provide 11.8 hectares of employment land to meet identified needs. For all these reasons the proposed use is justified by the evidence.
447. Whilst the site does not explicitly define the amount of employment uses, it does restrict it to that part of the site previously developed and used as a military camp. That approach would provide appropriate flexibility to meet policy requirements through the master planning process.
448. Transport impacts will need to be mitigated. The developer is currently in negotiations with National Highways to model junctions where detrimental traffic impacts are identified. No evidence is before me that mitigation of impacts is not possible. Policy W5(vi) would ensure appropriate mitigation. In addition, policy W5(v) requires infrastructure for active forms of transport which, together with its location close to Winchester Town built up area, will help to reduce reliance on the private car and associated impacts.
449. A concept masterplan has been agreed with the Council (21 June 2023) [ED48a]. An outline planning application has been submitted awaiting determination (23/02507/OUT). However, the process for securing a masterplan is set out within policy which provides clarity for the process of its production and its status in the development management process.
450. The masterplan supporting the outline planning application promotes a landscape/heritage led approach to the site. The masterplan and associated

evidence [ED48a and ED48b] including the application design and access statement (23/02507/OUT) provides assurance that the nature and scale of development proposed can be accommodated on the site, in principle, avoiding unacceptable harm to identified site constraints.

451. The site has a long planning history, including applications for designation as an Asset of Community Value and Town and Village Green. However, none of those designations persist today. I acknowledge that the site provides an important green space area of significance to the local community. The proposed allocation would retain a significant area of open space. Any development will need to accord with policy requirements alongside other Plan policies, including policy NE5 dealing with biodiversity.
452. The built heritage on the site, particularly in the area previously used as a military barracks, has been assessed. That has concluded none are of significance to warrant protection. Built heritage therefore is not a constraint to development of the site.
453. Today the whole site is extensively used by the community for walking and outdoor pursuits. That includes the area proposed for development, which is confined to the 20 hectare area previously used as a military camp. However, that part of the site is not formally accessible to the public and that matter limits the weight I attach to its use by the community.
454. The site is close to the River Itchen SAC. The HRA previously indicated development at Bushfield Camp as having the potential to have a significant effect on this SAC and in combination on other designated sites. During Plan preparation Natural England advised that it had specific concerns relating to how the Plan had addressed air quality on the natural environment with particular reference to this site allocation.
455. An air quality assessment was carried out as part of the HRA [ED20]. That concluded it is unlikely that the Local Plan in isolation and in combination will have an adverse effect on integrity of the River Itchen SAC.
456. An outline application has been prepared and submitted to the Council. That demonstrates active developer interest which has included significant investment to date. Therefore, there is a reasonable prospect that the site will be delivered within the Plan period.
457. As submitted policy W5 needs to be updated in accordance with the HRA addendum and its air quality assessment [ED20, SD04a and b]. **MM71** therefore deletes the requirement for an air quality assessment associated with increased traffic generated by the development.
458. **MM71** also amends the reasoned justification to clarify what will be required to avoid nutrient impacts on protected sites in the event that development includes

overnight or residential accommodation. It confirms the need for assessment of impacts on the River Itchen SAC should any necessary nutrient mitigation include on site waste water treatment works.

459. Given that the proposed allocation has limited sewerage infrastructure at present, occupation of the development should align with the delivery of sewerage infrastructure. Whilst the 'live' planning application includes an onsite waste water treatment works within its first phase, that has yet to be determined and given the view of the statutory undertaker this requirement is reasonable. **MM71** addresses this.

460. Given the site allocation's proximity to the National Park, **MM71** also includes its boundary on the Plan site and wider context diagrams. **MM71** is required to ensure the policy is justified effective and consistent with national policy.

461. Subject to **MM71**, I find this allocation to be soundly based and no barrier to its development within the Plan period is evidenced.

Policy W6 Winnall

462. This site includes a collection of employment premises and activities with access to the M3, close to the centre of Winchester. It is allocated in the extant Plan. At present vacancy rates are low. It is close to housing, the National Park, River Itchen SAC and Site of Special Scientific Interest.

463. This allocation aims to ensure the retention of existing industrial type uses and the creation of additional Class B2 and B8 floorspace in the core area of the site (sub areas 1 and 2). It allows some flexibility in the outer edges (sub areas 3 and 4) where vitality and viability would be supported. However, it precludes out of town destination retail and other recreational proposals.

464. Given that this is the main employment area in Winchester, and evidence confirms no demonstrable need to allocate sites for retail, leisure and other main town centre uses [VE02, VE03] this is a justified approach. Further flexibility would diminish the policy's aim. In any event should such proposals come forward they would be assessed against other Plan requirements which would include policy E4 dealing with main town centre uses out of centre and the requirement for a sequential test as appropriate.

465. As submitted the aim of the policy is lacking clarity, particularly its relationship with Plan policy E6 dealing with retention of employment land and premises. This allocation is close to the National Park, and therefore the Plan site and wider context diagrams should include the boundary of that designation.

466. In addition, given historic sewer capacity constraints a requirement for occupation of development to align with delivery of sewer capacity is necessary as is a requirement to enable future access to any infrastructure. **MM72** deals

with all these points. Those changes are necessary to ensure the policy is justified, effective and consistent with national policy.

467. There is active developer interest in this site and no barrier to its development within the Plan period is evidenced. Subject to **MM72** it is soundly based.

Policy W7 Central Winchester Regeneration

468. This is a large, mainly Council owned Winchester Town centre site within the historic core. It is an allocation in the extant Plan. This allocation amends the boundary of the extant allocation to include additional land to the north. It requires about 300 dwellings as part of a comprehensive mixed use development.
469. The Central Winchester Regeneration Supplementary Planning Document (SPD) 2018 [ED49] sets out a vision, objectives and a planning and urban design framework to guide development to ensure it is coordinated, sustainable and achieves the highest standards of architecture and urban design. That work was informed by community engagement.
470. That document establishes on the basis of an analysis of constraints and opportunities and an assessment of the context, the quantities, types and disposition of land uses within the regeneration area, alongside site specific guidance on public realm, movement and accessibility, heights, scale and massing, views and skyline, heritage including archaeology and an exploration of the special character of the locality that should inform any design solution. That document is agreed by the Council. The boundary of the site allocation accords with that document.
471. Given the substantial amount of design work that has taken place to date, the matters covered and guidance provided and that most of the site is Council owned, little is to be gained from requiring a concept masterplan to further guide development. The SPD would enable the site to come forward in phases furthering the urban design principles set out within it.
472. As submitted the policy is confusing as to the requirement to have regard to the Central Winchester Regeneration SPD. **MM73** clarifies this.
473. In addition, the requirement for proposals to relate to the whole of the allocated site and not prejudice the implementation of the masterplan is confusing as no masterplan is required in policy. Moreover, it is overly onerous and could significantly delay the development of smaller sites. **MM73** therefore deletes this requirement.
474. **MM73** also requires infrastructure needed to make the development acceptable in planning terms, including educational provision, a change necessary to ensure sustainable development.

475. The site will require a site specific flood risk assessment. The policy at present requires a strategic flood risk assessment. This is corrected by **MM73**. All the changes in **MM73** are necessary to ensure that the policy is justified, effective and consistent with national policy.
476. The Council has appointed a developer partner. It is anticipated that the site will be developed in two phases. Its development delivery plan was approved by the Council in February 2025, with an anticipated planning application submitted in early 2026. Much of the first phase is Council owned with leases due to expire in 2026/2027. No Compulsory Purchase proceedings are currently required.
477. Whilst this is a brownfield urban and complex site that has a long history of failed development attempts, I am satisfied that firm progress is being made towards the submission of a planning application. Given evidence of the developer partner's intentions and anticipated start and build out dates in its development delivery plan, I am satisfied that it could be developed within the Plan housing requirement period, providing 50 dwellings within the first five years after adoption of the Plan. Subject to **MM73** this allocation is soundly based.

Policy W8 Station Approach Regeneration Area

478. This site includes the area around the station, the Carfax site, Cattlemarket car park and a swathe of vacant and underused sites. It is proposed for allocation to provide 250 dwellings in a mixed use scheme, with a primary aim to improve the sense of arrival to Winchester Town, improve access to the Town centre, and integrate the site with it. It is an allocation in the extant Local Plan.
479. The site is currently in multiple ownership with the Council being a major landowner. Given the landownership and other identified constraints, the site is defined in a broad way to enable a comprehensive approach to be taken. The exact site boundary will be defined by the master planning approach. Given the site specific circumstances relating to this site, this approach is justified.
480. Following the Plan's concept master planning approach which includes community engagement, the Council has worked with landowners. A concept masterplan was agreed by the Council in June 2025. A phasing strategy sets out the various landowners' ambitions and timescales to bring development forward, front loading the Council owned sites.
481. The Plan confirms the opportunity to relocate the bus station from the Westgate part of Winchester Town to the station area. The ambition to achieve an integrated transport hub is a Council aspiration at this stage, rather than intention set out in plan paragraphs 5.55 and 5.59. Work is ongoing, through the Winchester Movement Strategy to understand capacity to redevelop Town centre car parks and understand how sustainable travel options can be improved to/from and through this site. That work includes other landowners/

interests, including those from the Central Winchester Regeneration, Hampshire County Council and bus operators with the intention of promoting a Whole Winchester approach to sustainable travel. That work has not reached a conclusion and until it does, it would be premature to require that the bus station be accommodated on this site, or indeed that it be relocated from Central Winchester Regeneration Area (plan policy W7).

482. **MM74** confirms provision for infrastructure needed to make the development acceptable in planning terms, along with confirmation of the status of listed buildings within the site. Those changes are necessary to ensure that the policy is justified, effective and consistent with national policy.
483. This is a complex, brownfield urban site in multiple ownership. However, feasibility and design work is progressing. No barrier to development within the Plan's housing requirement period is identified.
484. Thirty five dwellings are included within the Council's five year housing land supply on adoption. Given this is a Council owned car park site (Gladstone Road), and there is progress towards the submission of a planning application, clear evidence that housing completions will begin on site within the first five years of the Plan's housing requirement period is demonstrated.
485. Subject to **MM74** this policy is soundly based.

Policy W9 Bar End Depot

486. This is a Council owned site, currently occupied by a range of commercial uses including offices, storage buildings, a disused fuel storage facility and external compound. It is located next to the recently completed Winchester Sport and Leisure Park. It fronts onto one of the radial routes into Winchester Town and is within easy walking distance of the centre. It is proposed to accommodate a mixed use development of 30 dwellings, a local convenience store and specialised facilities including an element of care.
487. A design framework was developed with local communities going back to 2015 setting out a shared vision for a wider area, including this site. The proposed allocation would not conflict with that overall vision, for an area of sport and recreation, leisure wellbeing, enjoyment and complementary facilities.
488. Given the site's proximity to the Winchester Town and its location on a main radial route, the addition of a requirement for a footpath and cycleway link is necessary to promote active forms of travel. **MM75** does this. That is necessary to ensure that the policy is justified, effective and consistent with national policy.
489. Given its proximity to the National Park, the Plan site and wider context diagrams should be amended to indicate this. **MM75** deals with this.

490. Whilst there is not an explicit requirement for cycle and walking routes through the site, that could be managed through the development management process, in accordance with requirements of other Plan policies, including policy D1 (i) and (iii) and T1, which together require good permeability, encourage active travel and the integration of active travel routes into development layouts with connections to the wider network.
491. There is active developer interest and no barrier to development of this site within the Plan's housing requirement period has been identified. Subject to **MM75** it is soundly based.

Policy W10 Former River Park Leisure Centre Site

492. This allocation relates to the River Park Recreation Ground, occupied by the former Riverpark Leisure Centre. That was decommissioned when the new Winchester Sports and Leisure Park opened in 2021. It is situated in a sensitive location in the historic core of Winchester Town, close to a number of heritage assets and the National Park. It is proposed to allocate this land for learning and non-residential institutional uses. That could include uses such as education, museum, exhibition space, indoor sport and recreation.
493. As the previous leisure centre use has been provided elsewhere, the use of this site for purposes other than sport and recreation would accord with the Plan when read as a whole, including policy NE3. In respect of any open space provision, it would need to accord with policy NE10.
494. The land was acquired by the Council's predecessor in a title by indenture in 1902 for the purposes of a public park and recreation ground. That includes the right to erect any other building or galleries for recreation, scientific or other similar purposes ... and any other buildings that may be required for the benefit of the City, except industrial dwellings.
495. The proposed uses would be consistent with the statutory purpose for which the site is currently held. That would include the erection of buildings ancillary to the main use (recreation) on land previously not built on. Therefore, there is no legal impediment that would prohibit the principle of development proposed in this allocation.
496. I am aware that there was a proposal for use of the site by Southampton University. That is now no longer an option. However, in itself that does not indicate that the site will not be delivered within the Plan period.
497. As the site is so close to the National Park, **MM76** adds the boundary of that designation to the Plan site and wider context diagrams. It also amends the reasoned justification to confirm the status of heritage assets both scheduled and listed in and around Hyde Abbey Gardens. It also clarifies requirements in relation to flood risk and sets out the need to phase development occupation

until sewer network capacity is confirmed. Those changes are necessary to ensure that the policy is justified, effective and consistent with national policy.

498. The site is in single public ownership. That should aid development progress. Recent public consultation indicates a willingness to develop the site. No barrier to delivery of this site within the Plan period has been evidenced. Subject to the identified MMs, this allocation is soundly based.

Policy W11 University of Winchester/Royal Hampshire County Hospital

499. This allocation covers land currently occupied by the University of Winchester and the Royal Hampshire Hospital. It provides for the redevelopment, consolidation and expansion of the University and for the retention and improvement of the hospital, with the aspiration of retaining both uses as essential local services and sources of employment.
500. If redevelopment/selective redevelopment is envisaged, the policy requires health related uses, student accommodation and housing, guiding development in this sensitive elevated position through the submission of a masterplan.
501. However, the reasoned justification does not refer to the Winchester Conservation Area Appraisal. Reference to it is essential given its historic setting. This is done by **MM77**, which is necessary in the interest of effectiveness. Subject to **MM77** this allocation is soundly based.

Conclusion

502. Subject to the identified MMs I find that the Plan has been positively prepared and is justified, effective and consistent with national policy in regard to the site allocations in Winchester Town.

Issue 13 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy with regard to the site allocations in South Hampshire Urban Area.

Policy SH1 Newlands (West of Waterlooville)

503. This allocation is in the extant Plan, reallocated in this Plan. It includes the larger part of a mixed use urban extension to the south of the District. It is planned to deliver 3,000 dwellings of which about 600 would be located within Havant Borough, associated employment provision, and supporting facilities and services. The site is partially built out, with about 1,000 (2024/25) yet to be delivered.
504. Additional capacity has been identified without extending the proposed development area, through a mixture of revisions to the estimated capacity of various phases (about 145 dwellings), development of land previously reserved but no longer needed for expansion of the primary school, cemetery and mixed

use areas (approximately 160 dwellings), and the development of an 85 bed older persons' housing scheme (already permitted within the local centre as part of the outline consent for Newlands, (approximately 45 dwelling equivalents). These are expected to give an additional capacity of about 350 dwellings. On the basis of the technical studies carried out, I find these estimates reasonable.

505. The Submission Plan indicated an additional capacity of 300 dwellings. Given the developer's capacity information and associated technical studies I am satisfied that about 350 additional dwellings could be delivered on this site.

MM79 updates the additional capacity details and figures, the current masterplan area map to show the new areas of development more clearly, ensures policy SH1 appropriately refers to the policies map, and amends criterion (v) in relation to off-site improvements, ensuring a requirement to make the development acceptable in planning terms.

506. Policy SH1 is within the Solent Habitats Zone of Influence. In accordance with the HRA an additional criterion is required to ensure that a green infrastructure strategy is implemented to avoid harmful impacts of recreational pressure on European sites. **MM79** does this. Those changes are necessary to ensure that the Plan is justified and effective.

507. However, the current masterplan area map in **MM79** (included as appendix 1) indicates the area within the local centre that would accommodate a care facility. The exact location has yet to be defined. Therefore, I am removing shading indicating the exact location of the care facility and changing the legend on that map from local centre to mixed use including housing, local centre, extra care provision. That is accurate and will ensure that the policy is effective. That change would not significantly change the MM and would not undermine the participatory process.

508. Given that construction is underway and planning permission is in place for much of the development, the inclusion of 600 dwellings in the first five years of the Plan's housing requirement is justified. No barrier to development is evidenced and subject to the MMs identified the policy is soundly based.

Policy SH2 North Whiteley

509. This is a large strategic allocation for approximately 3,500 dwellings plus supporting uses. It is an allocation in the extant Plan, reallocated in this Plan. Roughly 2,500 (April 2023) were yet to be delivered on this site. Additional capacity has now been identified taking account of site constraints. Therefore, the submitted Plan indicates that about 200 additional dwellings could be delivered on this site.

510. Refined capacity work has been undertaken on Land off Bluebell Way which indicates that about 90 additional dwellings could be delivered, which is

reasonable given on-site constraints, including hedgerows and ancient woodland. Additional capacity at the whole site should therefore be reduced accordingly from 200 to 180 dwellings. **MM80** deals with this.

511. **MM80** also clarifies that the extra care scheme providing an additional 40 dwelling equivalents is already permitted as part of the site's outline consent and ensures that policy SH2 appropriately refers to the policies map. Changes require a project level HRA and for the same reason as policy SH1, a green infrastructure strategy is necessary to avoid harmful impacts on European sites. Those changes are necessary to ensure that the policy is justified and effective.
512. Given that there is active developer interest, construction is underway and planning permission is in place for much of the development, the inclusion of 1,425 dwellings in the first five years of the Plan's housing requirement period is justified. No barrier to development is evidenced and subject to the MMs identified the policy is soundly based.

Policy SH3 Whiteley Green

513. This is a Hampshire County Council owned site within a built-up area close to the M27. It accommodates green space and a hard surfaced area.
514. Outline planning permission was granted for a scheme for 75 dwellings. However, part of the site was required for a temporary primary school. A permanent school has been provided within the North Whiteley development. The site is therefore allocated in this Plan for a mixed educational and residential scheme with an estimated capacity of 30 dwellings.
515. Policy SH3, in its reasoned justification provided guidance in relation to wastewater infrastructure that traversed the site. It is now apparent that this is outside the site. The reasoned justification has therefore been amended to require identification of infrastructure adjacent to the site in Cobham Way and Badger Way. That change is included in **MM81**, which is necessary in the interest of effectiveness.
516. Given the scale of development proposed, that the site is publicly owned and outline planning permission exists for 75 dwellings (prior to Hampshire County Council requirement to retain part of the site) the inclusion of 30 dwellings in the first five years of the Plan's housing requirement is justified. No barrier to development is evidenced and subject to the **MM81** identified, the policy is soundly based.

Policy SH4 Solent Business Park

517. This includes part of a large employment site allocated in the extant Plan for a business park, much of which is now built out. As part has yet to be delivered it is appropriate for part of the allocation to be reallocated into this Plan.

518. The policy as submitted confines proposed uses to a range of high technology and business uses falling within Use Class E(g). The policy intention is to ensure that the remaining parcel is delivered in a way which compliments and enhances the existing built part. Restricting proposed uses in the way proposed would be unduly restrictive and fail to meet the policy intent.
519. **MM82** therefore alters the reasoned justification and policy to widen the proposed uses to those complimentary to the business park (within Class E(g)), B2, B8 and other employment uses, which could include a limited amount of appropriate commercial uses. In light of this the requirement for a set amount of employment floorspace is therefore deleted. Those changes are required to support the overall attractiveness of the employment areas for all occupiers and are necessary in the interests of effectiveness.
520. **MM82** also alters the reasoned justification to clarify that the business park has been built out in the main, but there still remains an area of undeveloped land which will be retained for employment uses. That is necessary in the interests of effectiveness.
521. For the same reason, and as this allocation includes land in a prominent location bounded on three sides by the key routes of Parkway and Whiteley Way, requirements for open space and the height of buildings are justified. Those requirements appropriately derive from the built out elements of the business park and given much has been built out, it is important that the layout and design is integrated with the rest of the park, to retain a high quality environment. There is in built flexibility within the policy to ensure adherence to the design led approach.
522. Outline planning permission was granted for this site (19/00852/OUT). That has now lapsed. However, there is active developer interest and therefore there is a reasonable prospect of its development within the Plan period.

Policy SH6 Botley Bypass

523. This allocation safeguards land for the construction of part of the Botley Bypass that falls within the District. The policy as submitted did not protect and ensure access to water supply infrastructure. **MM83** ensures that it does. It also ensures the policy appropriately refers to the policies map. Those changes are necessary to ensure the Plan is effective. Subject to **MM83**, the policy is soundly based.

Conclusion

524. Subject to the identified MMs I find that the Plan has been positively prepared and is justified, effective and consistent with national policy with regard to the site allocations in the South Hampshire Urban Area.

Issue 14 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy with regard to the site allocations in the District's Market Towns and Rural Area

Market Towns

Bishop's Waltham

Policy BW1 The Vineyard/Tangier Lane Newlands (West of Waterlooville)

525. This allocation includes two separate sites either side of Tangiers Lane on the southern edge of the town. Both have now been developed. For that reason **MM86** deletes this policy, and its inclusion within the Plan settlement map showing the Bishop's Waltham site allocations. That is necessary for effectiveness. This deletion will require a consequential change to the policies map.

Policy BW3 Tollgate Sawmill

526. This site allocation is in the extant Plan and reallocated in this one. It is a vacant site previously in a commercial use. It has recently been subject to trespass, and the entrance is now fenced off for safety reasons.

527. The proposed allocation is for employment uses. A small element of housing will be acceptable (about 10 dwellings) if required to bring an employment development forward. It also provides a site to accommodate a GP surgery, if required, justified by evidence of local need.

528. It is confirmed that information is being assembled to support an application to regularise ownership of the site with the Land Registry and establish title [ED40]. Once done, the intention is to begin work on submission of a planning application. Given active interest, there is a reasonable prospect that this site will be delivered with the Plan period. No barrier to development is evidenced.

529. As this allocation is close to the National Park, that boundary should be included in the Plan site and wider context diagrams. That change is necessary to ensure effectiveness. **MM87** does this.

Policy BW4 Land North of Rareridge Lane

530. This site, situated on the edge of the town, is proposed to be allocated for about 100 dwellings. It is currently undeveloped and has been used in the past for growing trees.

531. The site is immediately adjacent to the National Park. The policy effectively deals with site constraints, including the slope of the land, its proximity to the National Park, the sensitive rural setting of the town and the presence of on site trees and planting, through the requirement for a landscape led masterplan.

That should require built development to be sited in the lower southern parts of the site. Together with a conservative site capacity of about 100 dwellings, the policy would enable the effective conservation and enhancement of the landscape and scenic beauty in the National Park. That would include from footpaths in the locality where the site would be seen mainly against the backdrop of the town.

532. Given the density of development in the locality, site size and other identified site constraints, I am satisfied that the quantum of development proposed could be acceptably accommodated on the site along with any biodiversity net gain requirements. No constraint to development within the Plan housing requirement period has been identified.

533. However, given the sensitivities of the site and to ensure effectiveness, the boundary of the National Park should be included on the Plan site and wider context diagrams. In addition, greater flexibility is required to enable the most acceptable measures to support a lower speed environment on Hoe Road. **MM88** deals with these matters. Those changes are necessary to ensure that the policy is effective.

534. No barriers to development of this site within the Plan housing requirement period have been identified. Subject to **MM88**, the proposed site allocation is soundly based.

New Alresford

Policy NA1 The Dean

535. This is an existing allocation reallocated from the extant Local Plan. It includes land on the western side of The Dean, which is intended to be developed having regard to The Dean masterplan. That co-ordinates the various residential commercial and parking requirements of the allocation. Most of the site has already been developed. Development yet to take place includes about 34 dwellings. Therefore, inclusion of this policy in the Plan is justified.

536. The site includes two outstanding planning permissions to deliver the remaining dwellings. They are deliverable and included within the first five years of the Plan's housing requirement period. No barrier to development has been evidenced.

537. **MM90** introduces the requirement for physical and social infrastructure to make the development acceptable. That would include GP services and is necessary to ensure that the policy is effective and justified.

Policy NA2 Sun Lane

538. This is an existing allocation in the extant Local Plan. That allocation includes 10 hectares of residential development (about 325 dwellings), 5 hectares of business, 15 hectares of open space and a burial ground. It is reallocated in this Plan.
539. Planning permission and approval for reserved matters is already in place for development of 302 dwellings. Development is not complete and therefore a policy in this Plan to control development should future applications come forward is justified.
540. However, **MM91** is necessary to ensure that development includes a groundwater risk assessment for the burial ground. That will ensure that the Groundwater Protection Zone is properly protected. In addition, a requirement for physical and social infrastructure is needed to make the development acceptable in planning terms to ensure a well planned development. Those amendments are necessary to ensure that the policy is effective and justified.
541. As planning permission is in place, and development has commenced on site, the inclusion of about 210 dwellings to be delivered in the first five years of the Plan's housing requirement period is justified. Subject to the necessary MMs the policy is soundly based.

Policy NA3 Neighbourhood Plan Designation Area

542. New Alresford Neighbourhood Plan is well advanced. It has identified 6 sites with potential capacity for about 100 dwellings. It is expected that the Neighbourhood Plan will be made later in 2026.
543. However, recognition that the Neighbourhood Plan is not yet made is necessary for effectiveness. This element of uncertainty is dealt with by **MM92**, which introduces the requirement for about 100 homes to be identified in an early review of the Plan, in the event that the Neighbourhood Plan does not successfully go through referendum.
544. **MM92** also encourages the Neighbourhood Planning process to engage with Southern Water early in the process to ensure necessary capacity for waste and water. In addition, as submitted policy NA3 (iii) requires development to have regard to local needs for new homes, jobs and facilities. **MM92** adds the provision of other physical and social infrastructure needed to make development acceptable in planning terms. Subject to these amendments, policy NA3 is soundly based.

Larger Rural Settlements

Colden Common

Policy CC2 Colden Common Farm

545. This is a greenfield site which is proposed to accommodate about 45 dwellings. It has a narrow frontage onto Main Road with an existing access. There are a number of site constraints, including nearby listed buildings (Manor House, its barn and grain store), the open fields to the North, the National Park and the integration of any development with the recently developed Sandfields residential development.

546. The design and layout of any development will be influenced to a great extent by the location of the key access points and extent of integration with the new housing nearby, the need to preserve the setting of nearby listed buildings, the National Park close by and the generally rural character of the locality and open fields nearby. Given the scale of development and identified constraints the approach to require a site plan to establish principles for the disposition of development and screening to the listed buildings is proportionate and justified. Together with other policy requirements, site constraints could be effectively mitigated.

547. Given the character and appearance of the locality and other identified constraints, an upper limit on the amount of development is justified. **MM94** does this. It includes the National Park designation in the Plan site and wider context diagrams. Those changes are necessary to ensure the policy is justified and effective.

548. No barriers to development of this site within the Plan's housing requirement period have been identified. Subject to **MM94**, the policy is soundly based.

Policy CC3 Land at Main Road

549. This greenfield site fronting Main Road is close to the National Park. Taking site constraints into account site capacity is evidenced through a concept masterplan.

550. However, the National Park boundary is not indicated on the Plan site and wider context diagrams. That should be corrected. It will help to ensure the conservation and enhancement of the landscape and scenic beauty of the National Park.

551. **MM95** addresses this, which is necessary to ensure that the policy is justified and effective. No barrier to development of this site has been identified. Subject to **MM95** this policy is soundly based.

552. The allocation of this site does not provide appropriate justification for any other allocation in Colden Common.

Policy CC4 Land adjoining 85 Church Lane

553. This site, fronting Church Lane, includes open green fields with large established trees, hedgerows and planting along its boundaries. There is residential development opposite on the other side of Church Lane. Taking site constraints into account, capacity is evidenced.

554. As submitted the policy requires future access to planned water supply infrastructure. However, evidence confirms that the route of the supply pipeline between Havant Borough and Otterbourne would avoid this site. The requirement in policy and the reasoned justification should therefore be deleted. **MM96** does this. That change is required to ensure the policy is effective and justified.

555. No barrier to development of this site within the Plan's housing requirement period has been identified. Subject to **MM96** the policy is soundly based.

Denmead

Policy DEN1

556. The level of development in Denmead is comparable with other settlements of similar size and level of facilities and accords with the Plan's spatial strategy.

557. Despite a number of problems with progression of the Denmead Neighbourhood Plan update, at hearings it was confirmed that work is advancing, with a pre-submission plan (Regulation 14) expected in May to June 2026. At the time of hearings, it was expected that the Neighbourhood Plan will be made later in 2026.

558. However, recognition that the Neighbourhood Plan is not yet made is necessary for effectiveness, particularly in light of the procedural problems faced by the Neighbourhood Plan update. This element of uncertainty is dealt with by **MM98**, which introduces the requirement for about 100 homes to be identified in an early review of the Plan in the event that the Neighbourhood Plan does not successfully go through a referendum. This provides appropriate certainty should the Neighbourhood Plan not allocate necessary sites.

559. **MM98** also encourages the Neighbourhood Planning process to engage with Southern Water early in the process to ensure provision of any additional capacity for waste and water. In addition, as submitted policy NA3 (iii) requires development to have regard to local needs for new homes, jobs and facilities. **MM98** also adds reference to the provision of physical and social infrastructure

needed to make development acceptable in planning terms. Subject to these amendments, policy NA3 is soundly based.

Kings Worthy

Policy KW2 Land adjoining the Cart and Horses Public House

560. This greenfield site on the edge of Kings Worthy is proposed to be allocated for older persons housing, providing about 75 dwelling equivalents. Given the site's location close to facilities and services an identified housing need for older persons housing [HA01] and a willing developer, the policy approach is justified.
561. There are significant constraints to this site, including the proximity to the National Park, listed buildings, and two conservation areas, its location within the Kings Worthy/Abbots Worthy settlement gap and protected trees. However, evidence is before me to demonstrate that a sensitive development of the scale proposed could be acceptably accommodated on the site.
562. However, given site constraints, to ensure effectiveness the boundary of the National Park should be shown on the Plan site and wider context diagrams. For the same reason, the reasoned justification should make clear the need to avoid harmful impacts on the setting of heritage assets and the National Park. In addition, given that the rearrangement of the Basingstoke Road, London Road and B3047 junction is required to ensure safe access and highway conditions, a criterion to ensure development does not take place prior to those works is necessary. Those changes are necessary to ensure the policy is effective and justified.
563. **MM100** addresses all these points. Subject to the necessary changes identified, this policy would effectively deal with all identified constraints. No barrier to development of this site within the Plan's housing requirement period has been identified. The site allocation is soundly based.

Swanmore

Policy SW1 The Lakes

564. This is an allocation in the extant Local Plan. It includes three parcels of land, much of which has either been developed or is under construction. However, the allocation has not yet been delivered in full and therefore its inclusion in this Plan is justified. It is therefore reallocated in this Plan.
565. **MM102** requires all necessary social and physical infrastructure is delivered, as part of the development. That is necessary to ensure that development is acceptable in planning terms. That change is required for effectiveness. Subject to this amendment, the policy is soundly based.

566. Seventeen dwellings are included in the Council's five year housing land supply calculations. Whilst planning permission is not in place for the remaining dwellings, pre application discussion has taken place. On balance, I consider firm progress towards the submission of an application is before me and inclusion in the Council's five year supply calculation is justified.

Wickham and Knowle

Policy WK1 Winchester Road Housing and Open Space

567. This allocation is an allocation in the extant plan, reallocated in this Plan. It includes two sites on the edge of Wickham allocated for about 125 homes on the Winchester Road site, open space on the other which is just off Mill Lane.

568. The latest monitoring information confirms that the dwellings have now been built out. Requirements are for the provision of sports pitches and associated open space on land within the same ownership at Mill Lane. That requirement meets a local identified need. That element of the development has not yet been delivered and therefore retention of policy WK1 in this Plan is justified.

569. As submitted policy WK1 requires the provision of sports pitches, pavilion and parking to be provided at Mill Lane. However, evidence suggests that the sports provision may not be affordable for the Parish Council. On that basis greater flexibility should be introduced in policy WK1(vii) to enable either public sports facilities and suitable changing facilities or other suitable open space. **MM104**, which includes consequential changes throughout the policy and reasoned justification at policy WK1(i), (ii) paras 14.110 and 14.112 does this.

570. Given the proximity of the National Park to the Mill Lane site in particular, a change to the Plan site and wider context diagrams is necessary to ensure its recognition is also reflected in **MM104**. That MM is necessary to ensure that the policy is effective and justified. No barrier to development of this site in full within the Plan's housing requirement period is identified. Subject to the **MM104**, it is soundly based.

Policy WK3 Welborne Open Space

571. This policy includes land which sits within the Knowle, Wickham and Welbourne settlement gap. That is subject to the protections provided by policy NE7 in relation to settlement gaps.

572. The Welborne Plan policy WEL5 [RP03] includes green buffers which will contribute to the protection of the settlement gap and the sensitive edges of the settlements of Knowle and Wickham nearest the Welborne development (the entrance to Knowle and Ravenswood Hospital and the string of development along Hoad's Hill/Wickham Road). Policy WEL29 sets out the requirement for some green infrastructure to be located within the settlement gap.

573. The genesis of this policy is in extant policy SH4, with a purpose to deliver potential provision of green infrastructure and open space in association with the Welborne Garden Village development, as well as maintain the settlement gap between that development and those settlements nearby including Knowle and Wickham. The Welborne Plan sets out the potential for such uses to be located on part of the settlement gap land at Knowle Triangle (22 hectares) and Dashwood (38 hectares).
574. Whilst the Welborne development is under construction at present and matters could change, there is no evidence before me to suggest that land outside those two parcels would be used in association with the Welborne development. Therefore, given the existing protections for this land under policy NE7 relating to settlement gaps, and the limited areas expected to provide for green infrastructure in association with the Welborne development, **MM105** is necessary to amend the site allocation to include land within the Knowle Triangle and Dashwood only. **MM105** therefore changes the policy wording and reasoned justification to reflect this, along with the Plan site and wider context diagrams. These changes are necessary to ensure that the policy is justified, effective and consistent with national policy.
575. Evidence suggests that some of the land included in this allocation is not available for the purpose intended within this policy and neither is it identified as green infrastructure in the extant planning permission for the Welborne development (Fareham Borough Council Ref 17/02266/OA). However, that development is not fully built out and matters could change. For this reason, the Welborne Plan remains the appropriate basis for identifying land that could be required for green infrastructure.
576. **MM105** will require a consequential change to the policies map.

Policy WK5 Mill Lane

577. This is a greenfield site to the north of Wickham. It is proposed to be allocated for about 40 homes.
578. This site is well related to the facilities and services in the settlement of Wickham. Evidence assures me that a modest development of about 40 dwellings could be acceptably accommodated taking account of its proximity to the National Park, the sensitivity of the landscape to the north and the requirements for screening, landscaping and connections for active forms of travel.
579. Even though Mill Lane has a rural character, given the road, traffic and site conditions, I am satisfied that acceptable access which maintains the rural character of the locality would be achievable. Policy requirements effectively deal with these matters.

580. The site is not highlighted as being at risk of flooding. However, it does accommodate an overland flow route. That would need to be maintained which could be dealt with through an appropriate policy requirement. In addition, as Mill Lane has a history of flooding, any flows during and after construction would need to be appropriately managed to ensure that this is not exacerbated. Again, this could be dealt with through appropriate policy requirements and the development management process.
581. However, given the sensitivity of the site close to the National Park and in wider views, clarity on the reason for landscape buffers is necessary along with inclusion of the boundary of the National Park in the Plan site and wider context diagrams. Requirements to achieve suitable pedestrian links and to retain the surface water overland flow route are overly prescriptive and to ensure effectiveness greater flexibility is necessary.
582. **MM106** corrects all these matters and is necessary to ensure that the policy is justified, effective and consistent with national policy. No barrier to development of this site within the Plan's housing requirement period is identified. Subject to the necessary MM this site allocation is soundly based.

Policy WK6 Land at Southwick Road/School Road

583. This is a greenfield site on the edge of the settlement allocated for about 60 dwellings. Despite the generally rural character of the site and the locality, including existing mature trees and hedgerows, given the site's size, modest proposed capacity, and adjoining development at Grindall Field, the site could be developed for the suggested capacity whilst maintaining the generally rural character of the locality.
584. As the allocation does not extend to Southwick Road its title should be amended to Land at School Road. Given the site's proximity to the National Park, further clarity on the requirement for landscape buffers is necessary along with inclusion of the National Park boundary on the Plan site and wider context diagrams.
585. In addition, a requirement to ensure that development ensures future access to existing sewerage infrastructure is necessary for maintenance and upsizing as required. In addition, further explanation of the requirement for archaeological investigation is necessary, given recent finds on the adjacent Grindall Field development. All those changes are necessary to ensure that the policy is justified, effective and consistent with national policy and are included in **MM107**.
586. Even though a recent planning application was refused for development of this site (24/02803/FUL), that was on the basis that it is a greenfield site. This has subsequently been granted permission on appeal. Subject to **MM107** this site allocation is soundly based.

Wickham Settlement Boundary

587. To ensure a consistent application of the settlement boundary methodology, given my findings on the soundness of site allocations at Wickham, the settlement boundary should be updated to include the site allocations at Winchester Road open space allocation (policy WK1), Mill Lane (policy WK5) and Southwick Road/School Lane (policy WK6). Those have established, visible boundaries that will not change as a consequence of development which justifies this approach. **MM105** does this, which is necessary for effectiveness.

588. The Council should make consequential changes to the policies map.

Knowle

Policy KN1 Ravenswood Knowle

589. This allocation includes open land proposed to yield about 200 homes alongside a considerable amount of open space, nature conservation and agriculture as part of community led development. The site is about 68 hectares of which only 6 hectares would be developed.

590. The proposed allocation would be sited within the Wickham/Knowle settlement gap. The site has a resolution to grant planning permission. On that basis, and given the site size, amount of open space and type and character of development proposed, along with proximity to the hospital site and other built development, I am satisfied that a development of this scale could be accommodated on the site without compromising the character of the settlement gap. Any potential flooding or contamination to the River Meon would be appropriately dealt with through policy NE6.

591. In accordance with the HRA Addendum [HRA01-02, ED20] a requirement for a green infrastructure strategy to avoid harmful impacts and mitigate the local and wider impacts of development, and any necessary off site measures is required to mitigate harmful impacts on European sites. That is not included in the Plan, so **MM109** adds this.

592. In addition, the policy as submitted does not provide a link to the policies map. **MM109** corrects this. It also updates the requirement for a connection to a point of adequate capacity in the sewerage and water supply network to recognise that there is more than one provider. All these changes are necessary to ensure that the policy is justified, effective and consistent with national policy.

593. Subject to the identified MM, the policy requirements would appropriately deal with site constraints. No barriers to development of this site are identified. Given that this development benefits from a resolution to grant planning permission subject to the signing of a legal agreement (18/01612/OUT), and on the basis of the progress evidenced by the public bodies involved (Homes England, the Council and Hampshire County Council), I am satisfied that inclusion in the

Council's five year housing land supply calculations of 150 homes towards the end of that period is justified.

Intermediate Rural Settlements

Hursley

Policy HU1

594. Hursley was upgraded to an Intermediate Rural Settlement during Plan preparation through the consistent application of the settlement hierarchy methodology. Whilst it is recognised that the spatial strategy indicates a housing target for Intermediate Rural Settlements of 50-60 dwellings, given that a Neighbourhood Plan was already in preparation at the time that the settlement grading was changed, along with the constrained nature of the settlement, an approximate figure of 20 dwellings expected to be delivered through the Neighbourhood Plan or through windfall is justified.
595. Although at hearings evidence suggested the Neighbourhood Plan was still at an early stage of preparation and expected to be made later in 2026, recent evidence suggests that may not be the case.
596. It is possible therefore that the Neighbourhood Plan is not made within the Plan's Housing requirement period. Policy HU1 recognises this, indicating that the settlement housing target could be delivered through windfall. However, given the uncertainty introduced through the Neighbourhood Plan process, confirmation that any shortfall will be addressed in an early review of the Plan is necessary. That is dealt with by **MM111**, which is necessary to ensure that the Plan is justified, effective and consistent with national policy.

Otterbourne

Policy OT01 Land East of Main Road

597. This is a greenfield site fronting onto Main Road. The submission Plan allocates it for about 55 dwellings. Given the site size, linear character and nature of development fronting onto Main Road either side, and the character and appearance of development in the locality, taking account of site constraints, I find the proposed site capacity to be reasonable and justified. An indicative framework plan submitted by the site promoter at Reg 19 stage supports this.
598. A geophysical survey undertaken in 2016 has revealed a number of sub-surface anomalies which could relate to previous evidence of a Roman Road or associated roadside remains. A policy requirement to ensure the site's archaeology is appropriately conserved is necessary. **MM113** addresses this in both policy text and reasoned justification. It also updates the Plan site and wider context diagrams to include the boundary of the National Park, given its proximity. All these changes are necessary to ensure that the Plan is justified,

effective and consistent with national policy. No barrier to development within the Plan housing requirement period is evidenced. Subject to the necessary MM this site allocation is soundly based.

South Wonston

Policy SW01 Land at West Hill Road North

599. This is a greenfield site to the north of the settlement. It is proposed for allocation accommodating about 40 dwellings. Any development of this site would need to accord with the Plan when read as a whole and have due regard to any Village Design Statement.

600. Policy requirements would deal appropriately with the range of site constraints, including the surrounding visually open and expansive arable landscape, local views, highway safety issues on Alresford Drove, provision of pedestrian footpaths and the presence of an aquifer. However, **MM115** is necessary to ensure physical and social infrastructure needed to make development acceptable in planning terms. That change is necessary to ensure that the Plan is effective. No barrier to development within the Plan housing requirement period is evidenced. Subject to the necessary MM this site allocation is soundly based.

Sutton Scotney

Policy SU01 Land at Brightlands

601. This site is a greenfield site on the edge of Sutton Scotney. The submitted Plan allocates it for about 50-60 dwellings. It is located outside the settlement boundary. In accordance with a consistent application of the settlement boundary methodology, it is proposed to be included in the settlement boundary, requiring an associated change to the policies map.

602. The suggested capacity, given the site size, identified constraints and the character and appearance of the locality appears reasonable and justified. In any event, if further design development indicates a greater/less capacity, the wording of the indicative number of dwellings provides some flexibility.

603. The site is not classified as best and most versatile agricultural land, so protection of such land is not an issue in this case.

604. Although the A30 road is busy and divides the site from the main settlement, interventions to enable pedestrian crossing, having regard to the semi-rural character of the locality would be achievable. That would enable access to facilities and services within the settlement of Sutton Scotney for prospective residents, helping development of the site to properly integrate with the main settlement.

605. Vehicle access could be taken from the existing roundabout to minimise impact and cycling and pedestrian routes could enhance sustainable travel options. Whilst additional traffic onto the main A30 road would be a consequence of development, there is no substantive evidence that there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. No objection from the Highway Authority on highway safety grounds is before me.
606. The development would require a noise assessment to ensure mitigation to prevent excessive disturbance to the residential dwellings proposed. I have no substantive evidence that mitigation would not be possible.
607. No substantive evidence of abnormal costs associated with development of this site is before me. That includes the provision of necessary highway infrastructure and any noise mitigation measures.
608. The site is a low flood risk, as indicated by Environment Agency mapping, including fluvial and surface water mapping, taking account of historic data and flooding. However, a site specific flood risk assessment and drainage strategy would need to be prepared and implemented to deal with any flood risk if identified. In addition, a hydrogeological risk assessment is required to ascertain ground water conditions and levels and any impacts that would need to be mitigated. Proposed site capacity indicates that layout and detailed design can enable the existing overland flow path route to continue.
609. Capacity of mains drainage at Sutton Scotney has been a significant issue in the past. Southern Water is currently delivering a project to upgrade their wastewater treatment sites located at Saddlers Close & Gratton Close. In addition, upgrades to the receiving sewer network in the Harestock sewer catchment will be delivered as a business priority early in the next water industry Financial Plan period of 2025-2030. These schemes, once completed, will be sufficient to allow the sewer catchments serving Sutton Scotney to meet the growth needs projected in the Plan and any new drainage connections from existing properties. This is confirmed in the Southern Water SoCG [SD08k and ED27, ED27a]. Policy requirements recognise this and phase occupation of the site to align with these waste water infrastructure upgrades.
610. Whilst this site may not have been that favoured by the Parish Council or many in the local community, its selection represents a consistent application of the Council's site selection methodology. On that basis, and given my previous findings, even though there may be locally preferred sites, it is justified.
611. However, some amendments to the policy and reasoned justification are necessary. At present the reasoned justification regarding waste water infrastructure is incorrect. Clarification of the exact upgrade works required, including at Sutton Scotney, South Wonston and Harestock, is necessary along

with a requirement for the Council to encourage and support new and improved sewerage infrastructure.

612. Clarification of the need for a hydrogeological risk assessment is required for clarity, along with an explanation of the archaeological potential of the site and its conservation. **MM117** addresses all these matters and adds the need for a contribution to physical and social infrastructure needed to make the development acceptable in planning terms. All of these changes are necessary to ensure that the policy is justified, effective and consistent with national policy.
613. Subject to **MM117** the policy would effectively deal with all constraints. No barrier to development is identified and confidence is provided that the site development can be delivered within the Plan housing requirement period. Subject to the necessary MM this site allocation is soundly based.

Waltham Chase

Policy WC1 Morgans Yard

614. This is an allocation in the extant Local Plan. It is reallocated in this Plan. It is a brownfield site with a number of employment uses and showrooms in a loose form of development that does not make the most efficient use of the site. It is proposed to be developed to replace some of the employment uses on the site, having regard to viability, alongside about 80 dwellings.
615. **MM119** includes a requirement for the provision of physical and social infrastructure to make development acceptable in planning terms. That is necessary to ensure that the Plan is effective.
616. An extant planning permission is in place (21/02439/FUL). Reserved matters applications have been submitted. No barrier to development within the Plan housing requirement period is before me. Given an extant permission and active developer interest, inclusion of 79 dwellings in the first five years of the Plan's housing requirement period is justified. Subject to **MM119**, the allocation is soundly based.

Conclusion

617. Subject to the MMs identified, the Plan has been positively prepared, is justified, effective and consistent with national policy with regard to the site allocations in the District's Market Towns and Rural Area.

Issue 15 Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its approach to infrastructure provision, viability and monitoring.

Infrastructure

618. The Plan is supported and informed by a draft Infrastructure Delivery Plan (2024) [IN01]. Its aim is to aid the delivery and timing of infrastructure provision to enable sustainable communities supported by appropriate facilities and services.
619. The Infrastructure Delivery Plan provides details of the key infrastructure requirements identified in the Plan, providing indicative costs, timescales, priority, and funding source/delivery, focussing primarily on strategic matters that underpin delivery of the Plan. It also sets out infrastructure requirements to support site allocations.
620. Given the challenges of projecting long term funding sources, the Infrastructure Delivery Plan will be updated regularly in accordance with the most up to date evidence. It is intended that an update will be published either as part of the AMR or in conjunction with the Council's Infrastructure Funding Statement.
621. Strategic policy SP2(x) requires an applicant to undertake an assessment of infrastructure needs and site allocation policies include site specific criteria to ensure infrastructure provision. Those requirements together with the Infrastructure Delivery Plan and other evidence base, will help to ensure that the required infrastructure to meet the Plan's development needs has been identified and appropriately planned for.
622. Overall, I consider the Plan's approach to the provision and timely delivery of infrastructure required to support the Plan accords with NPPF paragraph 20. In addition, in engaging with infrastructure providers, it would further the aims of NPPF paragraphs 16c, 25 and 26. Also, the methodology adopted aligns with the PPG. It has been viability tested and appropriately informed Plan requirements.

Viability

623. The Local Plan Viability Assessment July 2024 [LPV01-18] accords with the PPG, using industry established methodologies applied in a consistent way. Generally it employs well established principles and a proven approach.
624. It is a comprehensive study involving an iterative process including a two way dialogue between the Council and consultants to both inform and test Plan policy. It included consultation with stakeholders, including the development industry. It makes reasonable assumptions based on adequate, up to date and proportionate evidence regarding meeting policy requirements and national standards along with reasonable infrastructure delivery and other development costs. Overall, I am content that it is proportionate and robust.

625. The Local Plan Viability Study Report [LPV01] and Local Plan Viability Report-Further Information [LPV04] conclude that the Plan strategy and policies are viable and do not undermine the deliverability of the Plan.

626. It also confirms that the application of the Plan's affordable housing requirements would not put Plan provision at viability risk. Recommended policy changes have been reflected in the Plan's requirements to ensure viability, particularly in relation to affordable housing quantum and mix requirements and housing typologies.

Monitoring

627. The Plan includes a detailed monitoring framework that sets out the key monitoring indicators and data sources which will be measured through the annual monitoring report.

628. Together, they will enable assessment as to whether the policies are being delivered. They therefore represent a proportionate and justified approach.

Conclusion

629. I conclude therefore that the Plan's approach to infrastructure, viability and monitoring has been positively prepared, is justified, effective and consistent with national policy.

Other Necessary Changes

630. Plan appendix II sets out extant and proposed policies alongside their numbers. As submitted this omits all Plan site allocations. **MM120** lists Plan site allocations alongside extant and Plan numbers for inclusion in appendix II.

631. **MM121** includes in the Plan glossary a number of terms that are referred to in the body of the Plan.

632. Those changes are necessary in the interest of effectiveness.

Overall Conclusion and Recommendation

633. The Plan has deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

634. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the Duty to Co-operate has been met and that with the recommended MMs set out in the Appendix, Winchester District Local Plan Proposed Submission Local Plan (Regulation 19) 2020-2040 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

R Barrett

Inspector

This report is accompanied by an Appendix containing the MMs

Appendix 1

Winchester District Local Plan Proposed Submission Local Plan (Regulation 19) 2020-2040

Schedule of MMs

Proposed Modification Reference	
MM1 (Foreword) Page 98	Update text on Foreword pages to reflect the deletion of the phasing policy: Deletion of bullet point 4 Finally, we face the challenge of protecting our natural environment. Our city, towns and villages are surrounded by beautiful green spaces and countryside. This local plan takes the approach of 'brownfield first' – both in prioritising the use of previously developed land over green fields, but also in the phasing of development. Over 90% of the sites that developers put forward have not been included in this plan. Consequential changes to bullet point 3: <u>Finally, we</u> face the challenge of protecting our district's chalk streams and rivers and, alongside our neighbours, the Solent too from increases in phosphate and nitrate nutrient pollution. We will continue to innovate to tackle this alongside Government, the Partnership for South Hampshire and local landowners.
MM2 (Pg.2)	Replace map on page 2 of the Local Plan to show the different spatial areas: Winchester Town, South Hampshire Urban Areas, Market Towns and Rural Areas (including Countryside) See new map at Appendix 4 of this document
MM3 (p.8)	Neighbourhood Development Plans Update graphic to include: <u>Wickham and Knowle Parish Council Neighbourhood Development Plan - Wickham and Knowle Parish Council are in the process of bringing forward a Neighbourhood Plan.</u>
MM4	Equalities Impact assessment

Proposed Modification Reference	
(p.12)	Amended paragraph 2.21 as follows: 2.21 An Equalities Impact Assessment (EqIA) and a Health Impact Assessment has been undertaken <u>in the Integrated Impact Assessment</u>, alongside the Sustainability Appraisal and the Habitats Regulations Assessment.
MM5 (Introduction)	Update text on page 20 to reflect the deletion of the phasing policy (Policy H2) Delete criterion ii. and subsequently renumber. ii. Maximise the use of land as a valuable resource by prioritising the development of brownfield land, making best and most efficient use of available land which is suitable for development, and achieve high quality design which makes a positive contribution to the public realm.
MM6 Policy SP2)	Supporting text: New paragraph after 3.8 as follows – <u>The Local Plan was prepared and examined under the 2023 NPPF. It is adopted under the transitional arrangements contained in the 2024 NPPF and therefore the Council is committed to review this Plan as soon as possible after adoption. This review will focus primarily on responding to the new increased housing need set out in the new standard methodology.</u> Strategic Policy SP2 Spatial Strategy and Development Principles Amend criteria i to iii of Policy SP2 as follows – i. Winchester Town will make provision for about 5,640 <u>4,445</u> new homes... ii. The South Hampshire Urban Areas will make provision for about 5,650 <u>3,880</u> new homes... iii. The Market Towns and Rural Area will make provision for about 3,850 <u>2,675</u> new homes...

Proposed Modification Reference	
	Additional paragraph at the end of Policy SP2: <u>The Council will undertake a review of the Local Plan 2040, which will start no later than 6 months after the adoption of the plan. This review will primarily address any changes in the National Planning Policy Framework and the Standard Methodology.</u>
MM7 (Policy SP3) Page 100	Strategic Policy SP3 Development in the Countryside Amend policy as follows: In the countryside, defined as land outside the settlement boundaries, the Local Planning Authority will only permit the following types of development: i. Development in accordance with Site Allocations as set out in this Plan or any made Neighbourhood Plans; or ii. Development which has an operational need for a countryside location, such as agriculture, horticulture, forestry, <u>essential infrastructure</u> or <u>leisure and recreation development in accordance with Policy NE13</u> outdoor recreation; or iii. Proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing where they are close to existing settlements or in otherwise sustainable locations¹ which have access to public transport, active travel infrastructure and avoid the need to travel by private car (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or iv. Expansion or suitable replacement of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or v. Small scale sites for low key tourist accommodation appropriate to the site, location and the setting;

Proposed Modification Reference	
Page 10	vi. Residential accommodation for which an exceptional need has been demonstrated, in accordance with policies H7 (affordable housing exception sites), H12 and H13 (traveller accommodation), or H11 (agricultural dwellings), and vii. The infilling of existing settlements without a settlement boundary in line with policy H4. Development proposed in accordance with this policy should not cause unacceptable harm to biodiversity and the water environment, to the character and landscape of the area or neighbouring uses, or create unacceptable noise/light and traffic generation. Development proposed in accordance with this policy should <u>not increase flood risk</u>, cause unacceptable harm to biodiversity and the water environment, to the character and landscape of the area or neighbouring uses, or create unacceptable noise/light and traffic generation. <u>Where appropriate, proposals should demonstrate they have considered and assessed any potential loss of the best and most versatile agricultural land.</u>
MM8 (Policy CN1)	Supporting text: Key issues (p33-34) New criteria in between vii and viii: <u>The Local Plan recognises the important contribution that heritage can make to climate change mitigation and adaptation. This includes support for the retention, repair, and reuse of existing buildings, as well as enhancing their energy efficiency and reducing carbon emissions.</u> Strategic Policy CN1 Mitigating and Adapting to Climate Change Amendments to criterion i and xiv as follows -

Proposed Modification Reference	
	i. Low carbon solutions have been incorporated that reduce and minimise energy consumption through the energy hierarchy classification of energy options (Policy CN2) and how <u>ensure that</u> carbon emissions have been considered at every stage of the design process; xiv. The design process assesses and considers the use of green roofs and walls that are covered in vegetation, fenestration, insulation, external shutters, and the use of colour of external materials that can all contribute towards <u>mitigating</u> overheating; and
MM9 (Policy CN2)	Supporting text: New paragraph after current paragraph 4.17: <u>The Local Plan recognises the benefits that reuse of buildings can play in addressing climate change mitigation and adaptation, particularly in relation to heritage assets. The plan supports the retention, repair, and reuse of existing buildings, while encouraging sensitive design adaptations that enhance the carbon and energy efficiency of heritage assets and buildings.</u> Policy CN2 Energy Hierarchy Amend policy as follows: All development shall accord with the following energy hierarchy (in order of preference): • Minimise energy demand <u>for new build which is done</u> by employing the ‘fabric first approach’; • Maximise energy efficiency; • Utilise renewable energy; and • Utilise low carbon energy.
MM10 (Policy CN3)	Supporting text: Amend paragraph 4.19 as follows:

Proposed Modification Reference	
	4.19 Policy CN2 sets out an energy hierarchy which is a classification of energy options, prioritised to focus developers to think about and embed more sustainable energy options right at the start of the design process. It is one of the core principles of the Local Plan. It is a similar approach to a waste hierarchy where the least favourable option is located at the bottom of a triangle. The development industry often refers to this as a ‘fabric first approach’. This means that before considering renewable and/or low carbon energy sources, energy demand must first be reduced by maximising performance of the components which make up the building fabric (i.e. consider the materials and design of the environment and then move down the energy hierarchy). Not only is the ‘fabric first’ approach the most sustainable and environmentally best approach <u>for new build</u>, but it can also make an important contribution to addressing fuel poverty and improving social equity. <u>When taking a fabric first approach for works to existing traditionally constructed buildings, care must be taken, and professional advice sought. Traditional construction* absorbs moisture but allows it to evaporate when conditions become drier. This is in contrast to modern construction, which often relies on impermeable barriers to prevent moisture entering the fabric. Thus when insulation is added it needs to be done in a way that maintains the moisture balance.</u> Footnote: <u>*‘Traditional’ refers to buildings with solid walls built from permeable materials such as stone, earth, timber, clay tiles, porous brick and lime-based mortars, plasters and renders.</u> Policy CN3 Energy Efficiency Standards to Reduce Carbon Emissions Amend policy as follows: The Council has declared a climate emergency and has committed to providing the leadership for the district to be carbon neutral by 2030. This will contribute to the UK’s legally binding target of net zero carbon by 2050. All new developments should demonstrate the lowest possible level of carbon emissions. These should be in line with the requirements set out below unless there are exceptionally clear and compelling reasons. These reasons should be

Proposed Modification Reference	
	established through the design process and demonstrate that achieving these standards produces a development that would be harmful to its setting or the character of the wider area or it is demonstrated that is not practical. All new residential development All new residential development <u>buildings</u> (excluding conversion and change of use) should not burn any fossil fuels on site for space heating, hot water or used for cooking. New residential development will need to be able to demonstrate net-zero operational carbon on site by ensuring: i. The predicted space heating demand of the homes based on predicted energy modelling, showing that the target of <15 kWh/M2/year is met. ii. The total kWh/yr of energy consumption of the building based on predicted energy modelling tools showing that the target of <35 kWh/M2/year is met. iii. The total kWh/yr of energy consumption of the buildings on the site and the total kWh/yr of energy generation by renewables to show that the balance is met. iv. Onsite renewables to provide 100% of the energy consumption that is required by residential buildings, for example through the installation of photovoltaic solar panels or other suitable forms of renewable energy generating schemes that are appropriate for the location or the setting. <u>All requirements should be met at a 'building' level rather than per dwelling. For houses, each house will meet the above requirements, but for blocks of flats the requirements would be for the whole building rather than for each dwelling individually.</u> <u>New</u> non-residential development v. <u>New</u> non-residential development (<u>excluding conversion and change of use</u>) should meet the 'BREEAM Excellent' standard or an agreed equivalent industry standard assessment process. Developers that propose a scheme to meet

Proposed Modification Reference									
	BREEAM standards should submit a post construction assessment and BREEAM certificate to the local planning authority to demonstrate compliance. At outline planning application stage a commitment to BREEAM Excellent should be made, and at full planning application a BREEAM pre-assessment should be provided. All new non-residential developments should maximize on-site renewable energy generation. As a minimum, applicants will be expected to submit the following information as part of their planning application. i. Total installed capacity on-site in (kWp) and total generation (kWh/year) ii. The Photovoltaic area (M2) iii. A roof plan marked-up with the Photovoltaic area. Meeting the policy: Energy strategy should outline compliance with the policy requirements. The following table indicates the energy modelling and calculation requirements at different planning application stages. <table border="1" data-bbox="405 911 1641 1177"> <tr> <th data-bbox="405 911 1025 954">Requirements</th><th data-bbox="1025 911 1641 954"><u>Predictive</u> Energy Modelling/ Energy Use Intensity (EUI) calculations</th></tr> <tr> <td data-bbox="405 986 1025 1029">Pre-App</td><td data-bbox="1025 986 1641 1029">Modelling not required, but confirmation of how Policy CN3 will be met.</td></tr> <tr> <td data-bbox="405 1061 1025 1104"><u>Outline (as appropriate)</u></td><td data-bbox="1025 1061 1641 1104">Typical dwellings/buildings</td></tr> <tr> <td data-bbox="405 1104 1025 1177">Full Planning & Reserved Matters</td><td data-bbox="1025 1104 1641 1177">Representative sample of exact dwelling/building design</td></tr> </table>	Requirements	<u>Predictive</u> Energy Modelling/ Energy Use Intensity (EUI) calculations	Pre-App	Modelling not required, but confirmation of how Policy CN3 will be met.	<u>Outline (as appropriate)</u>	Typical dwellings/buildings	Full Planning & Reserved Matters	Representative sample of exact dwelling/building design
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<u>Outline (as appropriate)</u>	Typical dwellings/buildings								
Full Planning & Reserved Matters	Representative sample of exact dwelling/building design								
MM11 (Policy CN5)	Policy CN5 Renewable and Low Carbon Energy Schemes Amendment to criterion iv as follows –								

Proposed Modification Reference	
	iv. That there are no significant adverse impacts on the significance of heritage assets (including the contribution to that significance made by their setting)
MM12 (Policy CN6)	Policy CN6 Micro Energy Generation Schemes Amend criterion i and add new criterion as follows: The council will support proposals for micro energy generation. This includes heat and power generated from solar, ground source/air source heat pumps, hydro-electric schemes, small scale biomass schemes and other low carbon heat or power sources providing that it can be demonstrated that: i. There is not an significant unacceptable impact on heritage significance or on the natural environment; ii. The noise impacts from the operational use of the proposal have been acceptably mitigated in accordance with Policy D7; and iii. Proposals have been sensitively integrated with the whole building including where applicable its roof profile in order to avoid an unacceptable impact on the appearance of the building and the surrounding landscape. <u>iv. There is an emergency plan for any energy storage facility to address the risk of fire and any potential contamination run off.</u>
MM13 (Policy CN7 and in the contents page)	Change policy title: Policy CN7 Energy Storage <u>Community Energy Storage</u> Amend policy as follows: Development proposals that involve <u>community</u> energy storage will be supported subject to meeting the following criteria:

Proposed Modification Reference	
	i. The community energy storage facility is less than 100kWh and is, where possible, co-located with existing and proposed renewable energy development; ii. The location, scale, design and other measures in connection with the facility are designed in order to avoid or mitigate any adverse unacceptable impact on the built environment, biodiversity, heritage, landscape and the surrounding area in terms of cumulative and indivisibility impact; iii. There is an emergency plan for any energy storage facility to address the risk of fire and any potential contamination run off; and iv. The proposals are not of a scale that would involve the installation of cooling fans unless the noise impacts from these have been acceptably mitigated.
MM14 (Policy D1)	Supporting text: Amend paragraphs 5.38 and 5.40: 5.38 The contextual factors to consider will depend on the characteristics of each site, and the form of development proposed. Matters to assess potentially include: <u>the presence of utility infrastructure</u>; the pattern of development; height, scale, massing and elevational treatment of surrounding development; land uses; movement patterns and routes; relationship with nearby facilities and services; landscape features; open spaces; topography; orientation; views; neighbouring occupants/ uses; protected features; boundary treatments; existing buildings worthy of retention; water features; flooding; <u>and</u> microclimate. 5.40 The final design solution needs to be a positive, creative and a bespoke response to the site context. <u>Where appropriate,</u> the design also needs to take into account <u>relevant national guidance, such as</u> the guidance in the DfT document <i>Inclusive mobility: a guide to best practice on access to pedestrian and Transport infrastructure</i>, <u>the Sport England Active Design Guidance and the National Grid document Design Guidelines for Development near pylons and high voltage overhead power lines</u>

Proposed Modification Reference	
MM15 (Policy D2)	Map Key (page 83) Add purple arrow and title “Improve Strategic Connections” Add yellow arrow and title “Improve Wider Connectivity” Policy D2 Design Principles for Winchester Town Revise criteria as follows – ii. Any relevant aspects, identified characteristics and principles set out in Masterplans, Local Area Design Statements, Conservation Area Appraisals and Technical Assessments, Local Area Design Codes, Planning Frameworks, Design Codes and other relevant planning documents that have been prepared and consulted on with the involved local community <u>in accordance with the Statement of Community Involvement;</u> viii. The delivery of transport improvements identified in the Winchester Movement Strategy, Winchester Walking Strategy and City of Winchester Local Cycling and Walking Infrastructure Plan and other relevant transport documents that have been prepared and consulted on with the involved local community <u>in accordance with the Statement of Community Involvement;</u> x. For development in the identified opportunity areas, the potential for the proposal to deliver or contribute to the listed opportunities within that area; In addition to the specific comments for each area, the following points should be also considered –
MM16 (Policy D3)	Strategic Policy D3 Design Principles for the South Hampshire Urban Area Revise criterion ii of Policy D3 as follows – ii. Any relevant aspects, identified characteristics and principles set out in Masterplans, Village Design Statements, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community <u>in accordance with the Statement of Community Involvement;</u>

Proposed Modification Reference	
MM17 (Policy D4)	Strategic Policy D4 Design Principles for Market Towns and Rural Villages Revise criterion ii of Policy D4 as follows – ii. Any relevant aspects, identified characteristics and principles set out in; Village Design Statements, Conservation Area Appraisals and Management Plans, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community <u>in accordance with the Statement of Community Involvement</u>;
MM18 (Policy D5 and in the Contents Page) Page 109	Policy D5 <u>Concept</u> Masterplans Pages 97 and 98 – revise title as follows – MASTERPLANS/ <u>AND</u> CONCEPT MASTERPLANS Supporting text: Revise supporting text as follows - 5.70 The masterplan will be sought to secure agreement on key development principles when development is proposed on large sites that may be comprised of a number of different development interests and brought forward in phases. The agreement of the masterplan is part of a robust design process for good place making. They ensures these types of sites are developed in way which follows a clear vision and delivers high quality outputs thereby avoiding ad-hoc and uncoordinated development proposals which do not align with the principles of good design. 5.71 The existence of agreed plans will be able to guide the landowners, developers and the local planning authority when considering any future development proposals for the site(s). The masterplan will not necessarily detail all future development, particularly of a minor nature, however they should provide confidence for landowners and developers to bring forward schemes in accordance with the masterplan and the principles therein and create high quality places. They

Proposed Modification Reference	
	will also support the efficient processing of subsequent applications, saving unnecessary use of resources for applicant and the local planning authority. 5.72 The masterplan should be prepared before, or in conjunction with, the submission of development proposals. The masterplan should be prepared by landowners and developers with input from the local planning authority, and following community engagement, so that the main principles for developing the land can be identified and agreed. The local planning authority will consider whether the requirement for a masterplan is justified and necessary on a site by site basis unless stipulated by a site allocation policy in the Plan. <u>5.70 The site allocations in this Plan identify where a Masterplan is required to support planning applications and indicate the scope of what is required. These seek to ensure that there is sufficient understanding of how the site will work as a whole when taking decisions on planning applications.</u> <u>5.71 For significant development sites, a Concept Masterplan is encouraged, to be agreed with the Council and endorsed as a material planning consideration, prior to the submission of a planning application. The Council will seek to engage with landowners and developers through this master planning approach as part of a Planning Performance Agreement.</u> <u>5.72 Significant development sites are sites which have an impact on the community and may have the potential to deliver benefits to that community through the development. The significance of development may not arise because of the scale of the development proposed but be a result of the impact on the local character of the place into which it is to be introduced.</u> <u>5.72b Concept Masterplans are part of the process of design. They establish the vision and aspiration for a new development, explore the different possible scenarios, engage with all stakeholders to refine the development proposal, and finally identify how the development will be managed for the future. The Council's expectations regarding community engagement and involvement are set out in the Council's Statement of Community Involvement and Master Planning Approach to Concept Masterplans.</u>

Proposed Modification Reference	
Page 111	<u>5.72c Decisions on whether a Concept Masterplan is needed for a site will be decided on a case-by case basis in discussion with the City Council. If a relevant adopted Supplementary Planning Document (SPD) is in place, the City Council will not expect a Concept Masterplan to be prepared so as not to add unnecessarily to the financial burdens on development as supported by National Policy.</u> <u>5.72d Further guidance is set out in the document “<i>Master Planning Approach to Concept Masterplans</i>” which is available on for the Council’s Website at https://www.winchester.gov.uk/historic-environment/urban-design/concept-masterplanning</u> Page 99 Revise title of page as follows – <u>CONCEPT</u> MASTERPLANS Revise title of Policy as follows – Strategic Policy D5 <u>Concept</u> Masterplans (and throughout the Plan) Revise the first three paragraphs of Policy D5 as follows – In the interests of sustainable development and good quality place-making in order to secure long term benefits for the district, when proposals come forward on <u>significant development</u> larger sites that may be brought forward in phases the local planning authority will seek to ensure that a <u>Concept M</u>asterplan is developed and agreed for the site. <u>The Concept Masterplan should be based on a proportionate evidence base</u> Proposals for significant development on sites occupied by major landowners/users will be permitted where they accord with the Development Plan and are consistent with a comprehensive and evidence based site wide <u>concept</u> masterplan which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and communities. These <u>Concept Masterplans</u> should be agreed with the local planning authority and show how the wider implications or cumulative benefits of developing the site can be addressed. Any a<u>Applications</u> for significant development on sites occupied by major landowners/users should be preceded <u>accompanied</u> by a <u>concept masterplan</u>, and is which are expected to achieve the following objectives proportionate to the scale of the site and proposed development:

Proposed Modification Reference	
	Amend criterion xii as follows - xii. Incorporate a green and blue infrastructure strategy, providing an integrated network of green and blue spaces, taking advantage of opportunities for off-site links to the countryside, South Downs National Park where applicable and wider green and blue network, and where necessary providing alternative recreational space to mitigate potential environmental impacts of development; Delete final paragraph of Policy D5 as follows - A management plan must be produced as part of the master planning process to demonstrate how infrastructure and community assets will be maintained and managed following completion of development.
MM19 Policy D6) Page 112	Policy D6 Brownfield Development and making the best use of land Revise policy as follows: In order to ensure that development land within existing settlements is used most effectively, the local planning authority will prioritise development of previously developed land, and expect higher densities where appropriate on sites which have good access to facilities and public transport, particularly within the urban areas. The development potential of all sites should be optimised, consistent with the need to promote the delivery of high quality, well designed places. The primary determinant of the acceptability of a scheme will be how well the design responds to the general character and local distinctiveness of the area in which it is located.
MM20 (Policy D7)	Supporting text: Delete paragraph 5.84 - For large or prolonged development, consideration should also be given to the potential noise impacts during construction as well as the post development phase.
MM21 (Policy D8)	Supporting text: Revise paragraph 5.90 as follows:

Proposed Modification Reference	
	5.90 If a previous land use indicates the possibility of contamination, further investigations must be undertaken by suitably qualified and experienced persons and adequate information submitted as part of the planning application. <u>Where appropriate, additional necessary information will be secured through planning condition. But it is essential that planning applications are supported by sufficiently robust and detailed information to enable a decision to be made on the principle of development and the type and disposition of uses.</u>
MM22 (Policy D10) Page 113	Supporting text: Delete paragraphs 5.98 to 5.100 as follows – 5.98 Applications for Advanced Warning Signs (A-Boards and free standing boards) will be considered with regard to the City Council's Design Guidance for the control of Shopfronts and Signs and are directional in their message. General advertising of particular goods for sale will not be permitted. 5.99 Where cafes and restaurants are permitted to locate tables and chairs on the highway, advertisements will not normally be permitted on banners or hoardings surrounding them. 5.100 In Winchester City Centre, Advanced Warning Signs will not be permitted for premises located on the High Street, Broadway, Upper High Street, St Georges Street and Jewry Street. Policy D10 Signage Proposed new modification to Policy D10 Signage as follows – In order to maintain commercial and visual attractiveness, consent will be granted for advertisements and signs which respect the character and significance of the local area and conform to the guidance below and <u>has regard to</u> the city council's 'Design Guidance for the eControl of Shopfronts and Signs'. Internally illuminated signs will not be permitted within conservation areas. Where consent is required, hanging or projecting signs will only be permitted where they do not contribute to visual clutter or detract from significant architectural features on the building. These will be expected to be located at fascia level, unless replacing existing historic signs.

Proposed Modification Reference	
	<u>Applications for Advanced Warning Signs (A-Boards and free standing boards which are directional in their message) will be considered with regard to the City Council's Design Guidance for the Control of Shopfronts and Signs. General advertising of particular goods for sale will not be permitted.</u>
Page 114 MM23 (Policy T1)	Supporting text: Revise paragraphs 6.4, 6.10 and 6.21 as follows: 6.4 'Hampshire County Council is currently in the process of updating their Local Transport Plan which sets out its vision for future transport and travel infrastructure. The current Local Transport Plan (LTP3) was developed in 2011 but is no longer relevant to today's challenges and opportunities.' <u>Hampshire County Council adopted their new Local Transport Plan (LTP4) in February 2024 which sets out its vision for future transport and travel infrastructure.</u> 6.10 Whilst the Winchester Vision is solely focussed on Winchester Town, the work that was undertaken as part of this commission focussed on the need to reduce the reliance of the private motor car and promote the concept of the 15 minute cities. Given that there is a climate emergency, it is considered appropriate to embed the concept of 20 minute neighbourhoods into the Local Plan, (rather than 15 minute cities). and apply these principles in the parts of the district where this is achievable whilst recognising that the concept of 20 minute neighbourhoods does not work for all of the district. <u>Importantly, while not all areas of the district can support this concept, there are several locations beyond Winchester Town where the principles of 20-minute neighbourhoods are achievable.</u> 6.21 Active travel and sustainable transport are an essential component when developing a site and determine how the site will function in terms of travel patterns. To reflect the road user utility framework (as set out in LTP4), development must enable greater uptake and continued use of active and sustainable modes of transport. The location, design and layout of development will need to demonstrate significant prominence and priority <u>is being</u> given to those walking, wheeling and cycling, using public transport services such as local buses or other public transport networks. Strategic Policy T1 Sustainable and Active Transport and Travel

Proposed Modification Reference	
	Amend policy as follows: Planning applications for development that would increase travel must be supported by a transport assessment to quantify the amount and type of travel and should prioritise: i. A genuine choice of sustainable and active transport modes of travel; prioritising walking, wheeling, cycling and public transport, followed by car clubs, electric/hydrogen vehicles and lastly private fossil-fuelled vehicles; ii. Development so that it reduces the number of trips made by private motor vehicle as well as maximising opportunities to walk and cycle in compliance with <u>due regard to</u> the Hampshire Movement and Place Framework and Healthy Streets approach as set out in the adopted LTP4; iii. The concept <u>and principles</u> of 20 minute neighbourhoods; iv. Integrating sustainable and active travel routes into the layout with connections to the wider network and where appropriate integrated with the green / blue infrastructure networks, which must be made available and usable at all stages of development particularly on large or phased sites; v. Safe, attractive, secure and convenient ways that encourage all users, including those with disabilities and reduced mobility, to use more sustainable forms of transport such as walking, wheeling, cycling, buses <u>and as appropriate, the rail network,</u> at every stage of the development; vi. The continued safe and efficient operation of the strategic and local road networks <u>and as appropriate, the rail network;</u> vii. New accesses and intensified use of existing accesses onto the road network that can demonstrate that they will not result in reduced highway safety or significant congestion/delays; and viii. Proposals which include new or refurbished employment development will need to provide where appropriate measures such as showers, changing areas and lockers/storage to cater for employees wishing to engage in active travel.

Proposed Modification Reference	
MM24 (Policy T2)	Policy T2 Parking for New Developments Add new criteria and renumber as follows: New development, excluding householder development, will only be permitted where: i. The applicant can demonstrate in the Design and Access Statement, Transport Assessment/Statement and the Travel Plan, how the needs of sustainable transport modes have been prioritised in the design process and provide justification for the level of car parking provided on the site; ii. The parking provision on residential development including for visitors shall take account of local circumstances including the layout of the development, the mix of dwellings, the character of the local area and the proximity of public transport; iii. Residential development proposed with no car parking provision will be supported where it is located in walking distance of a range of services and facilities, or there is appropriate access to non-car based modes of transport, and it is demonstrated that the lack of provision will not be to the detriment of the surrounding area or the need of those with limited mobility; iv. Secure parking for cycles, e-mobility, mobility scooters or any other form of non-car transport must be provided in a safe and convenient location and should be integral to the building where possible, and if this is not possible should be undercover, with charging points designed according to the relevant standard or locally specific demand and any health and safety requirements; and <u>v. The design provides attractive, landscaped and safe parking areas which are overlooked by dwellings or other areas of active public use providing surveillance and are accompanied with associated long term maintenance plans;</u> <u>vi. Includes permeable parking surfaces unless there are overriding evidenced reasons that prevents their use;</u>

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	<u>vii. Any surfaces used should be appropriate to the site context and expected level of use; and</u> viii. Parking for commercial uses will be considered on a case by case basis.
MM25 (Policy T3)	Supporting text: Amend paragraph 6.33 as follows: 6.33 Planning applications will be required to demonstrate through the design process how sustainable transport modes of travel, mobility parking and access to public transport has been prioritised over private car parking and access. <u>Planning applications will be required to ensure that through the design process (policy D1), they have demonstrated how developments will facilitate walking, wheeling and cycling, and the use of public and shared transport options, integrating them into the site layout from the outset. The policy requires that applicants ensure that design proposals respond sensitively to the character of the surrounding area.</u> The design and layout should be safe, attractive and functional. It should avoid potential conflicts between the various users and make car travel the lowest priority. It should be designed in a way that connects together the new development to the Public Rights of Way network and the nearest public transport facility. Amend policy title, criteria as follows and subsequently renumber: Policy T3 Enabling Sustainable Travel Modes of Transport and the Design and Layout of Parking for New Developments <u>Prioritising Active and Sustainable Modes of Travel</u> In order to prioritise sustainable and active modes of travel planning applications (excluding householder applications) will be required to demonstrate through the design process the need for parking provision. New development, will only be permitted where: i. Priority is given for active and e-mobility travel and car clubs <u>(unless the applicant can demonstrate that this would not be appropriate);</u>

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Page 118	ii. Parking is provided on site, it will have there are facilities for charging of plug in and other ultra low emission vehicles in safe, accessible and convenient locations in accordance with the Building Regulations:- iii. The design incorporates parking provision, which has drop off spaces, vehicular access and kerbside space for servicing and loading where appropriate:- iv. Opportunities have been explored through the design process to incorporate, where appropriate shared spaces; v. As part of the overall design the scheme takes account of the character of the surrounding area in accordance with High Quality Places SPD or its successor; and vi. The design provides attractive, landscaped and safe parking areas which are overlooked by dwellings or other areas of active public use providing surveillance and are accompanied with associated long term maintenance plans;- vii. Signage and lighting is provided in places where it is necessary which are of a high quality design appropriate to the location;. viii. Includes permeable parking surfaces unless there are overriding evidenced reasons that prevents their use; and ix. Any surfaces used should be appropriate to the site context and expected level of use.
MM26 (Policy T4)	Policy T4 Access for New Developments Amend criteria and renumber as follows: New development, excluding householder applications, will be permitted where it accords with the development plan and where it: i. Prioritises the needs of walking, wheeling and cycling safe and attractive routes to, from and within the site which connect to existing Public Rights of Way network outside the site boundary and the nearest public transport stop, minimising the scope for conflicts between all users;

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Page 119	ii. Addresses the needs of people with disabilities, children and those with reduced mobility in relation to all modes of transport; including the provision of appropriate crossings at appropriate locations; iii. Allows for access to, and movement within, the site in a safe, low speed and effective manner, having regard to the amenities of occupiers of the site, and adjacent land and to the requirements of the emergency services and service providers, including turning facilities and manoeuvrability for emergency vehicles as appropriate in accordance with the most current guidance; and iv. Makes provision for access to the site in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, access to adopted highways and accompanying signage that may be required; <u>v. The design incorporates parking provision, which has drop off spaces, vehicular access and kerbside space for servicing and loading where appropriate; and</u> v<u>vi.</u> Any sites that are likely to generate large numbers of HGV movements need to be in reasonable proximity and accessible to Major Road Network or the Strategic Road Network.
MM27 (Policy NE1)	Supporting text: Amend paragraph 7.15: The Local Plan has a key role to play in achieving these aims for the natural environment and biodiversity. It is responsible for allocating the sites needed to provide the housing, employment and other requirements of the district up until 2040. It can ensure that new development is focused on sustainable areas using a brownfield land first approach and through policies which ensure that all aspects of the natural environment and biodiversity are protected and enhanced. Key Issues (p.134) Amend criterion iv as follows –

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	The Local Plan helps to ensure that the landscape and natural environment of the district which is valued so highly is protected and enhanced. <u>The complex interplay between landscape, the natural environment, historic features and cultural connections means that an integrated approach to their management is recommended.</u> viii. There is a need to prioritise the use of brownfield land over green field sites whilst accepting that there is unlikely to be sufficient brownfield land in the district to meet its development needs. This reflects the sustainable development aims of the plan. Amend paragraph 7.23 as follows – 7.23 In order to ensure that the Local Plan accords with the guidance in the NPPF and supports the aims set out in the council's nature emergency declaration the preferred approach is to include an overarching strategic policy that sets out the council's aspirations in respect of promoting the protection and enhancement of biodiversity and all aspects of the natural environment. Measures could include hedgehog highways, swift bricks, bat bricks / boxes and appropriate planting. <u>The emerging Hampshire Local Nature Recovery Strategy includes maps of the most valuable areas for wildlife, opportunities to improve nature in the future and local priorities for nature recovery.</u> Strategic Policy NE1 Protecting and enhancing Biodiversity and the Natural Environment in the district Amendments to criteria ii and criterion v as follows - ii. Safeguards features of the natural environment and nature conservation interest and makes nature based solutions part of the plans to tackle the climate emergency. These should include measures to retain, conserve and enhance habitats, including, internationally, nationally and locally designated sites, priority habitats, networks of ecological interest, ancient woodland, water features, hedgerows and wetland pastures as corridors and stepping- stones for wildlife <u>and relevant local priorities for nature recovery in the Hampshire Local Nature Recovery Strategy;</u> v. Normally any mitigation, compensation and enhancement measures are required to be delivered on-site, unless special circumstances dictate that off site mitigation or compensation is more appropriate. <u>Off site or a</u> financial contribution, in lieu of on-site mitigation, will only be considered in limited circumstances and where it is demonstrated that

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	the proposed mitigation is deliverable and effective; and
MM28 (Policy NE2)	Policy NE2 Major Commercial, Education and MOD Establishments in the Countryside Amend criterion ii as follows: - i. The local planning authority will support the retention and development of existing major commercial, educational and MOD establishments that occupy rural locations in the district, where this will help them continue to contribute to the district's economic prosperity; ii. Any application for development is preceded by, and is consistent should provide with, <u>should provide</u> a comprehensive and evidence based site wide masterplan which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the council.
MM29 (Policy NE3)	Supporting text: Amend paragraphs 7.28 and 7.29 as follows - 7.28 Given existing shortfalls in provision, and to achieve the required improvements, it is important that all existing facilities are retained. Therefore all current open space areas and built sports facilities will be protected against development for other uses, unless exceptionally improvements can be achieved by relocating them, it can be shown that they are no longer needed or the benefit of the proposed alternative use to the community outweighs the harm caused by the loss of the facility. <u>In such circumstances any proposal should be accompanied by a detailed assessment which clearly demonstrates that the loss of that open space or built sports facilities would not be detrimental, and the benefits are clearly outlined.</u> 7.29 The Open Space Assessment 2022 specifies the amount and type of facilities currently available, by Parish, together with an assessment of deficiency. <u>The Council will seek to enhance and improve the quality of existing open spaces particularly where deficiencies</u>

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Page 122	<u>are identified. The Council will work with partner organisations such as PfSH to provide additional strategic open space such as Suitable Alternative Natural Greenspaces (SANGs).</u> Table 2 : Built Facilities Standards (quantity and access by walking or driving) (p.140) Amendments to the first row as follows - Facility: Sports halls Standard per 1000 population: 4.0 ha./1000 population Access: 700m <u>54.5m²</u> Facility/ population: 0.8 ha./1000 population Access: 400m <u>1 per 11,000</u> Walking distance: 0.5 ha./1000 population Access: 480m Toddler and Junior 650m Youth <u>20 minutes</u> Driving catchment: 0.2 ha./1000 population Access: 480m <u>15 minutes</u>
MM30 (Policy NE4)	Supporting text: Amend paragraphs 7.32, 7.34 and 7.35 as follows: 7.32 Well-designed GI (in accordance with the GI principles set out by Natural England) can also add value to properties and attract investment in an area by enhancing its character and local distinctiveness. Key green infrastructure assets and opportunities within the district include: - • River corridors, tributaries and valleys of the Itchen, Meon, Hamble, Wallington and Dever which are of considerable biodiversity, landscape and recreation value; • Disused railway corridors (e.g. at Bishops Waltham, Meon Valley, Winchester, Kings Worthy to Sutton Scotney and Alresford to Winchester);

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	• Important public rights of way such as the South Downs Way, Itchen Navigation Heritage Project, and Keats Walk, Winchester; • Natural and semi-natural greenspaces such as chalk downlands e.g. at Whiteshute Ridge and Shawford Down. • Areas of accessible and/or ancient woodland, including those of the Forest of Bere (e.g. West Walk, Creech Woods, Whiteley Pastures); • Farmland which makes up around 73% of the district, which is predominantly arable land in the north, downlands and pasture in the south along the river valleys; • Historic parks, <u>Scheduled Monuments, Registered Battlefields</u> and landscape features such as park pales, veteran trees, and sunken lanes; and • Formal and informal recreation areas such as Farley Mount. 7.34 Well-planned green infrastructure should be incorporated into development proposals integrating and building upon the existing green network. It should contribute to high quality development and economic prosperity by making places attractive to residents and businesses and improving the health and well-being of the local and wider community. It should respect and respond to local landscape character, <u>including features of heritage significance</u>, and integrate with sustainable transport and green tourism initiatives, expanding upon existing provision. 7.35 Green infrastructure also forms a valuable contribution to the setting of Winchester Town, through extensive tree coverage and areas of open land such as the Water Meadows, which come into heart of the town providing public access to the wider countryside. Some of this countryside is within the South Downs National Park. The River Itchen also passes through the Town and is protected by <u>international and</u> national designation recognising the exceptional quality of this chalk river and its environs. Policy NE4 Green and Blue Infrastructure Amend policy as follows: <u>Planning permission will be granted for development proposals that</u> The local planning authority will support development proposals that: - maintain protect and enhance the function or the integrity of the existing green

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	infrastructure network identified at a district and sub district level, including strategic blue and green corridors and spaces, as illustrated on Map 9 and as shown on the Policies Map, particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging; Provide a measurable net gain of well-managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy NE3 and appropriate for the scale of development, through on-site provision which:- i. Addresses deficits in local green infrastructure provision where appropriate; ii. Incorporates in landscaping schemes natural planting of at least 50% pollinator friendly planting of predominantly native species; iii. Integrates with the green network/ grid identified at the district and subregional level (as illustrated on Map 9); iv. Provides a high-quality natural environment with biodiversity interest; The green infrastructure shall be accessible for all with high levels of accessibility in primary areas, and promote health, wellbeing, community and cohesion and active living; encourages public access to and within the natural environment where appropriate; i. Allows for adaptation to climate change; ii. Is well planned to allow cost effective ongoing management of the GI; iii. Is accompanied by a management plan; iv. Links areas of biodiversity; v. Is provided at the earliest feasible stage; vi. Includes proposals for walking, cycling and equestrian routes provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the district; vii. Protect the following disused railway line routes and associated infrastructure including the access routes to them, (Bishops Waltham, Meon Valley and Winchester) within the district as shown on the Policies Map, so they are safeguarded for existing, and potential future use as non-motorised travel routes. Protect and support the proposals that facilitate future uses and enhancements for non-motorised travel routes <u>where necessary</u> on the: • South Downs Way;

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	• Wickham to West Meon (Meon Valley Trail); and • New Alresford to Kingsworthy (Watercress Way). viii. Watercourses are safeguarded and improved for quality, amenity, biodiversity and quantity. Where it can be established that onsite provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site-by-site basis.
MM31 (Policy NE5)	Supporting text: Amend paragraphs 7.39, 7.44 and 7.45 as follows: 7.39 Winchester district has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. They include the Itchen chalk river, the Upper Hamble Estuary and Woods and coastal habitats of the Solent and Southampton Water. The importance of these areas is recognised by the statutory and policy protection afforded to nationally protected sites including Special Areas of Conservation (SAC), <u>Compensatory SAC's</u> and Special Protection Areas (SPA), as well as to Ramsar wetland sites. Plans or projects proposing development that is not directly connected with the management of these sites, but that is likely to have a significant effect on them, must ensure that effects are avoided or adequately mitigated. If adverse effects on site integrity cannot be avoided or mitigated then reasons of overriding public interest must be demonstrated and compensation measures provided. 7.44 In addition, the Habitats Regulation Assessment and Sustainability Appraisal advise that a strategic approach to air quality management is required, <u>including a strategic assessment of the Plan to consider potential impacts from air quality</u>. This is to ensure the continued protection of sites of national importance, as well as local nature conservation sites given the planned level of growth. The location of air quality monitoring sites and the setting of thresholds to trigger further investigation should be determined through lower level assessments and, where appropriate, be applied as a condition on planning permissions 7.44 7.45 The Council is part of the Solent Recreation Mitigation Partnership (SRMP), also known as Bird Aware Solent. The Council has worked with the Partnership to form a Mitigation Strategy to counteract impacts associated with recreation pressure from residential development within 5.6km (the 'zone of influence') of Statutory Designated Habitat

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Page 126	Sites in the Solent (Solent & Southampton Water SPA/Ramsar; Chichester & Langstone Harbours SPA/Ramsar; Portsmouth Harbour SPA; and Solent & Dorset Coast SPA). Development proposals <u>that result in a net increase in residential units</u> will need to demonstrate that negative effects can be <u>avoided or mitigated by contributing or they must contribute</u> towards the strategic mitigation measures put in place by Bird Aware Solent. <u>Some other types of development (such as care homes, student accommodation) may also need to address recreational disturbance both alone and in-combination.</u> Development will be assessed on a case-by-case basis. New paragraph after current paragraph 7.49: <u>Winchester City Council holds a Great Crested Newt Organisational (or “District”) License granted by Natural England¹. The associated District Licensing Scheme, which is currently administered and managed by NatureSpace Partnership, and provides an alternative licensing option for developers to address impacts on protected great crested newts by enabling a ‘conservation payment’ towards high-quality habitat creation and long-term management and monitoring. In the District Licensing Scheme, developers can engage with NatureSpace at the pre-application stage or at the planning application stage. It is based on a great crested newt landscape- scale conservation strategy, which aims to focus the creation of new habitats where they will be of maximum benefit to the species, whilst also reducing risk and uncertainty through the planning process for developers and planning authorities. The strategy results in a range of other biodiversity benefits and contributes towards nature recovery at the landscape scale.</u> ¹ District Licensing Scheme for Great Crested Newts - Winchester City Council Policy NE5 Biodiversity Amendment to criterion iv as follows – New development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, including impacts on <u>to functionally linked land and SAC compensatory habitats are appropriately</u>

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	<u>avoided, mitigated or compensated in line with mitigation hierarchy and will be subject to HRA.</u> Developments within 500 metres of the SPA/Ramsar FLL <u>Habitats Site, Compensatory Habitats Site or Functionally Linked Land (FLL)</u> should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase;
MM32 (Policy NE6)	Supporting text: Amend paragraph 7.55 as follows: 7.55 It is important that there is adequate capacity both on and off the site to serve development and that it would not lead to problems for existing users. Where there is a capacity problem <u>constraint on the main public water or wastewater network, we encourage the developer to work closely with the service provider on the delivery of the required network reinforcement to ensure there is no detriment to the operation of the network caused by the wastewater flows or water consumption from the development.</u> and no improvements are programmed by the water company, the council will require the developer to fund appropriate improvements which must be <u>The work should be</u> completed prior to occupation of the development, <u>and phasing of the occupation may be required in tandem with the delivery of the infrastructure.</u> New paragraph after current paragraph 7.59: <u>The impact of flooding on the historic environment should be considered by development proposals. This includes but is not limited to the vulnerability of heritage assets and their potential harm to or loss of significance, the implications of flood risk on securing sustainable use for heritage assets and the potential impact of flood risk management measures on heritage assets and their setting. Any flood prevention measures should consider how heritage assets are safeguarded and reduce any potential harm to the historic environment”</u> Policy NE6 Flooding, Flood Risk and the Water Environment

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	Amendment to criteria viii as follows – Prioritise and explore the opportunities for Natural Flood Management for all proposals in areas at risk of flooding for the lifetime of the development before any hard engineering flood defences or water attenuation measures are proposed. These should <u>ensure there is no net loss of floodplain storage capacity or obstruction to flood flow routes</u>, be designed to maximise the benefit to flood risk management, water quality, biodiversity, and amenity to provide attenuation and biodiversity enhancement;
MM33 (Policy NE7) Page 128	Policy NE7 Settlement Gaps Amendment as follows – The local planning authority will retain the generally open and undeveloped nature of the following defined settlement gaps, <u>as shown on the Policies Map</u>: i. Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath ii. Denmead – Waterlooville iii. Kings Worthy - Abbots Worthy iv. Otterbourne – Southdown v. Winchester – Compton Street vi. Winchester – Kings Worthy/ Headbourne Worthy vii. Winchester – Littleton viii. Whiteley – Fareham/Fareham Western Wards (the ‘Meon Gap’) ix. Knowle, Wickham and Welborne Within these areas only development that does not undermine the function of the gap and its intended role to define and retain the separate identity of settlements will be permitted. Any development should not threaten the generally open and undeveloped nature of the gap and avoid coalescence. <u>either individually or cumulatively with other existing or proposed development compromise the integrity of the gap and</u> should not threaten the generally open and undeveloped nature of the gap and avoid coalescence.

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	<u>Once the development is built out at Welborne any future review of the Local Plan should include a review of this settlement gap.</u>
MM34 (Policy NE8)	Supporting text: Amend paragraphs 7.68 to 7.72 as follows: 7.68 <u>In accordance with the National Parks and Access to the Countryside Act, as amended by Section 245 of the Levelling Up and Regeneration Act 2023, in exercising or performing functions in relation to the South Downs National Park relevant authorities must seek to further t</u>The two statutory purposes of the South Downs National Park. <u>The National Park purposes</u> are: • To conserve and enhance the natural beauty, wildlife and cultural heritage of the area. • To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. 7.69 The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. A considerable amount of land within the district is immediately adjacent to the boundary <u>within the setting</u> of the SDNP and development there could have the potential to cause adverse impacts if this is not considered early in the planning stage. It is therefore considered to have a plan which is silent on impacts on the national park is not a suitable alternative policy approach. 7.70 In delivering <u>pursuit of</u> the National Park's purposes, the National Park Authority has a duty to seek to foster the social and economic well-being of the local communities within the National Park. 7.71

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	The South Downs National Park is an International Dark Sky Reserve. The adopted South Downs National Park Local Plan identifies a dark sky core and buffer and transition zones. Development proposals that are in close proximity to <u>within the setting of</u> the National Park and include significant proposals for external lighting are expected to refer to the Dark Skies Technical Advice Note published by the SDNPA and demonstrate how it conserves or enhances the intrinsic qualities of the dark night sky and the setting of the national park. 7.72 The adopted South Downs National Park Local Plan is supported by assessments of landscape character and tranquillity. Policy NE8 South Downs National Park Amend policy as follows: Development close proximity <u>within the setting of</u> the South Downs National Park will only be permitted where it would <u>have regard to</u> be in accordance with the statutory purposes and duty for National Parks as specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995 <u>Section 245 of the Levelling Up and Regeneration Act 2023</u>, and where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park. Development proposals close proximity to <u>within the setting of</u> the South Downs National Park are expected to take account of the National Park assessments of landscape and tranquillity and demonstrate how a proposal conserves and enhances the special qualities of the Park.
MM35 (Policy NE10)	Supporting text: New paragraph after current 7.82: <u>In the circumstance where the Education Authority has received approval for the loss of school playing fields</u>

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	<u>from the Secretary of State, in accordance with Section 77 of the Schools Standards and Framework Act 1998, an exception may be made to this policy where equivalent or greater community benefits are provided.</u>
MM36 (Policy NE12)	Supporting text: Deletion of paragraphs 7.95 and 7.96: 7.95 Proposals will need to comply with all other relevant policies of the Plan and attention is drawn in particular to Policy NE14 Rural Character, and Policies D5, T2, T3 and T4 which set out site design and layout considerations. Proposals within the Settlement Gaps identified in Policy NE7 should have regard to the requirements of that policy. 7.96 Residential accommodation will not generally be permitted in association with equestrian development, unless an essential operational need as set out in policy H11 can be demonstrated. The criteria in policy H11 will apply in such cases, including the imposition of occupancy restrictions on any residential accommodation permitted. Policy NE12 Equestrian Development Amend policy as follows: Horse related facilities and development related to grazing and equestrian enterprises, including stables, training areas, riding centres or studs, will be permitted where a countryside location is necessary, provided they comply with the other policies of the Development Plan and: i. Make best use of existing infrastructure most notably existing vehicular and field access, tracks, bridleways, byways, utilities and buildings; ii. Respect existing landscape character and minimise visual impact, by means of location, scale, appearance and design; iii. Do not involve the erection of new buildings, or associated features such as hard standing, parking or manure storage sites, where they would harm the existing landscape through isolated or scattered development; iv. Do not harm the character of the area by reason of the cumulative impact when considered with other similar

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	enterprises in the area; v. Do not involve the use of construction materials, boundary treatments, floodlighting, siting of areas of hard-standing, new or extended access routes, or other infrastructure related to the equestrian development that would have an adverse unacceptable impact on the appearance of the landscape; vi. Artificial lighting will only be permitted where visually acceptable and essential to support the operation of the use. Its design and operation may be limited by condition in order to minimise light pollution in the countryside; vii. Do not have an unacceptable impact on residential amenities in the vicinity; viii. Include a satisfactory landscaping scheme, providing screening, boundary treatment and provision for future maintenance where appropriate; ix. Includes details for the storage and removal of manure from the site; and x. Do not cause material harm to hedgerows and arable field margins and where appropriate enhance existing hedgerows. The development of residential accommodation in connection with equestrian development will not generally be permitted unless it is in accordance with the requirements of policy H11. The development of visitor accommodation in association with equestrian development will be considered in relation to the criteria of policy SP3.
MM37 (Policy NE16)	Supporting text: Amend paragraphs 7.112, 7.114 and 7.115 as follows: 7.112 The council needs to consider the impacts of nitrogen on the Solent SAC which covers sites in the south of the district. The issues with phosphorus and nitrogen draining into the catchment for the River Itchen covers a significant part of the district including areas to the north and east of Winchester and Natural England advises that phosphorus and nitrogen are causing adverse environmental effects on the quality of the river. 7.114 There are a number of strategic mitigation sites that have been brought forward over the few years by landowners both in the district and neighbouring areas. Developers can acquire nutrient credits from these land owners, which equate to and 'offset' the amount of mitigation required for a development, to ensure that any adverse impact upon the quality of the water environment of protected sites is avoided. The Council have produced a Nutrient Topic Paper which sets out the supply of nutrient mitigation, including the Council's own mitigation schemes. <u>Details of available and suitable third</u>

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	<u>party mitigation schemes are provided on the Council's website¹.</u> 7.115 The Local Plan may be able to help by allocating land for use in mitigation which could include using nature based solutions such as planting woodland or creating wetland habitat in appropriate locations. <u>Any nutrient mitigation schemes brought forward should be agreed with Natural England.</u> New paragraph after current paragraph 7.115 – <u>The Local Nature Recovery Strategy for Hampshire should, when published, be used to guide the location and design of nutrient mitigation schemes to ensure that they make positive contribution towards the Local Nature Recovery Network, in particular, the identified priorities for nature recovery as set out in Local Nature Recovery Strategy.</u> Policy NE16 Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and the River Itchen Amendment to criterion i as follows – Planning permission will only be granted where the integrity of nationally protected sites is not adversely affected by new <u>overnight</u> development. Amendment to criterion ii as follows: When assessing applications for development the impacts of increased nutrients from these sites will be considered. Permission will be granted only where effects can either be excluded or, if that is not possible, mitigation by nutrient neutrality is achieved following the guidance provided by Natural England <u>either through:</u>

¹ [Nutrient Neutrality - What developers need to know - Winchester City Council](#)

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	• <u>A developer-provided on site solution agreed with Natural England; and/or</u> • <u>A financial contribution towards a strategic mitigation scheme.</u> thereby avoiding any adverse impact upon the quality of the water environment of the sites; and
MM38 (Policy NE17)	Supporting text: Amend paragraph 7.118 as follows: 7.118 A small number of Solent Wader and Brent Goose Strategy (SWBGS) sites (“functionally linked land”) are identified around the Upper Hamble as supporting high tide roosts of birds from the Solent and Southampton SPA/Ramsar. The Solent Wader and Brent Goose mapping is available on Solent Waders & Brent Goose Strategy – coastal bird conservation, waders and brent geese data and mapping solentwbgs.wordpress.com. <u>There is a minimum requirement of one year’s ecological survey to confirm the classification of a site (three years where classification is disputed).</u> New paragraph after current 7.123: <u>The creation of buffer zones between built development and river/watercourse banks (at a <i>minimum</i> of 10 metres¹) provide multiple benefits for water quality, pollution prevention, flood risk management, habitat connection and biodiversity.</u> ¹<u>3D buffer strips</u> Policy NE17 Rivers, watercourses and their settings Amend policy as follows:

Proposed Modification Reference	
	Development proposals that affect rivers, watercourses or their settings will be permitted where they conserve and enhance the following; i. Water quality and quantity, and help achieve requirements of the Water Framework Directive and Habitats Regulations or their replacement, in the case of the River Itchen SAC and Upper Hamble (Solent Maritime SAC, and Solent & Southampton Water SPA/Ramsar); <u>SAC compensatory habitats on the River Meon, River Dever, River Dun, Bourne Rivulet, and River Test;</u> and habitats relied upon as identified in the Solent Wader and Brent Goose Strategy (SWBGS); ii. Ability of groundwater, surface water features and watercourse corridors to function as natural flood management areas throughout seasonal variations, within the immediate vicinity, and both upstream and downstream of the site of the proposal including for flood risk management purposes; and Specifically for surface water features and watercourse corridors; iii. Increasing biodiversity; iv. Character, appearance and setting; v. Public access to and along the waterway for recreational opportunities and the importance of providing canopy shading for both the natural water environment and for people walking beside the waterway; vi. Include measures to eliminate risk of pollution to groundwater, surface water and watercourse corridor features which would harm their ecological and/or chemical status. <u>vii. Creation of adequate natural buffers zones between riverbanks/watercourse banks and any built development. These buffer zones should be kept free of any structures to allow the natural watercourse environment to flourish;</u> The loss of habitats identified as 'Primary Support Areas', 'Secondary Support Areas' or 'Low Use' sites in the SWBGS

Proposed Modification Reference	
	do not require project level HRA but and if identified mitigation / compensation should be provided in line with the SWBGS.
MM39 (Policy HE1)	Supporting text: Amend paragraph 8.4 as follows: 8.4 The historic environment is an irreplaceable resource that needs to be protected and enhanced for the benefit of current and future generations. Currently there are 110 Scheduled Monuments, 2,271 listed buildings, 11 historic Registered parks and gardens, 37 Conservation Areas and a historic battlefield at Cheriton, which fall within the Winchester district.
MM40 Policy HE2)	Policy HE2 All Heritage Assets (both designated & non-designated) Amend policy as follows: Heritage assets should be conserved in a manner appropriate to their significance. Applicants must describe the significance of any affected heritage assets, including any contribution made by their settings, using appropriate expertise and assessment, including a desk-based assessment (where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest), and where necessary heritage impact assessment and/or field evaluation. (the results from which needs to be submitted in a Heritage Statement). All applications which affect or may affect heritage assets should be accompanied by a Heritage Statement, proportionate to the nature of the development and heritage interest, describing the significance of affected heritage assets (including any contribution to significance made by and/or their settings), the degree and nature of impact upon that significance and how the proposals minimise or mitigate any harm. For minor or householder applications, where there is a limited impact on heritage assets, this can be incorporated into the Design and Access Statement. Any proposals directly affecting buildings and other structures for heritage assets included in the council's 'Buildings at Risk Register', or the Historic England 'Heritage at Risk Register', shall include works including repairs to enable the removal of the heritage assets from those registers. improve the condition of those buildings/structures.

Proposed Modification Reference	
	<u>Applications involving buildings and other structures that are included on the council's 'Buildings at Risk Register', or the Historic England 'Heritage At Risk Register', will need to include a schedule of works and accompanying supporting information that details all of the repairs that are needed to improve the condition of the building or structure which, subject to the satisfaction of the local planning authority, will enable the removal of them from the register(s).</u>
MM41 (Policy HE3)	Reword footnote 1 as follows: 'Registered battlefields, grade I and II* listed buildings , grade I and II* registered parks and gardens, scheduled....'
MM42 (Policy HE6)	Supporting text: New paragraph after 8.11 <u>Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, will be assessed against the policies for designated heritage assets.</u> Amend policy and policy titles as follows: Policy HE6 Scheduled Monuments and Nationally Important Non-designated <u>Archaeological</u> Assets <u>Proposals should take a positive approach to archaeology, by avoiding locating harmful development on sensitive areas and designing development that responds positively to the significance of archaeological features, including their settings.</u> Applications for planning permission which affect, or may affect a scheduled monument, or its setting, should be supported by appropriate and proportionate evidence on the significance of the asset (including the contribution to significance made by its setting) and the steps that would be taken to avoid and minimise harm. <u>Where harm is unavoidable, proposals should explain the reasons why and outline steps to minimise harm.</u> Historic England should be notified where a sScheduled mMonument eConsent (SMC) is required in addition to planning permission <u>and/or if the proposals may affect a Scheduled Monument and/or its setting.</u>

Proposed Modification Reference	
	in part) in accordance with a written programme of archaeological investigation, including excavation, recording and analysis, to be undertaken by an appropriately qualified archaeological organisation. The results and analysis of investigations should be published and provided to the local authority for inclusion in the Winchester Historic Environment Record
MM44 (Policy HE9)	Policy HE9 Change of use to Listed Buildings Amend policy as follows: Switch criterion ii with criterion iii and replace ‘and’ with ‘or’ in the new criterion iii i. Deal comprehensively with the intended use and operation of the whole building and site, and contain sufficiently detailed information to understand the full impact of the proposals internally and externally; ii. Propose a use which would not be harmful to the significance of the building (including its setting); iii. Satisfactorily demonstrate that the building is structurally capable of accommodating the proposed change of use and clearly justify any harm or the need for extensive intervention or reconstruction; and ii. Satisfactorily demonstrate that the building is structurally capable of accommodating the proposed change of use and clearly justify any harm or the need for extensive intervention or reconstruction; iii. Propose a use which would not be harmful to the significance of the building (including its setting) or iv. Demonstrate how any unavoidable harm to the significance of the building is justified in accordance with Policy HE3 on designated heritage assets.
MM45 (Policy HE10)	Policy HE10 Development in Conservation Areas Amend first paragraph of policy and criterion viii as follows: Within conservation areas, development proposals which conserve preserve or enhance the character and significance, appearance or special architectural or historic interest of the area, and accord with the Development Plan, will be

Proposed Modification Reference	
	permitted provided that: their significance (as informed by their character and appearance, and special architectural or historic interest) and accord with the Development Plan, will be permitted provided that: viii. Incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that has an acceptable impact on the which is sensitive to the special character or and appearance of the area, in accordance with Policy HE14.
MM46 (Policy HE11 and in the contents page)	Policy HE11 Demolition in Conservation Areas Amend criterion i as follows: i. Makes no positive contribution to the significance, (as informed by their character and appearance, and special architectural or historic interest) character and or appearance and significance, of the area, either individually or as part of a group, or in more general views within or from outside the conservation area; or <u>of the area, either individually or as part of a group, or in more general views within the conservation area, or in views from outside the conservation area looking inwards; or</u>
MM47 (Policy HE12)	Policy HE12 Registered Historic Parks and Gardens Amend first paragraph of policy as follows: Proposals which accord with the Development Plan will be permitted provided they <u>conserve and/or enhance</u> do not result in unacceptable harm to or loss of <u>their significance (as informed by their character and appearance, and special architectural or historic interest)</u> the significance or distinctive character of a Registered Historic Park and Garden <u>and any associated designated heritage assets in accordance with policy HE3. Proposals that conserve and/or enhance a Park and Garden</u> identified on Local Registers (including the Hampshire Gardens Trust Register of Parks, Gardens and Green Spaces) <u>will be supported</u> or results in the loss or deterioration of associated designated heritage assets (in accordance with policy HE3).
MM48 (Policy HE14)	Policy HE14 Improvements or Alterations to Improve the Energy Efficiency of Historic <u>Heritage</u> Assets

Proposed Modification Reference	
Page 141	Amend policy as follows: Any improvements or alternations that are designed to improve the energy efficiency of designated and non- designated historic assets will be supported providing that it can be clearly demonstrated that: i. The proposals represent an appropriate strategy for the individual historic building, based on <u>a whole building approach that takes account of the building's fabric and location, as well as the needs of its occupants. Proposals should conserve or enhance key features of special interest where possible, and minimise and justify unavoidable harm; and</u> an appropriate assessment and they meet the requirements of the NPPF in terms of assessing the significance of harm to the heritage asset; and ii. Any proposals which harm the structural integrity, character or significance of the building including through its setting, are clearly outweighed by public benefits as set out in Policy HE3 on designated heritage assets and Policy HE4 on non-designated heritage assets.
MM49 (Policy H1)	Supporting text: Amend supporting text as follows – 9.4 The current (March 2024) Standard Method figure <u>as at March 2024</u> is 676 dwellings per annum... Delete paragraph 9.12 The evidence base (in particular the Winchester district Strategic Housing Market Assessment) confirms the scale of need for the various types of housing. In addition, the National Planning Policy Framework (NPPF) requires that 10% of the overall number of homes provided on larger sites should be an affordable home ownership product. 'First Homes' are now 9.9 The Strategic Issues and Priorities consultation document (SIP) set out four possible 'spatial distribution' options: the Government's preferred discounted market tenure, with a requirement that these form at least 25% of all affordable housing delivered by developers through planning obligations. The remaining types of affordable housing to be delivered

Proposed Modification Reference				
	Unmet Needs Allowance (for unmet need in neighbouring authorities)	1,900	Outstanding planning permissions	6,780
		<u>495**</u>	Other Commitments (previous Local Plans incl. SDNP)	<u>5,186</u>
			Windfall development	745
			Additional allocations made in this Local Plan	<u>579</u>
			<u>SDNP completions, permissions and windfall</u>	1,895
	Total District Housing Requirement	15,465* <u>11,311*</u>	Total District Housing Provision*	15,465 <u>1,495</u>
* Includes approximately 350 <u>312</u> dwellings within the South Downs National Park part of Winchester district. ** It has been agreed that to reflect the total unmet need in the housing market area would necessitate the following; <u>To Portsmouth City Council: 30% apportionment of the unmet need housing allowance in the Winchester District Local Plan;</u> <u>To Havant Borough Council: 70% apportionment of the unmet need housing allowance in the Winchester District Local Plan;</u> <u>(based upon the unmet need allowance of 1,900495 homes, this would equate to 570 150 homes for Portsmouth City and 1,330 345 homes for Havant Borough).</u> Revise Paragraphs 9.20 as follows –				

Proposed Modification Reference	
Page 144	9.20 Table H2 shows that sufficient housing provision is proposed to meet the Winchester district housing requirement, which includes an estimated 350312 dwellings within the South Downs National Park part of the district and an unmet needs allowance of 1,900 495 dwellings as a contribution towards the unmet needs of neighbouring areas in South Hampshire. The remaining requirement for the Local Plan area (excluding the estimated 350 312 in the South Downs National Park part of the district) is 15,115 10,999 dwellings. Some 64% 53% of the district requirement is met by dwellings that have either been completed or which already have planning consent. A further 42% 13% are expected from windfall development over the Plan period 2024-2040 and this is based on cautious assumptions derived from the Assessment of Windfall Trends and Potential 2021. Therefore, less than 25% 34% of provision is from Local Plan allocations (either carried forward or new), giving a high level of certainty over the delivery of this additional housing Strategic Policy H1 Housing Provision Amend policy as follows: Housing will be permitted to provide for the scale, types and tenures of housing needed in the Local Plan area over the Plan period (2020-2040), including a contribution towards the unmet needs of adjoining areas. Provision is made for the development of about 15,115 11,000 dwellings (net) in this period (excluding the South Downs National Park area), by prioritising suitable previously developed land within defined settlement boundaries, completion of strategic allocations at Kings Barton (North Winchester), Newlands (West of Waterlooville) and North Whiteley, and delivery of sites allocated within and adjoining the most sustainable settlements, in accordance with the Local Plan's spatial strategy (set out in Policy SP2).Housing development will be distributed between the three spatial areas as follows: i. Winchester Town about 5,640 4,445 dwellings ii. South Hampshire Urban Areas about 5,650 3,880 dwellings iii. Market Towns and Rural Area about 3,825 2,675 dwellings.
MM50 (Policy H2)	Supporting text: Revise wording in paragraph 9.22

Proposed Modification Reference	
Page 145	9.22 Policy SP2 sets out the development strategy for the Local Plan area and Policy H1 sets out how this will be achieved in terms of housing provision. The total provision of about 15,115 11,310 dwellings relates to the Local Plan area and it is estimated that a further includes about 310 dwellings that will be provided within the National Park part of the district, which will come forward through the existing South Downs Local Plan (which covers the period to 2033) or a subsequent review.
	Amend wording of paragraph 9.23
	9.23 A large part of the housing supply benefits from planning consent or has already been completed. Allowance is also made for windfall development, which the evidence expects to be a reliable source of housing supply. <u>A detailed housing trajectory table is set out in Appendix v to the Plan.</u> There is no scope to phase these elements of the housing supply, so it is expected that most housing from these sources will be developed in the first half of the Local Plan period (2020-2030). The strategic allocations, along with new allocated sites and some windfall provision, will continue to be built out into the second half of the Plan period, but it is necessary to phase the greenfield allocations towards the latter parts of the Plan period so as to maintain a reasonable level of provision in these phases and prevent all housing provision from being built out in the early years of the Local Plan.
	Delete Paragraph 9.24
	Revise paragraph 9.25 as follows – 9.25 The NPPF expects that at least 10% of the housing requirement (about 1,544 1,130 dwellings) should be provided on sites no larger than 1 hectare. In Winchester about 4540% of the Local Plan housing requirement will be provided on three strategic scale sites over the Plan period2024-2040. Nevertheless, it is expected that the Government's aspiration can be exceeded when account is taken of existing completions and commitments on smaller sites, windfall sites and Local Plan allocations, which total over 2,400 nearly 1,900 dwellings or nearly 4617% of the Local Plan housing requirement. Revise Table H3 as follows –

Proposed Modification Reference													
Page 146	<table border="1"> <thead> <tr> <th data-bbox="405 244 1003 284">Expected source of small sites</th><th data-bbox="1003 244 1603 284">Dwellings</th></tr> </thead> <tbody> <tr> <td data-bbox="405 284 1003 360">Completions 2020-2023 2024-2025 (sites under 10 dwellings)</td><td data-bbox="1003 284 1603 360">38870</td></tr> <tr> <td data-bbox="405 360 1003 472">Planning consents at April 20235 (sites under 10 dwellings)</td><td data-bbox="1003 360 1603 472">283291</td></tr> <tr> <td data-bbox="405 472 1003 584">Windfall allowance (all assumed to be sites under 1ha.)</td><td data-bbox="1003 472 1603 584">1,725 1,495</td></tr> <tr> <td data-bbox="405 584 1003 695">Local Plan allocations under 1ha. (Policy W3 and CC4 only)</td><td data-bbox="1003 584 1603 695">40</td></tr> <tr> <td data-bbox="405 695 1003 735">Local Plan Area Total</td><td data-bbox="1003 695 1603 735">2,4361,896</td></tr> </tbody> </table> New graph for page 218. Deletion of existing graph and replace with new graph below.	Expected source of small sites	Dwellings	Completions 2020-2023 2024-2025 (sites under 10 dwellings)	388 70	Planning consents at April 2023 5 (sites under 10 dwellings)	283 291	Windfall allowance (all assumed to be sites under 1ha.)	1,725 1,495	Local Plan allocations under 1ha. (Policy W3 and CC4 only)	40	Local Plan Area Total	2,436 1,896
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Proposed Modification Reference																																			
	<table border="1"> <caption>Local Plan Housing Trajectory Data (Estimated)</caption> <thead> <tr> <th>Financial Year</th> <th>Number of projected dwelling completions</th> </tr> </thead> <tbody> <tr><td>2024/25</td><td>830</td></tr> <tr><td>2025/26</td><td>900</td></tr> <tr><td>2026/27</td><td>780</td></tr> <tr><td>2027/28</td><td>850</td></tr> <tr><td>2028/29</td><td>880</td></tr> <tr><td>2029/30</td><td>1050</td></tr> <tr><td>2030/31</td><td>980</td></tr> <tr><td>2031/32</td><td>820</td></tr> <tr><td>2032/33</td><td>850</td></tr> <tr><td>2033/34</td><td>750</td></tr> <tr><td>2034/35</td><td>600</td></tr> <tr><td>2035/36</td><td>550</td></tr> <tr><td>2036/37</td><td>450</td></tr> <tr><td>2037/38</td><td>350</td></tr> <tr><td>2038/39</td><td>250</td></tr> <tr><td>2039/40</td><td>150</td></tr> </tbody> </table> Delete Policy H2 Housing Phasing and Supply Phasing will be applied to new greenfield housing sites allocated by this Plan, so as to prioritise the development of previously developed land and achieve a suitable housing trajectory, by holding back most allocated greenfield sites until the later parts of the Plan period. The following sites will not be permitted in advance of April 2030 unless they are needed to overcome a district level housing land supply shortfall or would deliver housing which is demonstrated to be in priority need in the locality at the time: • W4 — Courtenay Road, Winchester (150 dwellings) • BW4 — North of Rareridge Lane, Bishops Waltham (100 dwellings) • NA3 — Alresford Neighbourhood Plan, New Alresford (100 dwellings) • CC2 — Golden Common Farm, Golden Common (45 dwellings) • CC3 — Land at Main Road, Golden Common (35 dwellings)	Financial Year	Number of projected dwelling completions	2024/25	830	2025/26	900	2026/27	780	2027/28	850	2028/29	880	2029/30	1050	2030/31	980	2031/32	820	2032/33	850	2033/34	750	2034/35	600	2035/36	550	2036/37	450	2037/38	350	2038/39	250	2039/40	150
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2035/36	550																																		
2036/37	450																																		
2037/38	350																																		
2038/39	250																																		
2039/40	150																																		

Proposed Modification Reference				
MM52 Policy H6) P 2019-149		Worthy Swanmore Wickham		
		Intermediate Rural Settlements:	360 <u>340</u>	155
		Hursley Otterbourne South Wonston Sutton Scotney Waltham Chase		
		Remining rural Area	520 <u>605</u>	0 200
	Winchester District		45,115 <u>11,000</u>	2,875 <u>2,905</u>
	Supporting text: Amend paragraph 9.49 as follows: 9.49 The Government has recently announced measures which are intended to support the delivery of strategic mitigation solutions, and reduce the impact of new development on the quality of the water environment in the first place by 2030, but the impact of these in relation to development viability are not yet known so cannot be quantified at the present time. Given this uncertainty it is considered appropriate that agreements to secure affordable housing include measures to secure further contributions to affordable housing should those costs reduce significantly <u>following introduction of Best Available Technology at Waste Water Treatment works in 2030</u>. Any significant changes relating to the affordability of mitigation will be reported in the Authority Monitoring Report. Further iterations of this Plan will reflect additional experience and understanding of development viability, including mitigating the impacts of phosphorus and reductions in sustainable construction costs, and therefore how this impacts on the costs of development in the affected area. Policy H6 Affordable Housing			

Proposed Modification Reference	
	Amend text as follows: For market led housing schemes, the affordable housing, should be provided in accordance with the following proportions, <u>with social rented as the priority, unless more recent evidence that has been agreed by the Local Planning Authority for that locality demonstrates otherwise -</u>
MM53 (Policy H7)	Supporting text: The following text to be added to the end of paragraph 9.55 - <u>It may be that an opportunity arises for the affordable housing needs of more than one settlement to be met by (and justify) an exception scheme. In those cases, any assessment of local needs should consider and justify the boundaries of the assessed area. This should not normally exceed the area defined by the parish within which the proposal is located and any neighbouring parishes.</u> Policy H7 Affordable Housing Exception Sites to Meet Local Needs Amend criterion i as follows – i. The proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement <u>or area</u> to which that need relates;
MM54 (Policy H9)	Supporting text: Proposed new paragraph to follow 9.67 – <u>In addition to higher and further education establishments, there are also boarding schools in the District. In recognition of the nature and requirements of these establishments, proposals for Purpose Built Student Accommodation to serve students aged up to 18 years will be expected to follow the principles set out in Policy H9 in a proportionate way, and no management plan will be sought.</u> Policy H9 Purpose built student accommodation (PBSA) Proposed new modification to Policy H9 on page 238 of the Plan as follows –

Proposed Modification Reference	
	Deletion of criterion v and consequential renumbering of remaining criteria accordingly.
MM55 (Policy H10)	Supporting text: Amend paragraph 9.70 as follows – 9.70 The policy aims to prevent the over concentration of HMOs in any one street and area but exceptionally a single existing dwelling may be in an area dominated by HMOs and rendered unsuitable for continued use as a dwelling allowing permission to be given for a change of use of that property to an HMO. If so, evidence should be provided to show why continued use as a dwelling is not realistic and that reasonable attempts have been made to use the property or to market it at a reasonable price <u>for a period of twelve months</u> , based on the local property market and provisions of Policy H10. Parking provision for HMOs should accord with local standards, taking into consideration the amount of parking available on and off site, existing parking pressures and the proposed number of bedrooms and expected occupancy.
MM56 (Policy H11)	Policy H11 Housing for Essential Rural Workers Amend text as follows: The design of the dwelling should reflect local distinctiveness and the rural character of its surroundings, while avoiding or mitigating adverse effects on the natural <u>or historic</u> environment and biodiversity.
MM57 (Policy H12)	Policy H12 Provision for Gypsies, Travellers and Travelling Showpeople Amend criterion iv as follows - Sites and the layout proposed should avoid harm to the significance <u>(including the or setting)</u> of heritage assets or biodiversity interests;
MM58 (Policy H13)	Policy H13 Safeguarding Traveller Sites Add footnote as follows -

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Proposed Modification Reference																								
	10.17 Therefore, in total the Plan makes provision for an estimated 39.36ha of employment land, against an identified need of 27.6ha – 37.838.9ha. Table C: Comparison of need and supply by type of employment land (p.264) <table><tr><th rowspan="2">Site name and notes</th><th colspan="3">Land requirements (ha)</th></tr><tr><th>Offices</th><th>Industrial and warehousing</th><th>Total</th></tr><tr><td>Identified need – Lower Range</td><td>3.3</td><td>24.3</td><td>27.6</td></tr><tr><td>Identified need – Upper Range</td><td>12.2</td><td>26.7</td><td>37.838.9</td></tr><tr><td>Supply – current expectations of uses where known</td><td>17.2913.29</td><td>0.28</td><td>17.5713.57</td></tr><tr><td>Supply – sites with no particular prescription</td><td>21.7923.79</td><td></td><td>21.7923.79</td></tr></table>	Site name and notes	Land requirements (ha)			Offices	Industrial and warehousing	Total	Identified need – Lower Range	3.3	24.3	27.6	Identified need – Upper Range	12.2	26.7	37.8 38.9	Supply – current expectations of uses where known	17.29 13.29	0.28	17.57 13.57	Supply – sites with no particular prescription	21.79 23.79		21.79 23.79
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MM60 (Policy E2)	Strategic Policy E2 Spatial Distribution of Economic Growth Amend text as follows – Appropriate growth and retention maintenance of land for existing employment uses within the key settlements will be supported in accordance with the principles set out in SP2.																							
MM61 (Policy E3)	Supporting text: Amend 10.54 as follows: 10.54 The detailed capacity findings are set out below – <table><tr><td colspan="4">Retail Capacity up to 2040 (sqm net sales area) Employment and Town Centre Uses Study 2024</td></tr><tr><td>Retail Capacity</td><td>2020 RTCUS 2029</td><td>2024 ETCUS 2034</td><td>2020 &/or 2024 Study 2040</td></tr></table>	Retail Capacity up to 2040 (sqm net sales area) Employment and Town Centre Uses Study 2024				Retail Capacity	2020 RTCUS 2029	2024 ETCUS 2034	2020 &/or 2024 Study 2040															
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Proposed Modification Reference	
	iii. Some Sui Generis Other activities where they are employment and business-led, to be determined on an individual basis
MM63 (Policy E6)	Policy E6 Retaining Employment Opportunities Delete criterion vi of policy E6 and consequential amendments as follows – iv. The impact of continued employment use on the local environment and amenity; and v. The suitability of access arrangements for the site/ buildings, by road and public transport.; and vi. The benefits of the proposed use compared to the benefits of retaining the existing use.
MM64 (Policy E7)	Policy E7 Maintaining the Vitality and Viability of Town Centres Amendments to the final two paragraphs as follows - <u>Within the Primary Shopping Areas</u> Pproposals for a change of use or the redevelopment of premises away from retail or other Class E uses, will only be supported where it can be demonstrated that: i. The proposal will contribute to the centre’s vitality and viability during daytime trading hours; and ii. Proportionate evidence has been provided to demonstrate that the premises are no longer required for retail or other Class E uses. <u>Where supporting viability evidence is considered necessary</u> Aas part of the assessment of such proposals, applicants will be expected to provide viability assessments of the site and evidence of the appropriate marketing for alternative town centre uses. Marketing should be undertaken for a minimum of at least 12 months. <u>Such assessments will always be required where the proposal would result in a loss of a Class E use within the Primary Shopping Area.</u>

Proposed Modification Reference																									
MM65 (Policy E8)	Supporting text Amend paragraph 10.135 as follows: 10.135 <u>Any proposals for new</u> shops, pubs, arts and cultural services and facilities that <u>serve more than a local catchment and</u> attract visiting members of the public <u>from a wider area</u> are town centre uses, which should be located with regard to <u>in accordance with</u> the town centre hierarchy of (Strategic Policy E3) and <u>the</u> detailed considerations set out in Policy E4. These uses <u>proposals</u> are not generally appropriate within the countryside, due to their traffic implications and impacts on the rural character.																								
MM66 Development Allocations (Winchester)	Winchester Site Allocations Replace table on page 307 <table border="1"> <thead> <tr> <th>Winchester Town Housing Sources</th><th>No. of dwellings</th></tr> </thead> <tbody> <tr> <td>Net completions in or adjoining settlements (2020—2023)(2024-2025)</td><td>879124</td></tr> <tr> <td>Outstanding permissions (at 20232025) (excluding Barton Farm)</td><td>328238</td></tr> <tr> <td>Windfall allowance</td><td>1,035900</td></tr> <tr> <td>Student Accommodation (dwelling equivalents)</td><td>200</td></tr> <tr> <td>Local Plan allocation carried forward (Policy W1, Barton Farm)</td><td>4541,324</td></tr> <tr> <td>New Local Plan allocation (Policy W2, Sir John Moore Barracks)</td><td>900</td></tr> <tr> <td>New Local Plan allocation (Policy W3, St Peter's Car Park)</td><td>30</td></tr> <tr> <td>New Local Plan allocation (Policy W4, Courtenay Road)</td><td>150</td></tr> <tr> <td>New Local Plan allocation (revised carried forward allocation) (Policy W7, Central Winchester Regeneration area)</td><td>300</td></tr> <tr> <td>New Local Plan allocation (revised carried forward allocation) (Policy W8, Station Approach area)</td><td>250</td></tr> <tr> <td>New Local Plan allocation (Policy W9, Bar End Depot)</td><td>30</td></tr> </tbody> </table>	Winchester Town Housing Sources	No. of dwellings	Net completions in or adjoining settlements (2020—2023)(2024-2025)	879 124	Outstanding permissions (at 2023 2025) (excluding Barton Farm)	328 238	Windfall allowance	1,035 900	Student Accommodation (dwelling equivalents)	200	Local Plan allocation carried forward (Policy W1, Barton Farm)	454 1,324	New Local Plan allocation (Policy W2, Sir John Moore Barracks)	900	New Local Plan allocation (Policy W3, St Peter's Car Park)	30	New Local Plan allocation (Policy W4, Courtenay Road)	150	New Local Plan allocation (revised carried forward allocation) (Policy W7, Central Winchester Regeneration area)	300	New Local Plan allocation (revised carried forward allocation) (Policy W8, Station Approach area)	250	New Local Plan allocation (Policy W9, Bar End Depot)	30
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Total Provision 2020 — 2040-2024-2040	56434,446		
MM67 (Policy W1)	Supporting text: Amend paragraph 12.10 as follows: 12.10 At the very northern boundary and into the field north of the site there can be very high groundwater levels during very wet years (within 2m of the ground) when a winterbourne rises. Early discussions should, therefore, take place with <u>the</u> Environment Agency and <u>Lead Local Flood Authority (LLFA)</u> in order to establish how this can be addressed. Policy W1 Barton Farm Major Development Area New criterion xii as follows – <u>xii. Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.</u>		
MM68 (Policy W2)	Supporting text: Delete and replace text on page 313 as follows: Allocated Uses: <u>i)</u> <u>Residential led m</u>Mixed use, and <u>ii)</u> <u>P</u>park and ride facility Indicative number of homes: 750—1,000 <u>900</u> dwellings. Delete the end of paragraph 12.15 which states: Therefore, a working assumption has been made that the site could accommodate about 900 dwellings. Amend paragraphs 12.18, 12.25, 12.29 as follows:		

Proposed Modification Reference	
	12.18 The main vehicular access to the site is via a dedicated access road which is located off Andover Road North (B3420) (the main north south route in and out of Winchester). Given the secure/defence-related nature of the site, there is a gatehouse and guardroom entry point in the north-east. There is a secure gated access for military vehicles only which is located off Chestnut Avenue/Kennel Lane 12.25 The buildings and structures are predominantly used for military training related use or associated recreational purposes and include the following: • A central recreational facilities building, which includes a common room, dining area and a local shop; • Gym and leisure facilities, including a swimming pool and a former nursery; which is used occasionally by the local community as well as military personnel; • Various staff training equipment and military assault courses; • Various residential buildings, including both trainees and more senior military personnel/officers that are stationed at the site; • 250 space surface car park; and • A chapel. Amend paragraph 12.29 as follows: As the site is located on one of the key radial routes into the city centre (Andover Road), the City of Winchester Movement Strategy has identified that there is <u>a need to reduce city centre traffic by increasing the number of Park & Ride facilities with a particular need to provide a Park & Ride to the north side of the city. In order to meet this need, there is an opportunity requirement to provide appropriate land for an operational park and ride facility of approximately 850 spaces and to contribute to the delivery of that facility, as appropriate, as part of the comprehensive redevelopment of this site. The Park & Ride facility at the SJM Barracks site would need to demonstrate a satisfactory relationship with the Kings Barton 200 space Park & Ride Light site that is located on the opposite side of Andover Road (Policy W1). The location of the Park & Ride facility should be considered as part of the master planning process <u>with full details of its scale/height/capacity/quantum and access/connectivity arrangements to be submitted as part of the planning application process</u> and be in a location that is physically connected to sustainable modes of transport and capable of providing electrical charging points and cycle parking.</u> Policy W2 Sir John Moore Barracks

Proposed Modification Reference	
	Amend policy as follows: Land at Sir John Moore Barracks, Winchester as defined on the Policies Map, is allocated as a mixed use site which is mainly residential led comprising of 750 to 1,000 about 900 homes, ancillary and supporting uses to make this a sustainable neighbourhood with approximately an 850 space Park & Ride facility provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following: i. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan which demonstrates how high quality design, green spaces, settlement gap will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the local planning authority; ii. The proposals relate to the whole of the allocated site or, if less, do not in any way prejudice the implementation of the masterplan for the whole site; Add additional criterion to Policy W2 between criterion ii and iii and subsequently renumber: <u>The development will need to demonstrate how it responds positively to the settlement gap between Winchester and Littleton and as part of the design process, demonstrate how the development has retained the generally open and undeveloped nature of the settlement gap. Once the development is built out any future review of the Local Plan should include a review of the settlement gap;</u> iii. The proposals include a phasing and delivery strategy that is related to the provision of infrastructure <u>needed to make the development acceptable in planning terms together with</u> and the creation of neighbourhood centre(s) with ancillary and supporting uses. iv. The proposals investigates the opportunity to reuse/re-purpose any of the existing buildings and gives priority to the use of the previously developed land and the intensification of the existing built up area before the use of undeveloped land;

Proposed Modification Reference	
	v. The proposals consider and address the need for education provision (Primary and Secondary) to meet the needs of the development and if not provided on the site, provide suitable sustainable links that can be used all year round; vi. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and improvements to the public realm; vii. Access should be off Andover Road <u>North (B3420)</u>; viii. Include direct, safe and lit, active travel links as part of a strategy that minimises car journeys from the development. High quality facilities for walking, cycling and wheeling and public transport that is connected to the surrounding area/ PROW/cycle network in accordance with the Hampshire Movement and Place Framework and Healthy Streets approach; ix. The proposals ensure that the existing access to the site via Chestnut Avenue (which is a private road)/Kennel Lane is retained and is only used for pedestrian, cyclists and potential emergency access purposes; x. The proposals consider the importance, retention and management of the Flowerdown Site of Importance for Nature Conservation (SINC) in perpetuity by including a management plan for the maintenance and monitoring of these habitats; xi. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development; xii. As part of the design process, further investigation (through topographic surveys and flood modelling) determines the exact route of the winterbourne which crosses the site which should be managed and protected as it carries floodwater away from Littleton when groundwater levels are high; xiii. The proposals are accompanied by a green/blue infrastructure/ SuDS hierarchy strategy to both enhance the development and mitigate potential impacts on the surface water from flooding and ground water from Littleton in a way that increases the biodiversity on the site. This should include the provision of multi-functional green/blue links throughout the site and ensure that any additional surface water resulting from the development does not have a detrimental impact

Proposed Modification Reference	
	on the SINC or other protected sites; xiv. The proposals record features of heritage significance and incorporates them where feasible into any re-development of the site as part of a wider heritage trail that celebrates the site's military history and helps the general public to understand and appreciate how the site has evolved. The proposals will also need to minimise harm to the setting of the adjacent <u>Scheduled</u> Round Barrows; xv. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a 'sense of place' putting people and places at the forefront of the development; xvi. The proposals retain the existing Chapel and opens this up to the community as part of any new development, as this will reinforce links to Peninsula Barracks and historical military associations with Winchester; xvii. The proposals include an assessment of the condition, age and the need to <u>technical feasibility/viability to demonstrate the ability to retain/refurbish/redevelop, viably operate</u> / incorporate the existing gym, leisure facilities and the swimming pool as part of the wider residential led scheme. Depending on the outcome of this assessment if they are viable, they should be opened up for use by the local community and management plan should accompany any planning application for this part of the site; xviii. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible (Policy NE6); xix. The proposals include a Park & Ride facility of approximately 850 spaces <u>and demonstrates the relationship with that would be in addition to and would need to be connected operationally to the 200 space Kings Barton Park & Ride light. The scale and location of the Park & Ride facility should include the provision of charging points and cycle parking that should be determined through the master planning process and full details should be submitted as part of the planning application process</u> transport assessment include the provision of electrical charging points and cycle parking facilities; and xx. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with

Proposed Modification Reference	
	the service provider.
MM69 (Policy W3)	Supporting text: Amend paragraph 12.37 as follows: 12.37 Any proposals will need to be designed in a sensitive manner as the southern part of the site is located within Winchester Conservation Area. <u>Relevant references include (but are not limited to) the Conservation Area Appraisal and Winchester Townscape Assessment.</u> Policy W3 St Peter's Car Park Delete criterion iv in Policy W3 and re-number the criterion accordingly. iv. The proposals takes advantage of the site's close proximity to the Winchester Town Centre; Amendments to criterion iii and criterion x as follows – iii. As part of the design process, proposals should assess the overall height of the proposed development and the impact on the character of the Conservation Area and the <u>setting of</u> Listed Buildings; x. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. <u>Only development that is water compatible or essential infrastructure shall take place within Flood Zone 3b (functional floodplain);</u>
MM70 (Policy W4)	Update inset map on page 327 to show amendment to site boundary, as detailed in change no.3 in the Proposed Changes to the Policies Map document. Supporting text:

Proposed Modification Reference	
	Amend paragraph 12.41 as follows: 12.41 To the north is an important tree belt for bats and beyond this the Barton Meadows Nature Reserve which was provided in conjunction with development at Barton Farm. The Barton Meadows Nature Reserve is an important corridor for wildlife and creates a wider landscape in which wildlife can travel, contributing to the Nature Recovery Network. Due to the proximity of this site to the Barton Meadows Nature Reserve, the development should scope to enhance the integrity of the Reserve and manage access so as to achieve this and to divert pressure from Barton Meadows Nature Reserve. to it should be investigated. The site is within the currently defined Winchester to Kings Worthy / Headbourne Worthy settlement gap. However, it is well-contained and suited to development and development would not extend the built-up area beyond its current northern boundary, helping to retain the openness of the settlement gap. Delete supporting paragraph 12.44 In accordance with Policy H2, the development of this greenfield site will be phased to take place in the second half of the Local Plan period (2030 onwards). This is particularly relevant given the importance of prioritising brownfield sites, including Sir John Moore Barracks, and the fact that much of the Barton Farm development remains to be built. Policy W4 Land West of Courtenay Road Delete criterion i and renumber criterion accordingly: Nature & Phasing of Development The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030; Amendments to criterion iii and criterion vi as follows – iii Contribute to any other off-site junction transport improvements necessary; vi Provide physical and social infrastructure needed to make the development acceptable in planning terms, including addressing any need for education provision (Primary and Secondary) to meet the needs of the development.

Proposed Modification Reference	
MM71 (Policy W5)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.331). Amend paragraph 12.52 as follows: 12.52 The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. <u>If a planning application were to come forward at this site that included residential or overnight accommodation, such</u> Development of the land therefore has <u>would have</u> the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation. <u>Any proposed nutrient neutrality solution that involves an onsite wastewater treatment works, would need be accompanied by an assessment of impacts to the River Itchen SAC through discharges from the WwTW including groundwater modelling, and agreed with Natural England and the Environment Agency.</u> Policy W5 Bushfield Camp Deletion of criterion xv and new criterion xix as follows – xv. Where it has been demonstrated that the proposals will have a significant adverse effect on the integrity of the River Itchen SAC it must be demonstrated, as part of the design process, that adequate measures in line with Policy NE1 and Policy D7, will be put in place to avoid or mitigate any adverse effects. Such measures must be agreed with the Council and Natural England. In order to assist the Council in Policy W5 Bushfield Camp continued carrying out a Habitats Regulations Assessment, the developer will be required to provide evidence to inform the Appropriate Assessment. This is likely to include an air quality assessment of the effects of the development on the River Itchen SAC as a result of any increase in traffic associated with the development. The effects on local roads in the vicinity of the proposed development on nearby designated nature conservation sites, and the impacts on vulnerable sites from air quality effects on the wider road network in the area can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required;

Proposed Modification Reference	
	<u>xix. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</u>
MM72 (Policy W6)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.337). Policy W6 Winnall Amendment to text as follows – Within the Winnall area, <u>which is the main employment area in Winchester</u> as shown on the Policies Map, the council will continue to apply Policy E6 (retention of employment land and premises) with the expectation that it will remain as the main employment area in Winchester Town. planning permission will be granted for proposals which are in accordance with the Development Plan and the approach for Winnall, as set out below: Amendment to criterion iv and new criterion vii and viii as follows – iv. in sub area 4 applications for applications for uses outside of B2 and B8 uses will be supported. will be considered against the requirements of Policy E6 (retention of employment land and premises), in the context of adjoining land uses. <u>vii. Further development on this site will be subject to a sewer network capacity assessment during the planning application process, should capacity be constrained, occupation of the development will be phased to align with the delivery of infrastructure, in consultation with the service provider.</u> <u>viii. Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes</u>
MM73 (Policy W7)	Policy W7 Central Winchester Regeneration

Proposed Modification Reference	
	Amend criterion i and delete criterion ii (renumber the other criterion accordingly). i. Any application for development has regard to the Central Winchester Regeneration Area Supplementary Planning Document that has been agreed by the local planning authority; and its aims, objectives and the urban design principles: ii. The proposals relate to the whole of the allocated site or if less, do not in any way prejudice the implementation of the masterplan for the whole of the site; Amendments to criterion xv and xvi as follows – Delete criterion xv and replace with: xv. The proposals considers and addresses the need for education provision (Primary and Secondary) to meet the needs of the development; Provide infrastructure needed to make the development acceptable in planning terms including addressing any needs for education provision (Primary and Secondary) to meet the needs for the development; xvi. A Strategic site-specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. Where possible, reduce the overall flood risk by ensuring that any new development avoids Flood Zone 3;
MM74 (Policy W8)	Supporting text: Amend paragraph 12.78 as follows: 12.78 The site excludes, but will need to take into consideration and have special regard to the setting of the Hampshire Archives and Local Studies Offices and its garden, which is a Grade II listed building have been included on the List of Buildings of Special Architectural or Historic Interest at grade II. Policy W8

Proposed Modification Reference	
	Station Approach Regeneration Area Amend criterion ii as follows: ii. The proposals relate to the whole of the allocated development or if less does not in any way prejudice the implementation of the masterplan of the whole site; Amendment to criterion x as follows – x. The proposals consider and address the need <u>provision of infrastructure needed to make the development acceptable in planning terms together with</u> for education provision (Primary and Secondary) to meet the needs of the development; xv Provide infrastructure needed to make the development acceptable in planning terms including addressing any needs for education provision (Primary and Secondary) to meet the needs for the development;”
MM75 (Policy W9)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.351). Policy W9 Bar End Depot New criterion immediately after vii as follows - <u>The proposals provide a footway link and cycleway link across the western boundary of the site to improve connectivity to Winchester Town to the north of the site;</u>
MM76 (Policy W10)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.355). Amend paragraph 12.106 as follows:

Proposed Modification Reference	
	12.106 Hyde Abbey Gardens which includes the remains of Hyde Abbey, a Benedictine monastery, extends into the car park and grounds of the adjacent former Leisure centre complex. Hyde Abbey Gateway, which is located opposite St Bartholomew's Church in King Alfred's Place, and the Bridge is a Scheduled Monument, and a Grade I Listed Building. The Bridge is also a Listed Building and a Scheduled Monument. <u>St Bartholomew's Church is a Grade II* Listed Building and, as the church for Hyde Abbey, it is the only remaining building still in use.</u> These are the only substantial above ground / upstanding remains that exist. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration as part of the design process. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration <u>as well as the</u> Abbey remains above and below ground, both scheduled and unscheduled but potentially of national importance, and impacts on their significance as part of the design process. Policy W10 Former River Park Leisure Centre site Amendments to criterion v and new criterion vii as follows – v. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates <u>that there will be no inappropriate development within Flood Zone 3b in accordance with Table 2 of the Planning Practice Guidance for Flood risk and coastal change. It will also need to be demonstrated</u> how development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development; <u>vii. Any re-development of this site will be subject to a sewer network capacity assessment during the planning application process, should capacity be constrained, occupation of the development will be phased to align with the delivery of infrastructure, in consultation with the service provider.</u>
MM77 (Policy W11)	Supporting text: Amend paragraph 12.120 as follows:

Proposed Modification Reference	
	12.120 The area that is subject to Policy W11 is elevated land and has a number of constraints, particularly the presence of the Winchester conservation area in the western part of the area, the listed main Hospital block and some individual or group tree preservation orders, mainly on the southern edge. <u>The Winchester Conservation Area Appraisal includes helpful guidance on the redevelopment of this area.</u> The site is sensitive due to its location on a principal aquifer and parts may have contamination issues associated with previous activities. Given these factors, a masterplan should be prepared for the area in consultation with key stakeholders and interested parties and agreed by the city council. Ideally this should cover the whole allocated area, but there could be separate masterplans for the University and Hospital areas. Delete criteria iii from policy W11 and renumber the criterion accordingly: iii. As a brownfield site, there is no restriction on the phasing of development

M78 South Hampshire Urban Area) 89 169	South Hampshire Urban Area Allocations Replace table on page 367. <table border="1"> <thead> <tr> <th>South Hampshire Urban Areas Housing Sources</th><th>No. of dwellings</th></tr> </thead> <tbody> <tr> <td>Net Completions at Newlands (West of Waterlooville) (2020—20232024-2025)</td><td>293 128</td></tr> <tr> <td>Net Completions at Whiteley (2020 — 20232024-2025)</td><td>973 459</td></tr> <tr> <td><u>Net completions at Botley bypass</u></td><td>31</td></tr> <tr> <td>Outstanding Newlands (West of Waterlooville) permissions (at 20232025) / Local Plan allocation carried forward (Policy SH1)</td><td>4206 1001</td></tr> <tr> <td>Outstanding Whiteley permissions (at 2023 2025) / Local Plan allocations carried forward (Policies SH2, SH3)</td><td>2560 1648</td></tr> <tr> <td>Outstanding Botley bypass permission (at 20232025) - Local Plan allocation carried forward (Policy SH6)</td><td>445 84</td></tr> <tr> <td>Windfall allowance</td><td>0</td></tr> <tr> <td>Additional capacity proposed at Newlands (West of Waterlooville) (policy SH1)</td><td>300350</td></tr> </tbody> </table>	South Hampshire Urban Areas Housing Sources	No. of dwellings	Net Completions at Newlands (West of Waterlooville) (2020— 2023 2024-2025)	293 128	Net Completions at Whiteley (2020 — 2023 2024-2025)	973 459	<u>Net completions at Botley bypass</u>	31	Outstanding Newlands (West of Waterlooville) permissions (at 2023 2025) / Local Plan allocation carried forward (Policy SH1)	4206 1001	Outstanding Whiteley permissions (at 2023 2025) / Local Plan allocations carried forward (Policies SH2, SH3)	2560 1648	Outstanding Botley bypass permission (at 2023 2025) - Local Plan allocation carried forward (Policy SH6)	445 84	Windfall allowance	0	Additional capacity proposed at Newlands (West of Waterlooville) (policy SH1)	300 350
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MM79 (Policy SH1)	Supporting text: Updates to the Current Masterplan Area map on p.370 - to show the different areas of development more clearly including the additional housing. (See Appendix 1). Amend paragraph 13.10 as follows: 13.10 The capacity of the development area has been reviewed and this indicates that additional capacity can be achieved without extending the proposed development area, through a mixture of revisions to the estimated capacity of various phases (about 145 dwellings), development of land previously reserved but no longer needed for expansion of the primary school, and cemetery and mixed use areas (approximately 440160 dwellings), and the development of an older persons' housing scheme (already permitted within the local centre as part of the outline consent for Newlands, (approximately 45 dwelling equivalents). These are expected to give an additional capacity of about 300350 dwellings. Policy SH1 Newlands (West of Waterlooville) Amend policy as follows: Land at Newlands, to the West of Waterlooville, as shown on the Policies Map, (as shown on the map of Newlands (West of Waterlooville) Master Plan Area) remains allocated to complete the development of a new community of 3,000 dwellings (about 600 in Havant Borough), of which 40% are expected to be affordable, and associated employment provision, support facilities and services, together with supporting uses. An additional approximately 300 350 dwellings will be achieved through intensification or rearrangement of uses within the Winchester district part of the development. This should continue to deliver the agreed vision for West of Waterlooville, which aims to create a sustainable urban extension to Waterlooville, integrated with the town centre and forming the fourth quadrant of the town.				

Proposed Modification Reference	
	Development should accord with Policy SP2 and the following site-specific requirements: i. Be integrated with Waterlooville town centre including measures to enable good pedestrian and cycle access across Maurepas Way; ii. Retail provision within the development should be within a modest local centre which is subservient to Waterlooville town centre; iii. Provide about 23 hectares of employment land, including uses which will help link the development to the town centre, create a vibrant commercial area and include some mixed housing/ commercial areas; iv. Provide a new access road through the development between the A3/ Ladybridge Road roundabout and the A3/Maurepas Way roundabout with public transport provision and other measures to reduce traffic generation. The development should fund any off-site transport improvements necessary to achieve this and to accommodate traffic likely to be generated by the development; v. Provide primary school places and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure <u>to make the development acceptable in planning terms;</u> vi. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development; vii. Ensure that the groundwater Source Protection Zone is protected and that development will be safe over its lifetime by undertaking a site-specific flood risk assessment and implementing any necessary measures; and viii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider <u>ix. Implement a Green Infrastructure Strategy for the additional approximately 350 dwellings to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites. New green infrastructure must seek to provide facilities for dog walking and local walks, to reduce trips to the SPA/Ramsar sites, and design of the greenspace must be agreed with Natural England, as part of a project-level HRA</u> Inset Map on page 370 of the Local Plan (Current Masterplan Newlands (West of Waterlooville)).

Proposed Modification Reference	
	1. Local Centre and Extra Care Change the wording in the legend to '<u>Mixed Use – Housing, Local Centre and Extra Care and Housing</u>' –map at Appendix 1.
MM80 (Policy SH2) Page 172	Supporting text: Change Indicative number of homes at the top of page 373 Indicative number of homes: Approx. 2,500 of original allocation remaining (April 2023), approx. 200 180 additional proposed. Amend paragraph 13.20 as follows: 13.20 The original site area was approximately 202 hectares, of which around half is either constrained or required to mitigate potential environmental impacts. This significantly reduced the developable area, but the site was allocated for about 3,500 new dwellings. The capacity of the development area has been reviewed and this indicates that additional capacity can be achieved through small extensions to the proposed development area (totalling about 6 hectares), without breaching important boundaries of the development area, at land off Bluebell Way (approximately 440 90 dwellings) and land off Ridge Farm Lane (approximately 50 dwellings). In addition, the development of an extra care scheme <u>(already permitted adjacent to the northern local centre as part of the outline consent for North Whiteley)</u> will contribute a further approximately 40 dwelling equivalents. These are expected to give an additional capacity of about 200 180 dwellings. Policy SH2 North Whiteley Additional consequential change are then needed to preamble to Policy SH2: Land to the North of Whiteley <u>as shown on the Policies Map, is</u> (as shown on the map above) remains allocated to complete the development of about 3,500 dwellings together with supporting uses. An additional approximately 200 180 dwellings, of which 40% are expected to be affordable, will be achieved through the allocation of approximately 6 hectares of land as small extensions to the original allocation and development of an extra care scheme. The

Proposed Modification Reference	
Page 78	development as a whole should reflect Whiteley's predominantly wooded character and setting by maximising the opportunities presented by the substantial areas of green space within and adjoining the allocated area, which are either unsuitable for built development or needed to mitigate potential impacts on protected sites. Development proposals should be consistent with the masterplan, indicative layout and phasing plan approved for the original allocation. Amendments to criteria ix and x as follows – ix. Assess the impact of development both on site and in combination with other nearby sites on habitats and biodiversity <u>through a project level HRA</u> (especially those of national and international importance such as the River Hamble and the Solent); and x. Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off- site measures required to mitigate harmful impacts on European sites. <u>New green infrastructure must seek to provide facilities for dog walking and local walks, to reduce trips to the SPA/Ramsar sites, and design of the greenspace must be agreed with Natural England, as part of a project-level HRA.</u>
MM81 (Policy SH3)	Supporting text: Amend paragraph 13.31 as follows: 13.31 There are foul and surface water sewers running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting. <u>located in Bader Way and Cobham Grove, with manholes in close proximity to the site boundary. It is important that the exact location of this infrastructure in relation to the site is established prior to the commencement of any construction, in liaison with Southern Water.</u> Policy SH3 Whiteley Green Amend the first paragraph of policy SH3 as follows: Land at Whiteley Green, <u>as shown on the Policies Map,</u> (as shown on the map on the previous page) is allocated for residential and educational development. Planning permission will be granted provided that detailed proposals accord

Proposed Modification Reference	
MM82 (Policy SH4)	with the Development Plan and meet the following specific development requirements: Supporting text: Site details (page 381) changes as follows: Indicative number of homes: Employment floorspace: approx. 11,000 sq. m <u>Employment and commercial uses</u> Delete paragraph 13.34 Whiteley includes major employment areas which have now been mostly developed and occupied. Some parts of the Solent 1 Business Park remain to be developed. These allocations are carried forward to ensure that the employment provision at Whiteley is completed as planned. New paragraph to follow paragraph 13.35 as follows – <u>The intention is to ensure that this remining parcel is delivered in the plan period in a way which compliments and enhances the wider employment area. For this remaining parcel, a range of uses complimentary to the business park will be considered as a way of ensuring delivery of the site and supporting the overall attractiveness of the employment areas for all occupiers.</u> Policy SH4 Solent Business Park Amendment to first paragraph and criterion i as follows: Land at Solent 1, Whiteley, as shown on the Policies Map, (as shown on the map above) is allocated for business park development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements: Amendment to criterion i as follows –

Proposed Modification Reference				
Page 178	Sutton Scotney Waltham Chase	are allocated at South Wonston, Otterbourne and Sutton Scotney. Hursley has been added to this level of the hierarchy following a reassessment of the hierarchy, so was not originally given a housing target. However, a Neighbourhood Plan is being prepared for Hursley which may identify sites. Waltham Chase has been added to this category and has existing site allocations with remaining capacity for about 80 additional dwellings. No new allocations are proposed in Waltham Chase. Taking account of the variations in the levels of recent completions, commitments and existing allocations between these settlements, there is a wide range of housing capacities within the smaller rural settlements,		

Page 180

Proposed Modification Reference			
	Outstanding permissions (at 2023 5) including Local Plan allocations carried forward (Policy BW1)	225 <u>152</u>	
	Remaining Local Plan allocations (at 2023 5) carried forward (Policy BW3)	10	
	Windfall allowance	90 <u>69</u>	
	New Site allocated in this Plan (Policy BW4)	100	
	Total Provision 2020 – 2040 <u>2024-2040</u>	<u>765332</u>	
MM86 (Policy BW1)	Policy BW1 The Vineyard/Tangier Lane Delete allocation – Policy BW1, paragraphs 14.11 to 14.13 of the supporting text and associated site plans and other elements. Update inset map on page 392 to remove reference to “The Vineyard / Tangier Lane”. Retain settlement boundary.		
MM87 (Policy BW3)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.397). Policy BW3 Tollgate Sawmill Amendment to criterion viii as follows - viii. Protect, retain and reinforce existing treed boundaries and hedgerows <u>to minimise any wider views and protect the setting of the SDNP;</u>		
MM88 (Policy BW4)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.401). Policy BW4		

Proposed Modification Reference															
	Land north of Rareridge Lane Delete criterion ii (phasing) and renumber accordingly The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030; Amendment to criterion vii as follows – vii. Provide or contribute to the reduced speed limit to 30mph <u>measures that would support a lower speed environment</u> and a new village gateway on Hoe Road to the east of the site.														
MM89 Market Towns – New Alresford Page 181	Market Towns – New Alresford Replace table on page 405 <table border="1"> <thead> <tr> <th>New Alresford Housing Sources</th><th>No. of dwellings</th></tr> </thead> <tbody> <tr> <td>Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u></td><td>78 <u>2</u></td></tr> <tr> <td>Outstanding permissions (at 2023 <u>5</u>) including Local Plan allocations carried forward (Policies NA1 (part), NA2)</td><td>330 <u>344</u></td></tr> <tr> <td>Remaining Local Plan allocations (at 2023) carried forward (Policy NA1 (part))</td><td>10</td></tr> <tr> <td>Windfall allowance</td><td>90 <u>69</u></td></tr> <tr> <td>New Sites to be allocated in Neighbourhood Plan (Policy NA3)</td><td>100</td></tr> <tr> <td><u>Total Provision 2020 – 2040 2024-2040</u></td><td><u>608 515</u></td></tr> </tbody> </table>	New Alresford Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u>	78 <u>2</u>	Outstanding permissions (at 2023 <u>5</u>) including Local Plan allocations carried forward (Policies NA1 (part), NA2)	330 <u>344</u>	Remaining Local Plan allocations (at 2023) carried forward (Policy NA1 (part))	10	Windfall allowance	90 <u>69</u>	New Sites to be allocated in Neighbourhood Plan (Policy NA3)	100	<u>Total Provision 2020 – 2040 2024-2040</u>	<u>608 515</u>
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<u>Total Provision 2020 – 2040 2024-2040</u>	<u>608 515</u>														
MM90 (Policy NA1)	Policy NA1 The Dean New criterion xi as follows – <u>xi. Provision of other physical and social infrastructure needed to make the development acceptable in planning</u>														

Proposed Modification Reference	
	<u>terms.</u>
MM91 (Policy NA2)	Policy NA2 Sun Lane Amend criterion xiv and new criterion xvi as follows – xiv. Ensure that the Groundwater Protection Zone is protected <u>and provide a groundwater risk assessment for the burial ground;</u> <u>xvi. Provision of other physical and social infrastructure needed to make the development acceptable in planning terms.</u>
MM92 (Policy NA3)	Supporting text: New paragraph after 14.43 as follows – <u>As part of the Neighbourhood Planning process, early engagement with Southern Water is encouraged regarding the allocation of sites in the Neighbourhood Plan in order to assess the capacity of their water and wastewater networks.</u> Policy NA3 Neighborhood Plan Designated Area Amend policy as follows: Additional land will be allocated for development in the New Alresford Neighbourhood Plan for about 100 dwellings, including any amendments to the settlement boundary. Development will be expected to:

Proposed Modification Reference	
MM94 (Policy CC2)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.423). Policy CC2 Colden Common Farm Amendment to text as follows – Land at Colden Common Farm, as shown on the Policies Map, is allocated for <u>up to</u> about 45 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements: Delete criterion i (phasing) and renumber accordingly: Nature & Phasing of Development The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030
MM95 (Policy CC3)	Update maps to include the boundary of the South Downs National Park (p.427). Policy CC3 Land at Main Road Delete criterion i (phasing) and renumber accordingly: Nature & Phasing of Development

Proposed Modification Reference				
	The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;			
MM96 (Policy CC4)	Supporting text: Delete paragraph 14.80 A new water supply pipeline is being proposed between Havant and Otterbourne, which Southern Water have identified as potentially affecting this site or its surroundings. Engagement with Southern Water will be required at an early stage in order to coordinate emerging water supply pipeline project proposals with the development of this site as this new water supply pipeline is important infrastructure for the region. Policy CC4 Land adjoining 85 Church Lane Deletion of criterion i (phasing) and renumber accordingly: Nature & Phasing of Development The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030; Deletion of criterion viii – viii. The development should ensure future access to planned water supply infrastructure in the vicinity in coordination with the service provider;			
MM97 (Larger Rural Settlements – Denmead)	Larger Rural Settlements – Denmead Replace table on 435 <table><tr><td>Denmead Housing Sources</td><td>No. of dwellings</td></tr></table>		Denmead Housing Sources	No. of dwellings
Denmead Housing Sources	No. of dwellings			

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Proposed Modification Reference													
	<table> <tr> <td data-bbox="405 244 1308 320">Net Completions in or adjoining settlement (2020-2023) (2024-2025)*</td><td data-bbox="1308 244 1603 320">417 0</td></tr> <tr> <td data-bbox="405 320 1308 397">Outstanding permissions (at 202335) including Neighbourhood Plan allocation (DNP Policy 2iv)</td><td data-bbox="1308 320 1603 397">33 29</td></tr> <tr> <td data-bbox="405 397 1308 474">Remaining Neighbourhood Plan allocations (at 202335) (DNP Policies 2ii and 2iv)</td><td data-bbox="1308 397 1603 474">28224</td></tr> <tr> <td data-bbox="405 474 1308 512">Windfall allowance</td><td data-bbox="1308 474 1603 512">50 47</td></tr> <tr> <td data-bbox="405 512 1308 550">New Sites to be allocated in DNP Review (Policy D1)</td><td data-bbox="1308 512 1603 550">100</td></tr> <tr> <td data-bbox="405 550 1308 587">Total Provision 2020 – 2040 2024-2040</td><td data-bbox="1308 550 1603 587">328 200</td></tr> </table>	Net Completions in or adjoining settlement (2020-2023) (2024-2025)*	417 0	Outstanding permissions (at 2023 3 5) including Neighbourhood Plan allocation (DNP Policy 2i v)	33 29	Remaining Neighbourhood Plan allocations (at 2023 3 5) (DNP Policies 2ii and 2iv)	28 2 24	Windfall allowance	50 47	New Sites to be allocated in DNP Review (Policy D1)	100	Total Provision 2020 – 2040 2024-2040	328 200
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Windfall allowance	50 47												
New Sites to be allocated in DNP Review (Policy D1)	100												
Total Provision 2020 – 2040 2024-2040	328 200												
MM98 (Policy DEN1)	Supporting text: New paragraph after 14.86 as follows – <u>As part of the Neighbourhood Planning process, early engagement with Southern Water is encouraged regarding the allocation of sites in the Neighbourhood Plan in order to assess the capacity of their water and wastewater networks.</u> Policy DEN1 Neighbourhood Plan Designated Area Amend policy as follows: Land will be allocated for development in the Denmead Neighbourhood Plan for about 100 dwellings, including any required amendments to the settlement boundary. Development will be expected to address the following: i. Show how they are contributing towards the Vision and Objectives of the Plan in Policy SP1 and in general conformity with its strategic approach; ii. Have regard to information on local need for new homes, jobs and facilities, for their plan area, <u>including the provision of physical and social infrastructure needed to make developments acceptable in planning terms;</u> Delete criterion iii:												

Proposed Modification Reference															
	Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030. Add a new sentence underneath the last criterion: If the Denmead Neighbourhood Plan does not successfully go through to a referendum, the housing requirement of 100 dwellings will be addressed in the early Local Plan review.														
MM99 (Larger Rural Settlements – Kings Worthy) Page 187	Larger Rural Settlements – Kings Worthy Replace table on page 439. <table border="1"> <thead> <tr> <th>Kings Worthy Housing Sources</th><th>No. of dwellings</th></tr> </thead> <tbody> <tr> <td>Net Completions in or adjoining settlement (2020-2023) (2024-2025)*</td><td>36 -1</td></tr> <tr> <td>Outstanding permissions (at 20235)</td><td>44 10</td></tr> <tr> <td>Windfall allowance</td><td>50 47</td></tr> <tr> <td>New Site allocated in this Plan (Policy KW1)</td><td>45</td></tr> <tr> <td>New Site allocated in this Plan (Policy KW2)</td><td>75</td></tr> <tr> <td>Total Provision 2020 – 2040 2024-2040</td><td>217 176</td></tr> </tbody> </table> *this figure is negative due to the demolition of a dwelling.	Kings Worthy Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)*	36 -1	Outstanding permissions (at 2023 5)	44 10	Windfall allowance	50 47	New Site allocated in this Plan (Policy KW1)	45	New Site allocated in this Plan (Policy KW2)	75	Total Provision 2020 – 2040 2024-2040	217 176
Kings Worthy Housing Sources	No. of dwellings														
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New Site allocated in this Plan (Policy KW1)	45														
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Total Provision 2020 – 2040 2024-2040	217 176														
MM100 (Policy KW2)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.443). Amend paragraph 14.95 as follows: 14.95 Conservation areas and several listed buildings lie to the south and east of the site, in Kings Worthy and Abbots Worthy, and development should be designed to avoid harmful impacts on these their setting and the National Park.														

Proposed Modification Reference													
	Policy KW2 Land adjoining the Cart and Horses PH Amend criterion ii as follows: ii. As older person's accommodation is a housing priority, there is no restriction on the phasing of development, subject to the need to ensure dDevelopment does not take place in advance of the rearrangement of the Basingstoke Road, London Road and B3047 junction;												
MM101 (Larger Rural Settlements – Swanmore) Page 188	Larger Rural Settlements – Swanmore Replace table on page 447. <table border="1"> <thead> <tr> <th>Swanmore Housing Sources</th><th>No. of dwellings</th></tr> </thead> <tbody> <tr> <td>Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td>13 31</td></tr> <tr> <td>Outstanding permissions (at 20235)</td><td>65 53</td></tr> <tr> <td>Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)</td><td>36 17</td></tr> <tr> <td>Windfall allowance</td><td>50 47</td></tr> <tr> <td>Total Provision 2020 – 2040 2024-2040</td><td>164 148</td></tr> </tbody> </table>	Swanmore Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	13 31	Outstanding permissions (at 2023 5)	65 53	Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)	36 17	Windfall allowance	50 47	Total Provision 2020 – 2040 2024-2040	164 148
Swanmore Housing Sources	No. of dwellings												
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Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)	36 17												
Windfall allowance	50 47												
Total Provision 2020 – 2040 2024-2040	164 148												
MM102 (Policy SW1)	Policy SW1 The Lakes Amendment to criterion vii as follows – vii. Contribute to the expansion of Swanmore College of Technology and other physical and social infrastructure needed to make the development acceptable in planning terms:												
MM103	Larger Rural Settlements – Wickham and Knowle												

Proposed Modification Reference													
(Larger Rural Settlements – Wickham and Knowle)	Replace Wickham Housing Sources table on page 453. <table border="1"> <tr> <th>Wickham Housing Sources</th><th>No. of dwellings</th></tr> <tr> <td>Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td>418 18</td></tr> <tr> <td>Outstanding permissions (at 20235) including Local Plan allocations carried forward (Policies WK1, WK2)</td><td>88 4</td></tr> <tr> <td>Windfall allowance</td><td>50 47</td></tr> <tr> <td>New Sites allocated in this Plan (Policies WK5, WK6)</td><td>100</td></tr> <tr> <td>Total Provision 2020 – 2040 2024-2040</td><td>356 169</td></tr> </table>	Wickham Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	418 18	Outstanding permissions (at 2023 5) including Local Plan allocations carried forward (Policies WK1, WK2)	88 4	Windfall allowance	50 47	New Sites allocated in this Plan (Policies WK5, WK6)	100	Total Provision 2020 – 2040 2024-2040	356 169
Wickham Housing Sources	No. of dwellings												
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Windfall allowance	50 47												
New Sites allocated in this Plan (Policies WK5, WK6)	100												
Total Provision 2020 – 2040 2024-2040	356 169												
MM104 (Policy WK1) Page 189	Supporting text: Update maps to include the boundary of the South Downs National Park (p.455). Amend paragraphs 14.110 and 14.112 as follows: 14.110 The Winchester Road housing area consists of two adjoining sites (totaling 4.2 hectares) which form part of an allocation which includes the provision of new sports pitches facilities and pavilion and or open space on land in the same ownership to the east of Mill Lane. This provision is necessary to help meet part of the open space requirements for development and to improve the amount and distribution of available sports grounds. Parking provided at Mill Lane may help to alleviate shortfalls in The Square when it is not being used by the sports facility. 14.112 Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories, including the proposed sports provision at Mill Lane. It may be appropriate for the required allotment provision to be on land adjoining the allocated site. Policy WK1 Winchester Road Housing and Open Space Allocation Amendments to the policy and criteria i, ii, and vii as follows:												

Proposed Modification Reference	
Page 190	Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated in the adopted Local Plan for the phased development of about 125 dwellings and public sports provision open space. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements: Nature & Phasing of Development i. Two adjoining sites at Winchester Road are proposed for residential development in conjunction with 3.5 hectares of land at Mill Lane being laid out and made available for the provision of sports pitches, pavilion and parking open space. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole; ii. A phasing plan establishing the order and location of development and infrastructure provision for all the allocated areas should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the sports open space provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time. vii. Provide and lay out 3.5 hectares of land at Mill Lane for either public sports facilities pitches, and suitable changing facilities or other suitable open space and associated access, parking, drainage and landscaping to protect the setting of the SDNP.
MM105 (Policy WK3)	Amendment to map on page 459 to amend boundary. Consequential change to SD05 (policies map) and overview map (page 454) to reflect this change. Supporting text: Revise text on page 459 of the Plan as follows – Location: Located between to the south of Knowle and Wickham to the north of the FBC Boundary Size: 210 61 hectares

Proposed Modification Reference	
	Revise paras. 14.115 and 14.116 as follows - 14.115 Although none of the built element of the SDA will be within Winchester district, the SDA is a strategic issue which the Winchester District Local Plan needs to address. Green buffers are provided to ensure that Welborne does not coalesce with Wickham or Knowle. Some of the land involved will be within Fareham Borough, and the eCity eCouncil would encourage its location adjoining areas of new green infrastructure, so as to reinforce the buffer between Welborne and Knowle and Wickham. It is also necessary for this Plan to define the general extent of open land within Winchester district which should be retained as a gap between Welborne and these settlements. It may be possible to accommodate some natural green infrastructure on land within Winchester district, provided it does not include buildings and maintains the open and rural character of the land and enables its long-term management to be secured. <u>The Welborne Plan identifies two areas of land within Winchester District (Dashwood and the Knowle triangle) as having a potential role as green infrastructure.</u> The overriding requirement is to retain the open rural nature of this land and to prevent changes which would urbanise its undeveloped character. The uses and management of the area must help to secure an effective, viable and long-term gap between Welborne and the separate settlements of Knowle and Wickham. 14.116 Policy WK3 below sets out the planning framework for the areas within Winchester district <u>identified as having potential to deliver green infrastructure as part of the Welborne development.</u> Policy WK3 Welborne Open Space Amend policy as follows: The city council will cooperate with Fareham Borough Council to help develop a Strategic Development Area of about 6,000 dwellings together with supporting uses, centred immediately to the north of Fareham. Land within Winchester district (as shown on the plan below), <u>as shown on the Policies Map, is allocated to</u> will form part of the open areas, <u>to ensure the delivery of Welborne in a coordinated and comprehensive manner.</u> separation between the SDA and the existing settlements of Knowle and Wickham. The open and undeveloped rural character of this land will be retained through the application of Policy NE7 – Settlement Gaps.
MM106	Supporting text:

Proposed Modification Reference	
(Policy WK5)	Update maps to include the boundary of the South Downs National Park (p.461). Amend paragraph 14.119 as follows: 14.119 Mill Lane is currently a narrow rural road with relatively low traffic volume. Pedestrian and cycle access should be established at the southern end of the site through to Houghton Way, to link into existing pedestrian facilities <u>network</u>, <u>either through Houghton Way or another suitable route.</u> Policy WK5 Mill Lane Deletion of criterion i and renumber accordingly: Nature & Phasing of Development The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030 Amend criterion v, vii and ix as follows – v. Safe and convenient pedestrian access through to Houghton Way and on to Wickham Centre vii. Retain and reinforce landscaping buffers on the north, east, and west boundaries of the site except where their removal is necessary for access, <u>to minimise any wider views and protect the setting of the SDNP;</u> ix. Retain the surface water overland flow route <u>unless modelling/ evidence demonstrates otherwise.</u>
MM107 (Policy WK6)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.465). Amend paragraph 14.126 as follows:

Proposed Modification Reference			
	14.126 The nearby site <u>open land</u> at The Glebe <u>to the north west and a recent development site west of the site</u> contained to the north west significant archaeological remains. Further a Archaeological evaluation of the site will be needed prior to development to ascertain the full nature of the archaeological resource within the site. <u>Records indicate that a Roman road runs through the site and Roman settlement activity has been identified in the immediate vicinity. Should archaeological investigation indicate good survival, the site development should be informed by and sensitive to any such remains, as they could be categorised as a non-designated heritage asset and, potentially, nationally important.</u> Policy WK6 Land at Southwick Road/School Road Deletion of criterion i and renumber accordingly: Nature & Phasing of Development The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030; Amend criterion vi and new criterion xv as follows – vi. Retain and reinforce landscaping buffer to the north, east, and southern boundaries of the site, <u>to minimise any wider views and protect the setting of the SDNP;</u> <u>xv. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</u>		
MM108 (Larger Rural Settlements – Wickham and Knowle)	Larger Rural Settlements – Wickham and Knowle Replace Knowle Housing Sources table on page 453 <table border="1" data-bbox="400 1390 1603 1430"> <thead> <tr> <th data-bbox="400 1390 1308 1430">Knowle Housing Sources</th><th data-bbox="1308 1390 1603 1430">No. of dwellings</th></tr> </thead> </table>	Knowle Housing Sources	No. of dwellings
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Proposed Modification Reference									
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<u>Outstanding permissions (at 2025)</u>	<u>4</u>								
New Sites allocated in this Plan (Policy KN1)	200								
<u>Total Provision 2020 – 2040 2024-2040</u>	<u>200 204</u>								
MM109 (Policy KN1)	Supporting text: Delete paragraph 14.141 14.141 Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with development. Policy KN1 Ravenswood Amend policy as shown: Land at Ravenswood House, <u>as shown on the Policies Map</u>, is allocated for the development of about 200 homes. Land at the Meon Water Meadows, and Knowle Triangle is allocated for amenity, open space and recreation, agricultural uses and nature conservation. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements: Amendment to criterion ix and new criterion xi as follows – ix. Provide a connection to a the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider. <u>xi. Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites. New green infrastructure must seek to provide facilities for dog walking and local walks, to reduce trips to the SPA/Ramsar sites, and design of the greenspace must be agreed</u>								

Proposed Modification Reference											
	<u>with Natural England, as part of a project-level HRA</u>										
MM110 (Intermediate Rural Settlements – Hursley)	Intermediate Rural Settlements – Hursley Replace table on page 473 <table border="1"> <thead> <tr> <th>Hursley Housing Sources</th><th>No. of dwellings</th></tr> </thead> <tbody> <tr> <td>Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td>0</td></tr> <tr> <td>Outstanding permissions (at 20235)</td><td>0</td></tr> <tr> <td>New Sites to be provided by allocations in Hursley Neighbourhood Plan or windfall (Policy HU1)</td><td>20</td></tr> <tr> <td>Total Provision 2020 – 2040 2024-2040</td><td>20</td></tr> </tbody> </table>	Hursley Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	0	Outstanding permissions (at 2023 5)	0	New Sites to be provided by allocations in Hursley Neighbourhood Plan or windfall (Policy HU1)	20	Total Provision 2020 – 2040 2024-2040	20
Hursley Housing Sources	No. of dwellings										
Net Completions in or adjoining settlement (2020-2023) (2024-2025)	0										
Outstanding permissions (at 2023 5)	0										
New Sites to be provided by allocations in Hursley Neighbourhood Plan or windfall (Policy HU1)	20										
Total Provision 2020 – 2040 2024-2040	20										
MM111 (Policy HU1)	Policy HU1 Neighbourhood Plan Designated Area Amend policy as shown: Additional land will be allocated as necessary to meet local housing and other needs in the Hursley Neighbourhood Plan, including provision through site allocations or windfall for about 20 dwellings and any amendments to the settlement boundary. Development will be expected to: - Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach; - Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area. If the Hursley Neighbourhood Plan does not successfully go through to a referendum, the housing requirement for 20 dwellings will be addressed in the early Local Plan review.										
MM112	Intermediate Rural Settlements – Otterbourne										

Proposed Modification Reference													
(Intermediate Rural Settlements – Otterbourne)	Replace table on page 477 <table> <tr> <th>Otterbourne Housing Sources</th><th>No. of dwellings</th></tr> <tr> <td>Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td>2 <u>0</u></td></tr> <tr> <td>Outstanding permissions (at 20235)</td><td>0 <u>1</u></td></tr> <tr> <td>Windfall allowance</td><td>20 <u>18</u></td></tr> <tr> <td>New Site allocated in this Plan (Policy OT1)</td><td>55</td></tr> <tr> <td>Total Provision 2020 – 2040 <u>2024-2040</u></td><td>77 <u>74</u></td></tr> </table>	Otterbourne Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	2 <u>0</u>	Outstanding permissions (at 2023 5)	0 <u>1</u>	Windfall allowance	20 <u>18</u>	New Site allocated in this Plan (Policy OT1)	55	Total Provision 2020 – 2040 <u>2024-2040</u>	77 <u>74</u>
Otterbourne Housing Sources	No. of dwellings												
Net Completions in or adjoining settlement (2020-2023) (2024-2025)	2 <u>0</u>												
Outstanding permissions (at 2023 5)	0 <u>1</u>												
Windfall allowance	20 <u>18</u>												
New Site allocated in this Plan (Policy OT1)	55												
Total Provision 2020 – 2040 <u>2024-2040</u>	77 <u>74</u>												
MM113 (Policy OT01) Page 196	Supporting text: Update maps to include the boundary of the South Downs National Park (p.479). New paragraph in between 14.156 and 14.157 as follows – <u>Further archaeological evaluation of the site will be needed prior to development to ascertain the full nature of the archaeological resource within the site. Records indicate that a Roman road runs through the site. Should archaeological investigation indicate good survival, the site development should be informed by and sensitive to any such remains, as they could be categorised as a non-designated heritage asset and, potentially, nationally important.</u> Policy OT01 Land east of Main Road Deletion of criterion i and renumber accordingly: Nature & Phasing of Development The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030 New subheading and criterion after viii as follows –												

Proposed Modification Reference													
	<u>Archaeological</u> <u>Investigate the archaeology of the site and take the results into account in planning the future of the site, preserving in situ, excavating or recording, as appropriate, important finds so as to prevent damage to the heritage of the site;</u>												
MM114 (Intermediate Rural Settlements – South Wonston) Page 197	Intermediate Rural Settlements – South Wonston Replace table on page 483 <table border="1"> <thead> <tr> <th>South Wonston Housing Sources</th><th>No. of dwellings</th></tr> </thead> <tbody> <tr> <td>Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u></td><td>4 0</td></tr> <tr> <td>Outstanding permissions (at 20235)</td><td>2 <u>0</u></td></tr> <tr> <td>Windfall allowance</td><td>20 <u>18</u></td></tr> <tr> <td>New Site allocated in this Plan (Policy SW1)</td><td>40</td></tr> <tr> <td>Total Provision 2020 – 2040 <u>2024-2040</u></td><td>66 <u>58</u></td></tr> </tbody> </table>	South Wonston Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u>	4 0	Outstanding permissions (at 2023 5)	2 <u>0</u>	Windfall allowance	20 <u>18</u>	New Site allocated in this Plan (Policy SW1)	40	Total Provision 2020 – 2040 <u>2024-2040</u>	66 <u>58</u>
South Wonston Housing Sources	No. of dwellings												
Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u>	4 0												
Outstanding permissions (at 2023 5)	2 <u>0</u>												
Windfall allowance	20 <u>18</u>												
New Site allocated in this Plan (Policy SW1)	40												
Total Provision 2020 – 2040 <u>2024-2040</u>	66 <u>58</u>												
MM115 (Policy SW01)	Policy SW01 Land at West Hill Road North Deletion of criterion i and renumber accordingly: Nature & Phasing of Development The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030; Amendment to criterion xii as follows – xii. Contribute to <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms												

Proposed Modification Reference													
	including addressing any need for education provision (Primary and Secondary) to meet the needs of the development.												
MM116 (Intermediate Rural Settlements – Sutton Scotney)	Intermediate Rural Settlements – Sutton Scotney Replace table on page 491 <table border="1"> <thead> <tr> <th>Sutton Scotney Housing Sources</th><th>No. of dwellings</th></tr> </thead> <tbody> <tr> <td>Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td>0</td></tr> <tr> <td>Outstanding permissions (at 20235)</td><td>0</td></tr> <tr> <td>Windfall allowance</td><td>20 18</td></tr> <tr> <td>New Site allocated in this Plan (Policy xxSU01)</td><td>60</td></tr> <tr> <td>Total Provision 2020 – 2040 2024-2040</td><td>80 78</td></tr> </tbody> </table>	Sutton Scotney Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	0	Outstanding permissions (at 2023 5)	0	Windfall allowance	20 18	New Site allocated in this Plan (Policy xx SU01)	60	Total Provision 2020 – 2040 2024-2040	80 78
Sutton Scotney Housing Sources	No. of dwellings												
Net Completions in or adjoining settlement (2020-2023) (2024-2025)	0												
Outstanding permissions (at 2023 5)	0												
Windfall allowance	20 18												
New Site allocated in this Plan (Policy xx SU01)	60												
Total Provision 2020 – 2040 2024-2040	80 78												
MM117 (Policy SU01)	Supporting text: Amend paragraph 14.178, 14.183 and 14.184 as follows: 14.178 Sutton Scotney is within the group of ‘intermediate’ settlements, with an aim to identify new sites for 50-60 dwellings. There are currently foul drainage issues but these are due to be resolved by Southern Water in March 2025. It is expected that there is capacity for the development of about 80 dwellings in Sutton Scotney, which can be achieved as follows: <u>Southern Water are currently delivering a project to upgrade their wastewater treatment sites located at Saddlers Close & Gratton Close. These sites require upgrades to ensure that they are compliant with new environmental standards and to prevent pollution spills. The project is due for completion in March 2025. A second project is required to upgrade the ‘receiving’ sewer network in the Harestock sewer catchment, which will be delivered as a business priority early in the next water industry Financial Plan period of 2025 – 2030. These schemes, once completed, will be sufficient to allow the sewer catchments serving Sutton Scotney to meet the growth needs projected in the plan and any new drainage connections from existing properties.</u> 14.183 The area in general has a high archaeological potential and it is likely that archaeological remains will be encountered. Records show that a Roman building of some status was reported at or near this location. It is possible that an archaeological issue will emerge <u>and remains which could potentially be categorised as nationally important may</u>												

Proposed Modification Reference	
	<u>be found. Development proposals should be sensitive to such remains in line with Policy HE6.</u> 14.184 The village of Sutton Scotney has experienced high levels of groundwater flooding and infiltration drainage issues. Due to historic flooding events, it is advised to engage early with the Lead Flood Authority. Additionally, engagement with the Environment Agency is encouraged because of the site's proximity to flood zones 2 and 3. Given the historical presence of silt in the area, as part of the design process, it will need to be demonstrated how this issue is dealt with during construction and post occupation. As there can be high levels of groundwater which have the potential to restrict drainage outfalls for a considerable period, surcharging will need to be considered with appropriate SuDS / land uses considered to manage flood risk in a groundwater flood event scenario. In order to be able to manage groundwater flood risk, the use of open space and SUDS should be considered to create a buffer between the site and the main road to the south. <u>A Hydrogeological Risk Assessment must be provided to determine whether there is a hazard to water resources, quality or abstractors. If the Hydrogeological Risk Assessment identifies unacceptable risk, the developer must provide appropriate mitigation.</u> Policy SU01 Land at Brightlands Deletion of criterion ii and renumber accordingly: Nature & Phasing of Development The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030; Amendments to criterion xvii and xviii and new criterion xix as follows – xvii. Occupation of development will be phased to align with and drain to the new sewerage pipeline between <u>delivery of Wastewater Infrastructure upgrades at Sutton Scotney, and South Wonston, and Harestock</u> the delivery of sewerage infrastructure, in consultation with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;

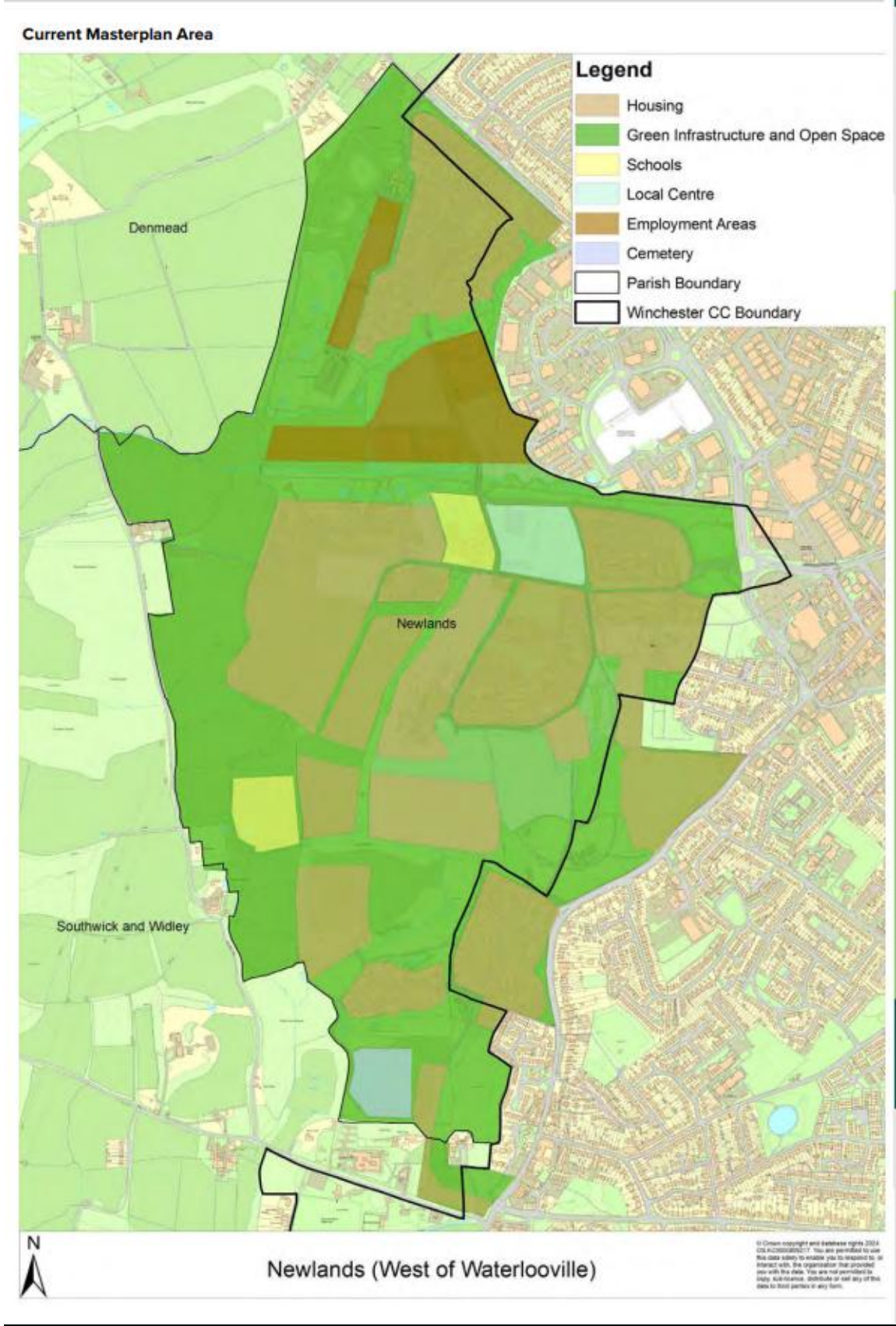
Proposed Modification Reference													
	xviii. Contribute to <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms. <u>xix. New and improved sewerage infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the plan.</u>												
MM118 (Intermediate Rural Settlements – Waltham Chase)	Intermediate Rural Settlements - Waltham Chase Replace table on page 497 <table border="1"> <thead> <tr> <th>Waltham Chase Housing Sources</th><th>No. of dwellings</th></tr> </thead> <tbody> <tr> <td>Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td>8 3</td></tr> <tr> <td>Outstanding permissions (at 20235)</td><td>9 86</td></tr> <tr> <td>Remaining Local Plan allocations (at 2023) carried forward (Policy WC1)</td><td>80</td></tr> <tr> <td>Windfall allowance</td><td>20 18</td></tr> <tr> <td>Total Provision 2020 – 2040 2024-2040</td><td>117 107</td></tr> </tbody> </table>	Waltham Chase Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	8 3	Outstanding permissions (at 2023 5)	9 86	Remaining Local Plan allocations (at 2023) carried forward (Policy WC1)	80	Windfall allowance	20 18	Total Provision 2020 – 2040 2024-2040	117 107
Waltham Chase Housing Sources	No. of dwellings												
Net Completions in or adjoining settlement (2020-2023) (2024-2025)	8 3												
Outstanding permissions (at 2023 5)	9 86												
Remaining Local Plan allocations (at 2023) carried forward (Policy WC1)	80												
Windfall allowance	20 18												
Total Provision 2020 – 2040 2024-2040	117 107												
MM119 (Policy WC1)	Policy WC1 Morgans Yard New criterion xi as follows – <u>xi. Provision of other physical and social infrastructure needed to make the development acceptable in planning terms</u>												
MM120 Appendix II	Appendix II - Existing and New Policy Numbers Updates to the table to show site allocations. (See appendix 2 of this document).												
MM121 Appendix III Glossary	Delete definition of Annual Monitoring Report. Add definition of Ecological Network as follows -												

Proposed Modification Reference	
	<u>The Ecological network is a group of habitat patches that species can move easily between maintaining ecological function and conserving biodiversity. Ecological networks can provide a connected collection of refuges for wildlife. The Local Ecological Network has been mapped by HBIC².</u> <u>HBIC³.</u> ¹ <u>Microsoft Word - Mapping the Hampshire Ecological Network Updated March 2020</u> Add definition of District Licensing for Great Crested Newts as follows - <u>District Licensing or DL is used to describe a new approach to authorising developments affecting great crested newts, by focusing conservation efforts where it will create maximum benefit for the species - whilst reducing delays, costs, risks and uncertainty for developers. Winchester City Council holds a Great Crested Newt Organisational (or “District”) Licence granted by Natural England so in this authority an additional licensing option for developers is available that enables new sustainable development whilst also conserving great crested newts (and wider biodiversity).</u> Add definition of Permeable Surface as follows - <u>Any surface that allows water to soak through it. The surface can be permeable or porous. The surface made of materials that that allow water to soak through e.g. porous concrete and asphalt, gravel or from impermeable materials laid with gaps between blocks.</u> Add definition of Special Trees as follows - <u>‘Special trees’ include protected trees which have a significant landscape value, ancient or veteran trees, those which are outstanding because they provide important habitat, are the biggest of the species, or are notable trees in their local environment (e.g. because they are large by comparison with other trees around them).</u>

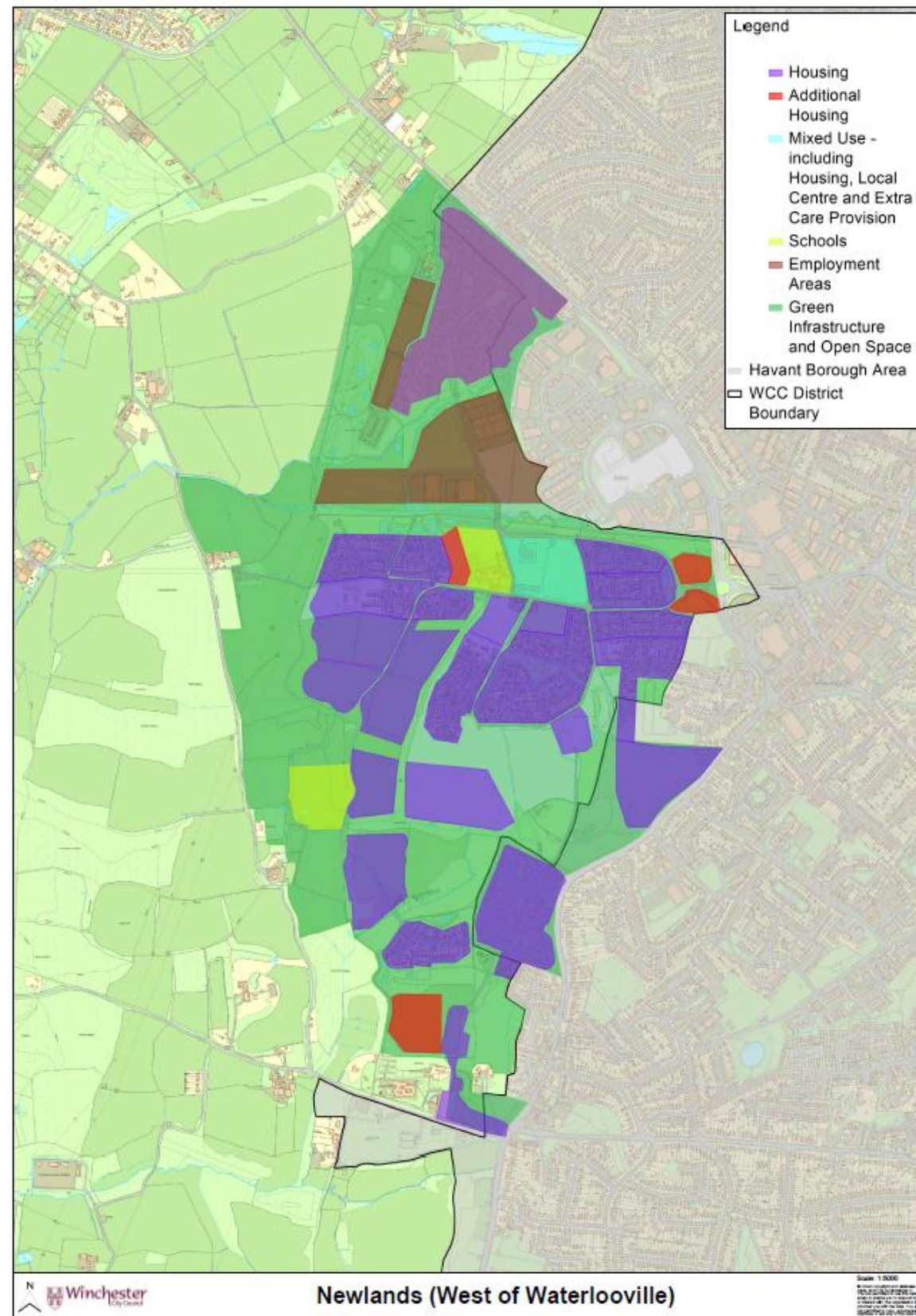
² [Microsoft Word - Mapping the Hampshire Ecological Network Updated March 2020](#)

³ [Microsoft Word - Mapping the Hampshire Ecological Network Updated March 2020](#)

Proposed Modification Reference	
	<u>Trees may also be considered as special where they are linked with an important historic event or have cultural significance, or support protected species.</u> Amend definition of Veteran Tree to Veteran <u>or Ancient</u> Tree Amend definition of Concept Masterplan in Glossary as follows – A Concept Master Plan will provide a framework within which designers and developers can bring forward more detailed proposals. <u>It is required for Significant Development Sites identified through the pre-application process.</u>



New Map (changed to the updated key)



Appendix 2

Appendix II – Existing and New Policy Numbers

New Local Plan policy number	Subject	Policy number superseded/updated/ New LP Policy
Winchester Site Allocations		
W1	Barton Farm Major Development Area	WT2
W2	Sir John Moore Barracks	NEW
W3	St Peter’s Car Park	NEW
W4	Land West of Courtenay Road	NEW
W5	Bushfield Camp	WT3
W6	Winnall	WIN11
W7	Central Winchester Regeneration (formerly called ‘Silver Hill’)	WIN4, WIN5, WIN6, WIN7
W8	Station Approach Regeneration Area	WIN5
W9	Bar End Depot	NEW
W10	Former River Park Leisure Centre Site	NEW
W11	University of Winchester / Royal Hampshire County Hospital	NEW
South Hampshire Urban Area		
SH1	Newlands (West of Waterlooville)	SH2
SH2	North Whiteley	SH3
SH3	Whiteley Green	SHUA1
SH4	Solent Business Park	SHUA2/SHUA3
SH6	Botley Bypass	SHUA5
The Market Towns and Rural Area		
Bishops Waltham		
BW2	Tollgate Sawmill	BW5
BW3	Land North of Rareridge Lane	NEW

New Alresford		
NA1	The Dean	NA2
NA2	Sun Lane	NA3
NA3	Neighbourhood Plan Designated Area	NEW
Colden Common		
CC1	Clayfield Park	CC2
CC2	Colden Common Farm	NEW
CC3	Land at Main Road	NEW
CC4	Land adjoining 85 Church Lane	NEW
Denmead		
DEN1	Neighbourhood Plan Designation Area	NEW
Kings Worthy		
KW1	Cornerways & Merrydale	NEW
KW2	Land adjoining the Cart & Horses PH	NEW
Swanmore		
SW1	The Lakes	SW1
Wickham and Knowle		
WK1	Winchester Road Housing Allocation and Open Space Allocation	WK2
WK3	Welborne Open Space	SH4 (part)
WK5	Land at Mill Lane	NEW
WK6	Land at Southwick Road/School Road	NEW
KN1	Ravenswood	NEW
Hursley		
HU1	Neighbourhood Plan Designation Area	NEW
Otterbourne		
OT01	Land East of Main Road	NEW
South Wonston		

SW01	Land at West Hill Road North	NEW
Sutton Scotney		
SU01	Land at Brightlands	NEW
Waltham Chase		
WC1	Morgans Yard	WC1

Site allocations from LPP1 and LPP2

Local Plan Part 1 (LPP1)

Policy number	Subject	
WT2	Strategic Housing Allocation – North Winchester (Barton Farm)	Allocation carried forward (policy wording updated)
WT3	Bushfield Camp Employment Site	Allocation carried forward (policy wording updated)
SH2	Strategic Housing Allocation – West of Waterlooville (Newlands)	Allocation carried forward (policy wording updated)
SH3	Strategic Housing Allocation – North Whiteley	Allocation carried forward (policy wording updated)
SH4	North Fareham SDA	Allocation carried forward (policy wording updated)

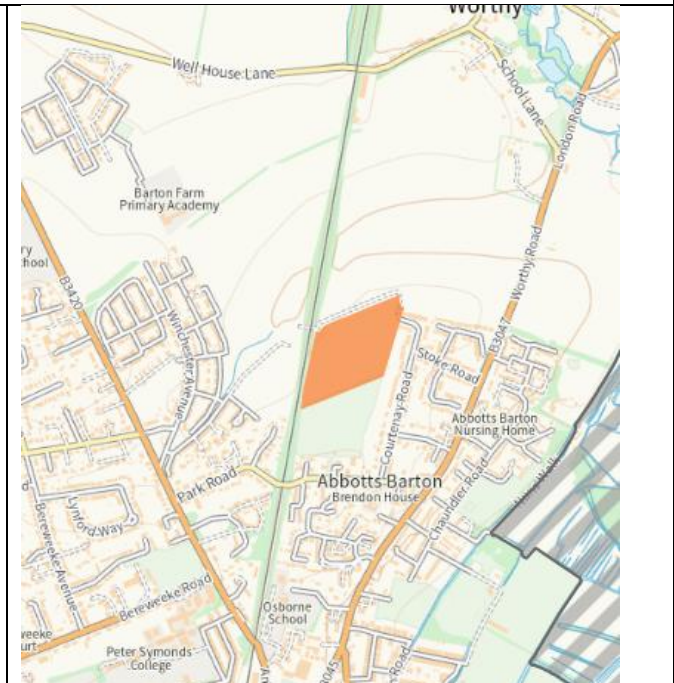
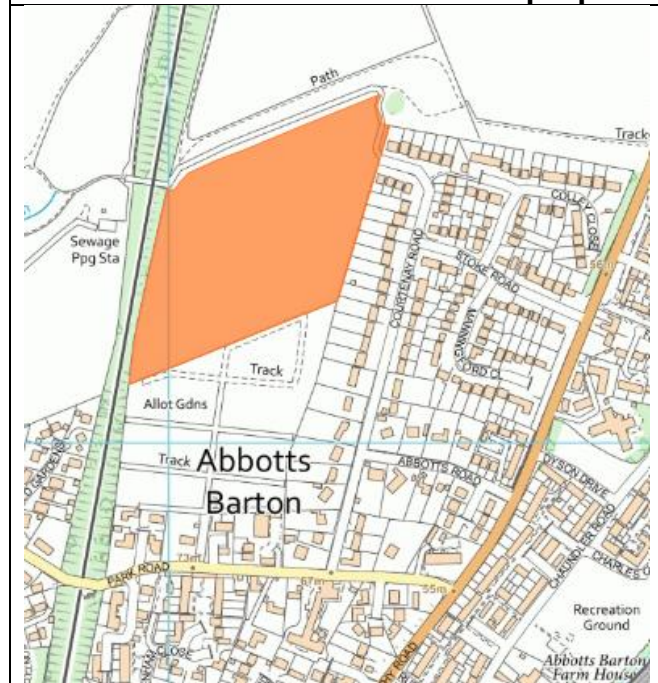
Local Plan Part 2 (LPP2)

Policy number	Subject	
WIN4	Silver Hill Mixed Use Site (Central Winchester Regeneration)	Allocation carried forward (policy wording updated)
WIN5	Station Approach Area – Development Principles	Allocation carried forward (policy wording updated)
WIN6	The Carfax Mixed Use Site	Allocation carried forward through Station Approach (policy wording updated)
WIN7	The Cattlemarket Mixed Use Site	Allocation carried forward through Station Approach (policy wording updated)
WIN8	Stanmore	Not carried forward
WIN10	Abbotts Barton	Not carried forward
WIN11	Winnall	Allocation carried forward (policy wording updated)
BW1	Coppice Hill Housing Allocation	Not carried forward
BW2	Martin Street Housing Allocation	Not carried forward
BW3	The Vineyard/Tangier Lane Housing Allocation	Not carried forward
BW4	Albany Farm Housing and Open Space Allocation	Not carried forward

BW5	Tollgate Sawmill Employment Allocation .	Allocation carried forward (policy wording updated)
CC1	Sandyfields Housing Allocation	Not carried forward
CC2	Clayfield Park Housing Allocation	Allocation carried forward (policy wording updated)
KW1	Lovedon Lane Housing and Open Space Allocation	Not carried forward
NA2	The Dean Housing Allocation	Allocation carried forward (policy wording updated)
NA3	Sun Lane Mixed Use Allocation	Allocation carried forward (policy wording updated)
SW1	The Lakes Housing Allocation	Allocation carried forward (policy wording updated)
SW2	Lower Chase Road Open Space Allocation	Not carried forward
WC1	Morgan's Yard Mixed Use Allocation	Allocation carried forward (policy wording updated)
WC2	Clewers Lane Housing Allocation	Not carried forward
WC3	Sandy Lane Housing Allocation	Not carried forward
WC4	Forest Road (North and South) Housing Allocations	Not carried forward
WK2	Winchester Road Housing and Open Space Allocation	Not carried forward
WK3	The Glebe Housing and Open Space Allocation	Not carried forward
SHUA1	Whiteley Green Housing Allocation	Allocation carried forward (policy wording updated)
SHUA2	Solent 1 Employment Allocation	Allocation carried forward (policy wording updated)
SHUA3	Solent 2 Employment Allocation	Not carried forward
SHUA4	Little Park Farm Employment Allocation	Not carried forward
SHUA5	Botley Bypass Safeguarding	Allocation carried forward (policy wording updated)

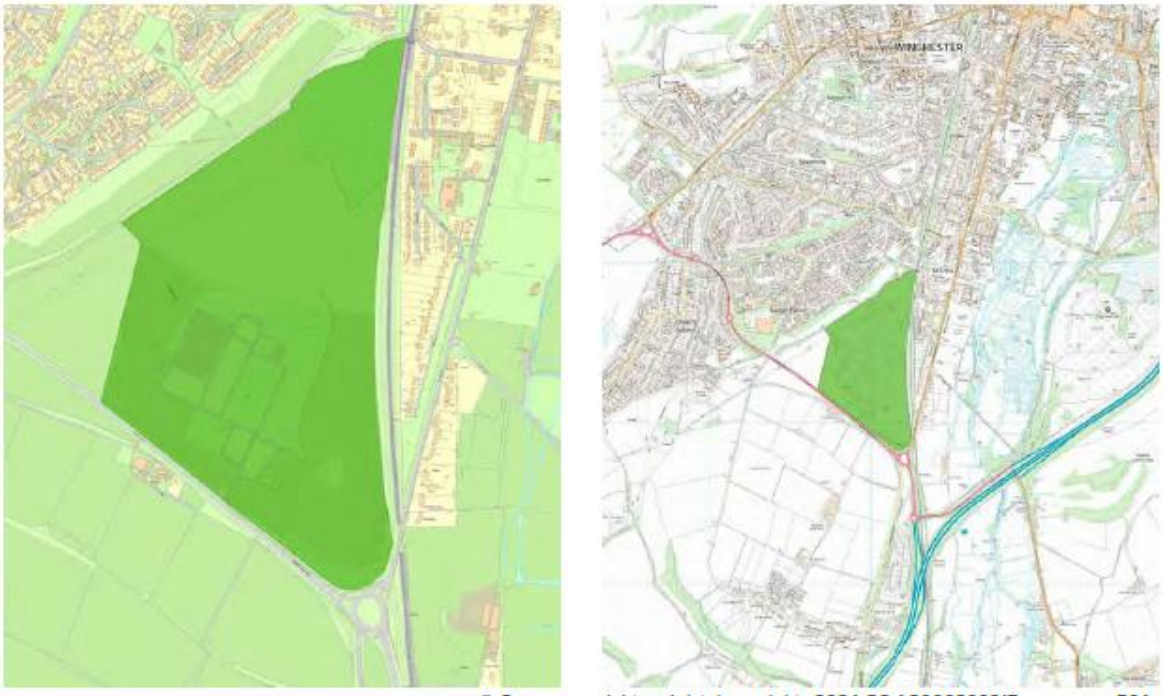
WINCHESTER

W4 Reg 19 (page 327 in the Local Plan)

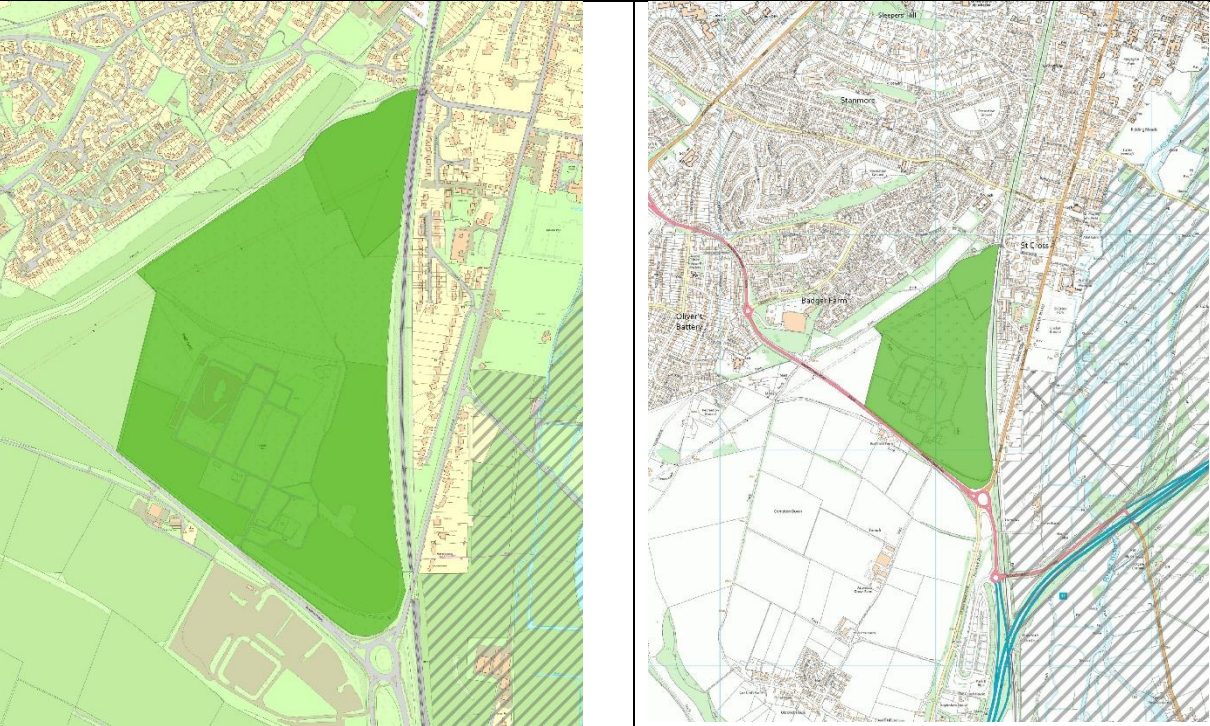
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WINCHESTER

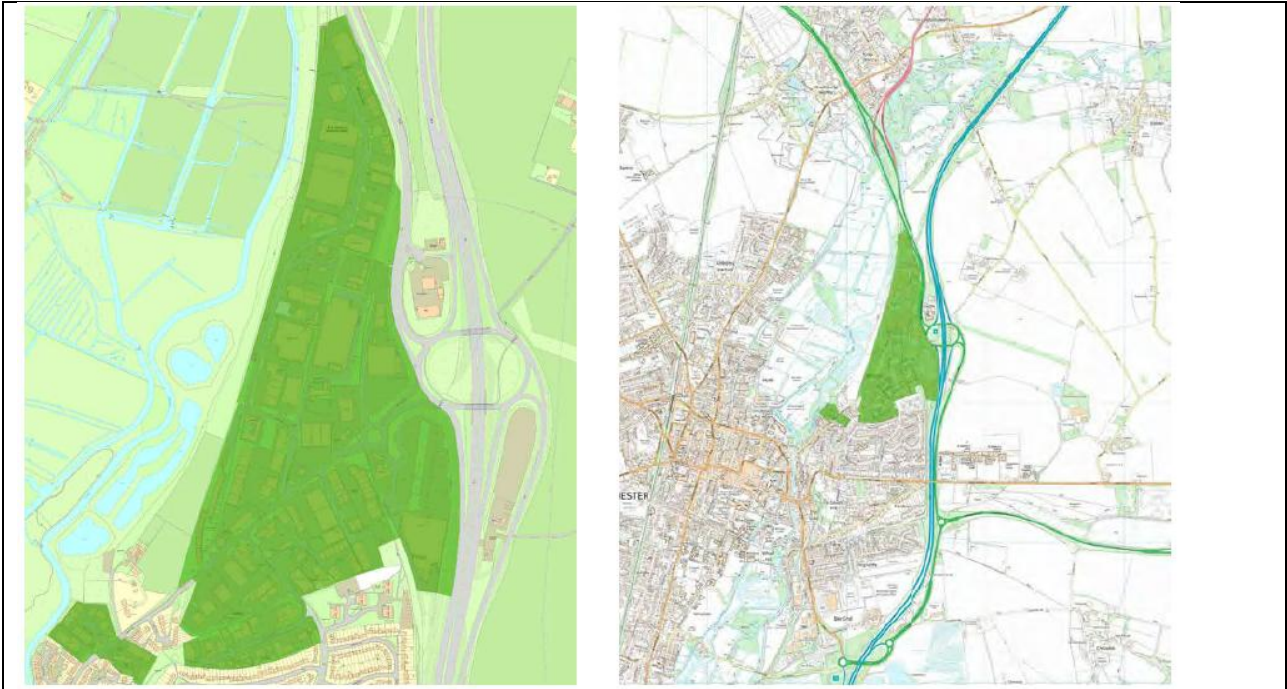
W5 Reg 19 (page 331 in the Local Plan)



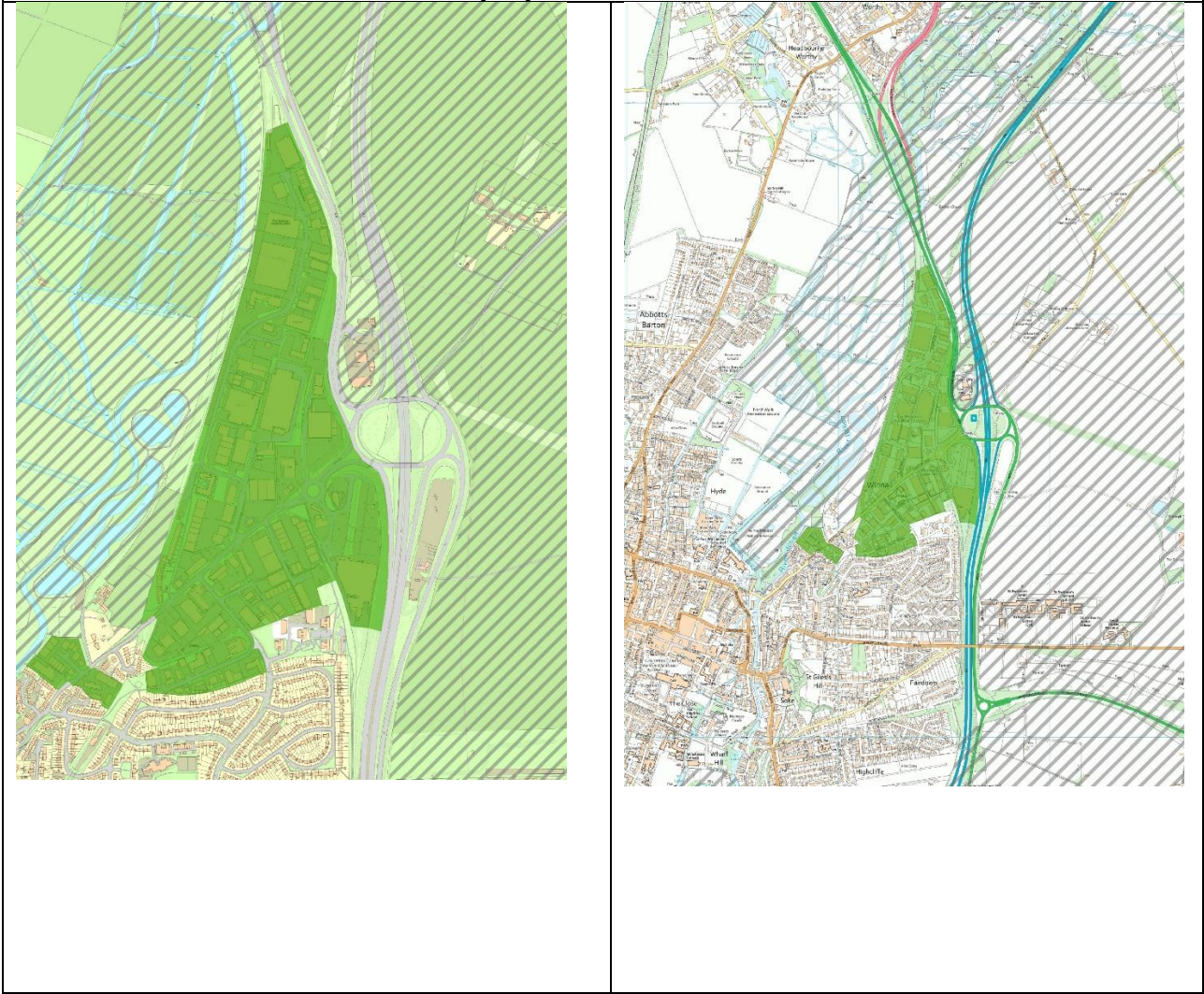
W5 proposed modification



W6 (page 337 in the Local Plan)



W6 proposed modification

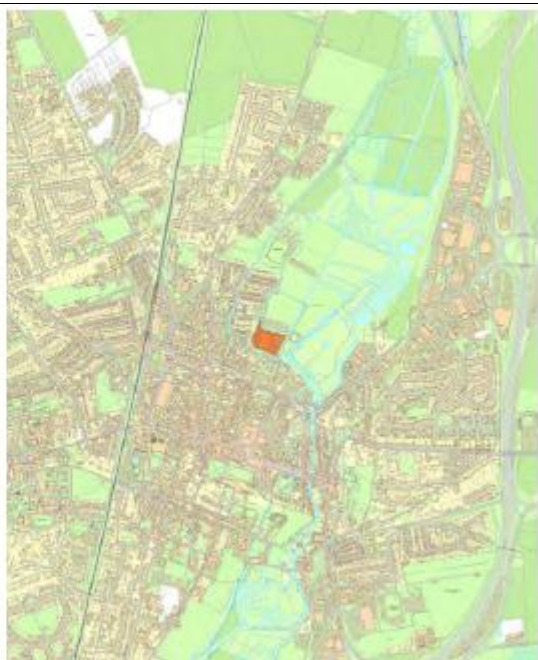




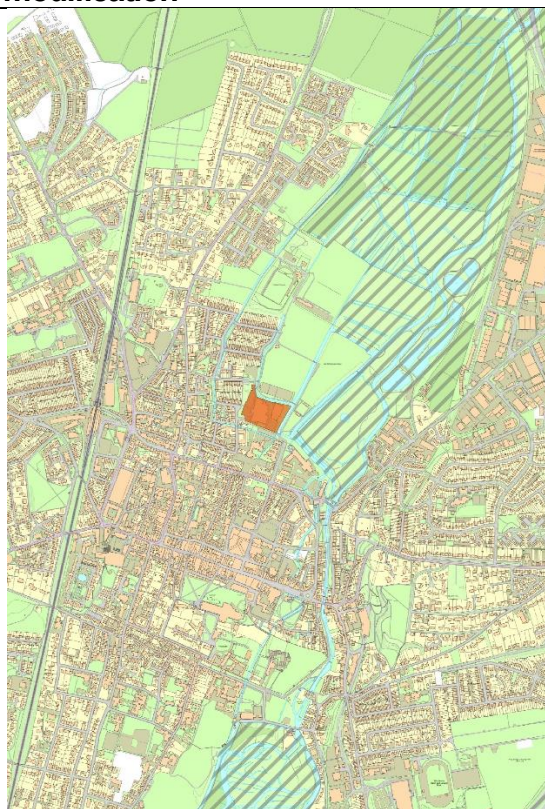
W9 proposed modification

No change
SDNP boundary not visible at this scale





W10 proposed modification



BISHOPS WALTHAM

BW3 Reg 19 (page 397 in the Local Plan)



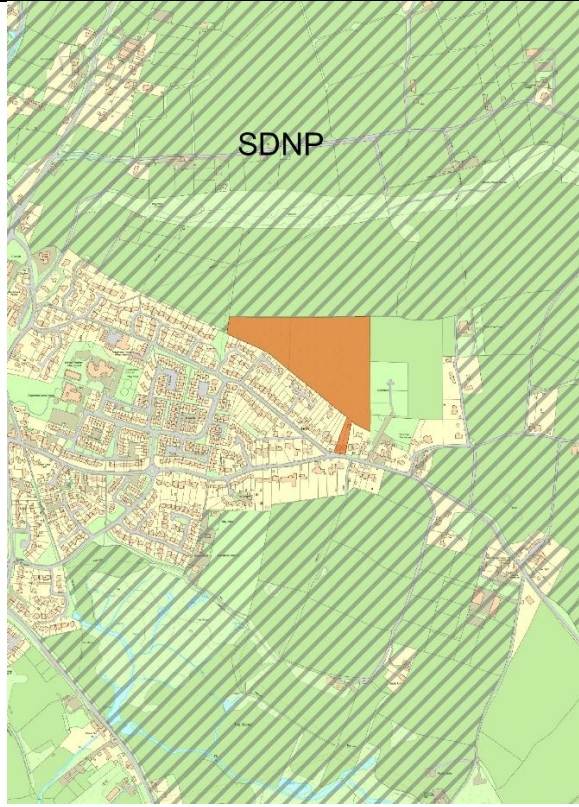
BW3 Proposed modification



BW4 Reg 19 (page 401 in the Local Plan)



BW4 Proposed modification

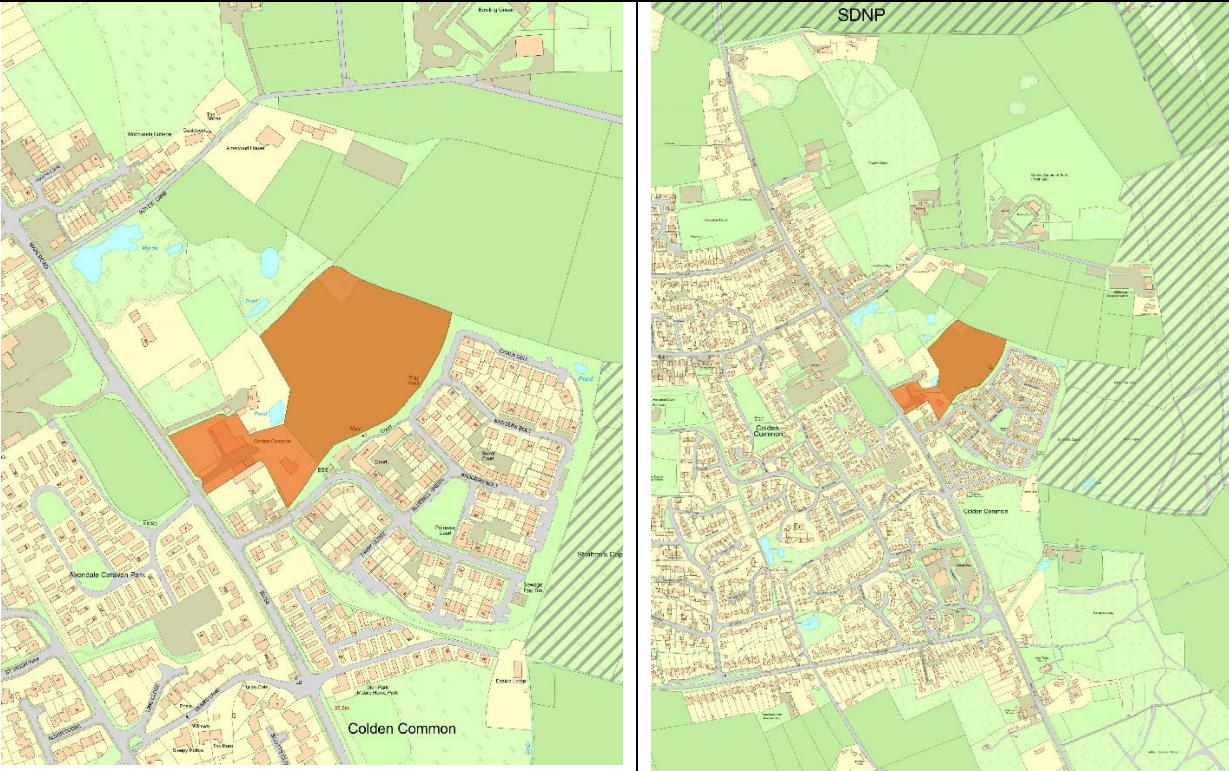


COLDEN COMMON

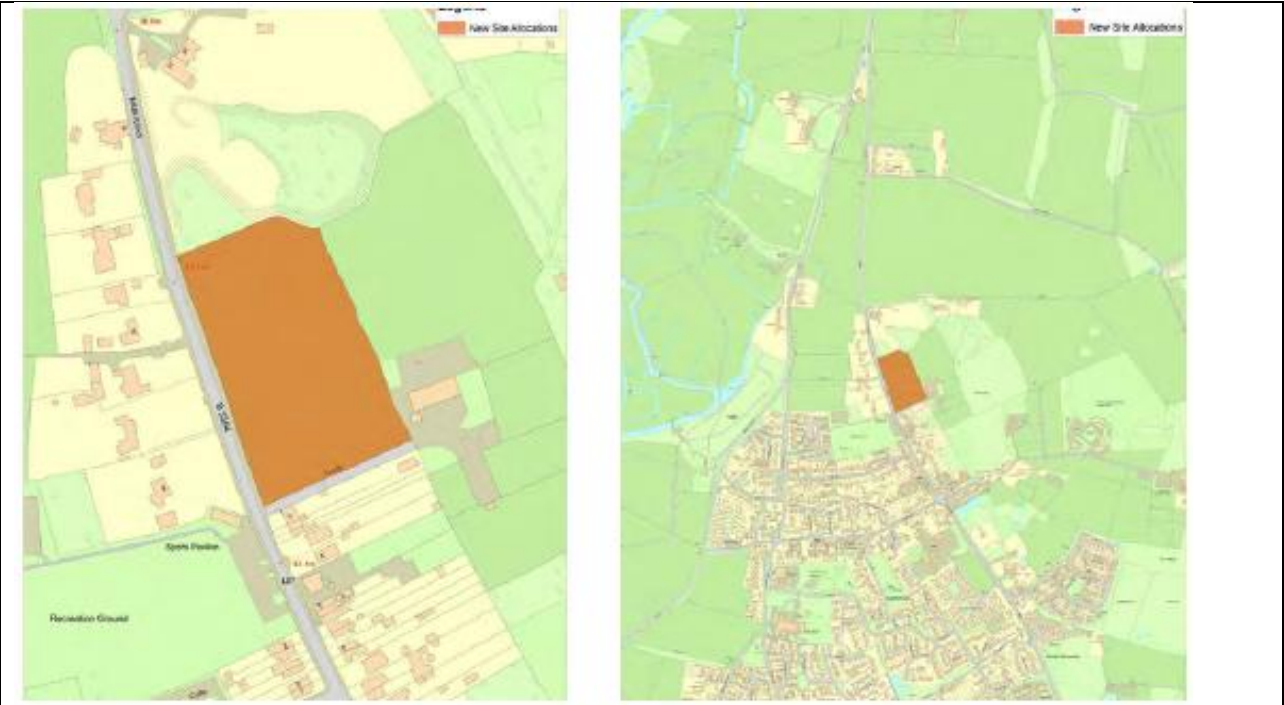
CC2 Reg 19 (page 423 in the Local Plan)



CC2 proposed modification



CC3 Reg 19 (page 427 in the Local Plan)



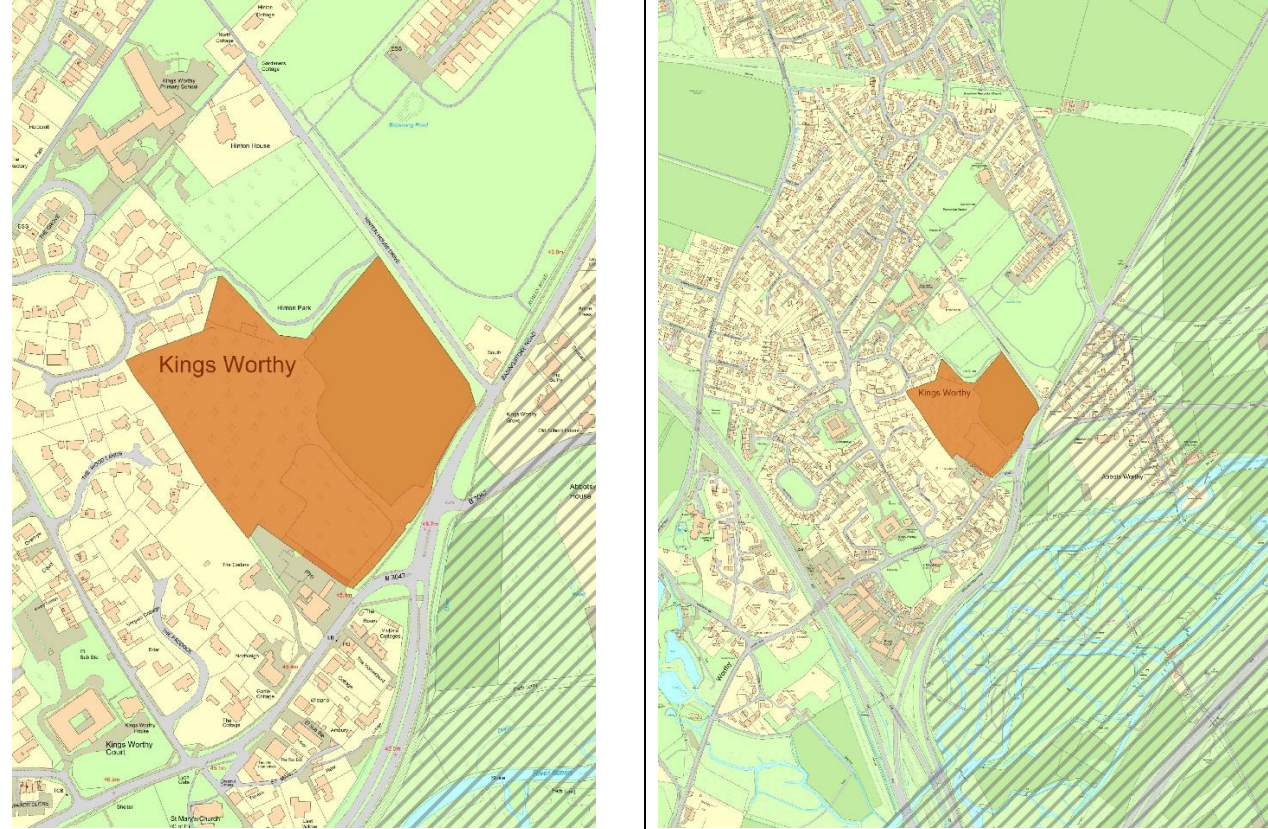
CC3 proposed modification



KW2 Reg 19 (page 443 in the Local Plan)



KW2 proposed modification

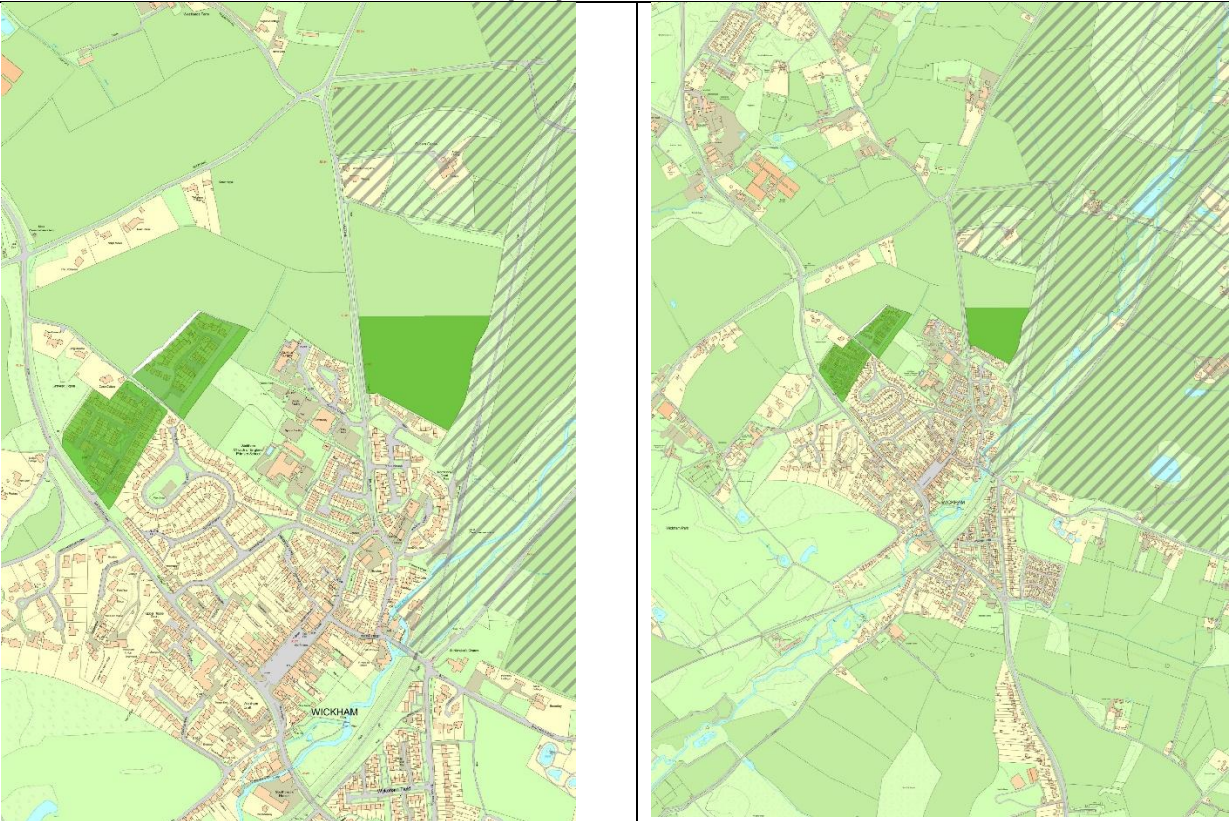


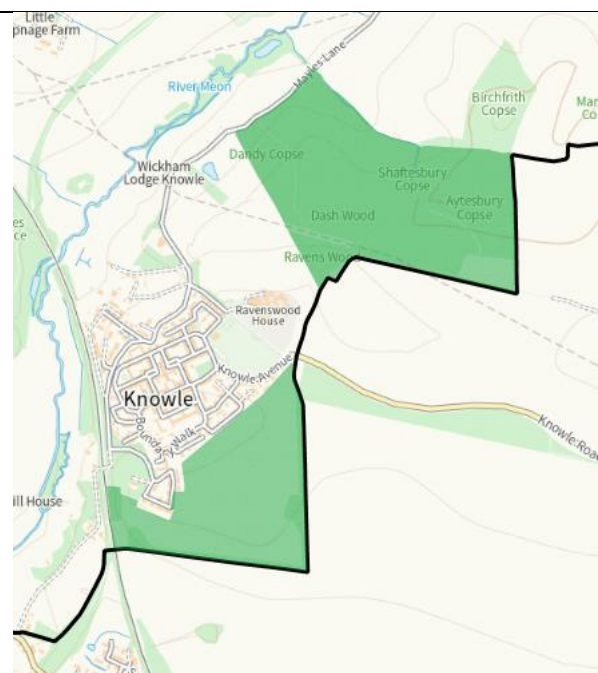
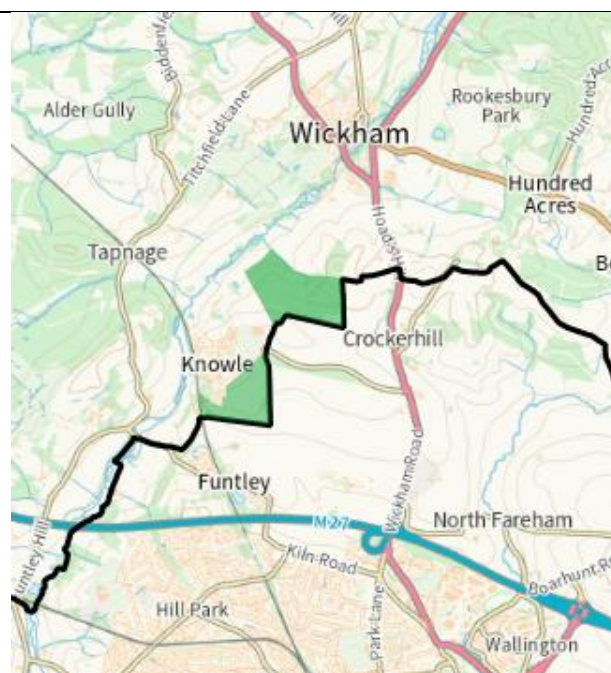
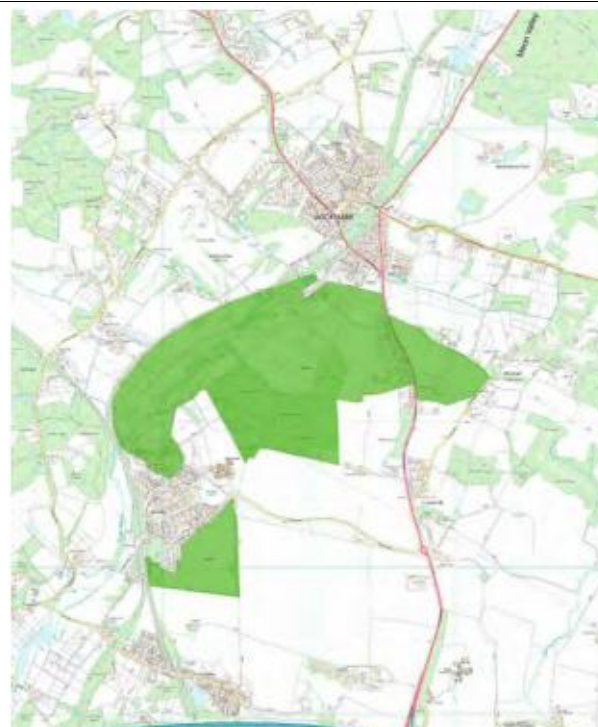
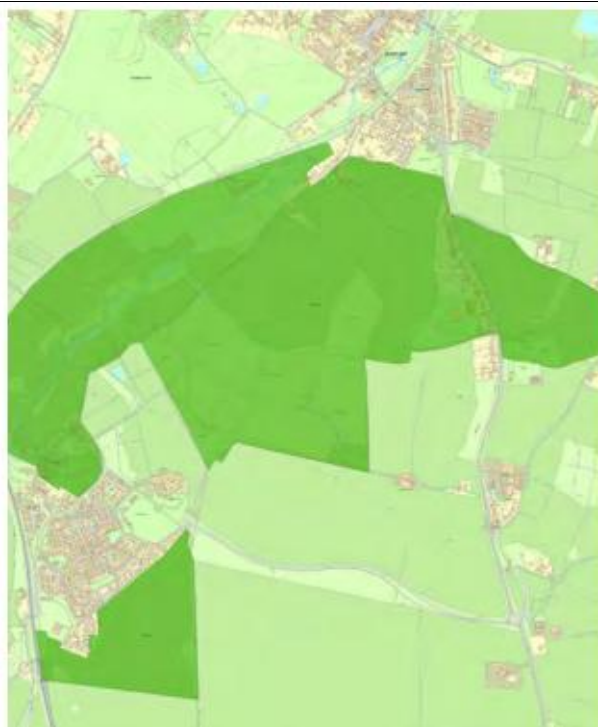
WICKHAM

WK1 reg 19 (page 455 in the Local Plan)



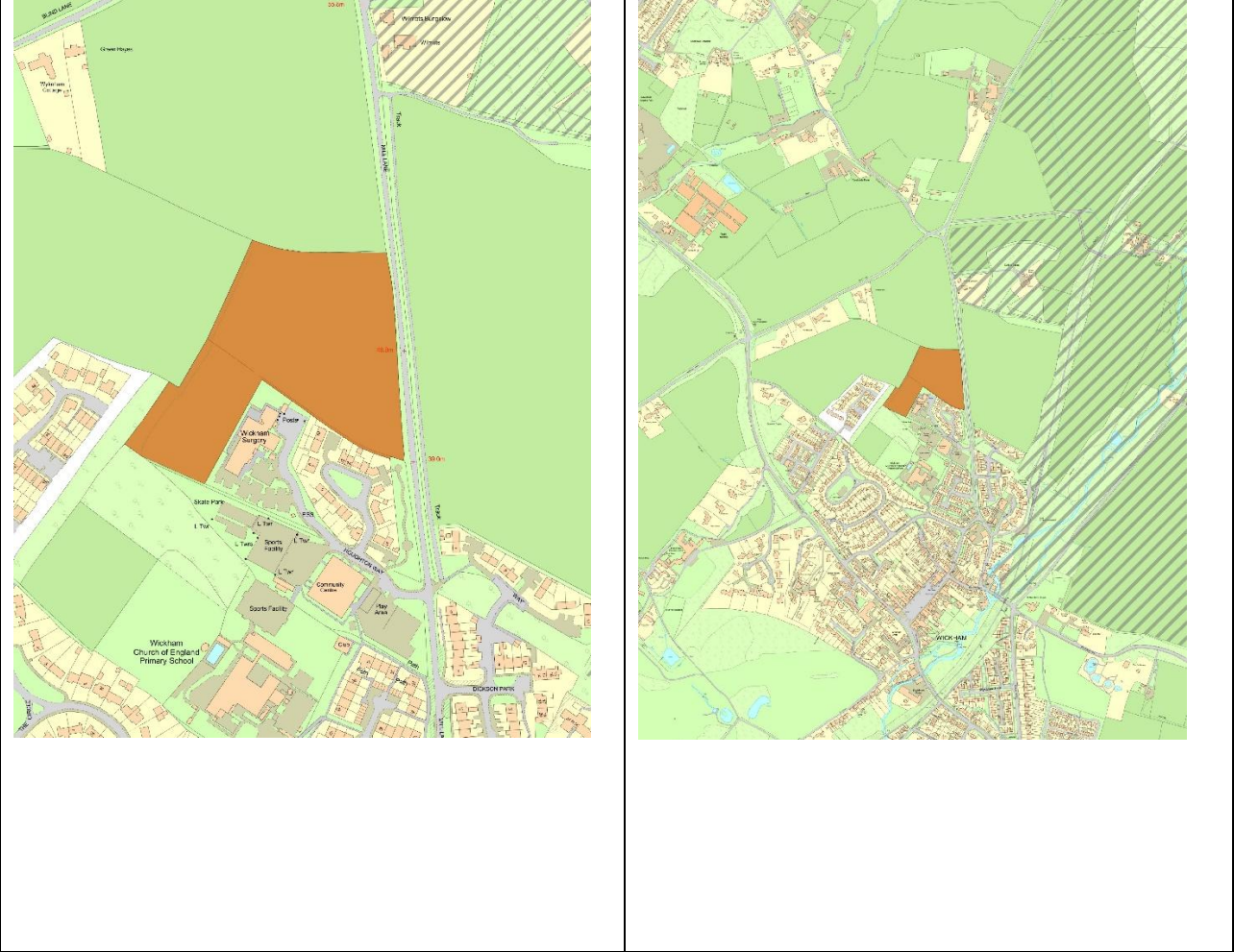
WK1 proposed modification

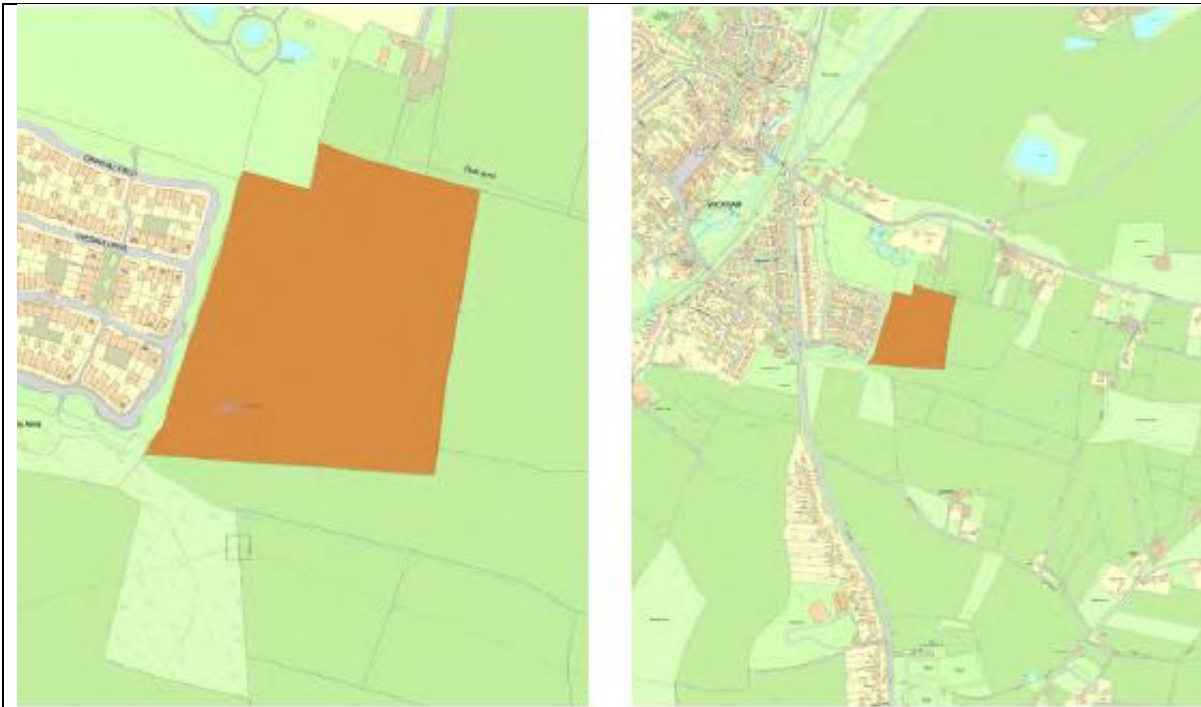




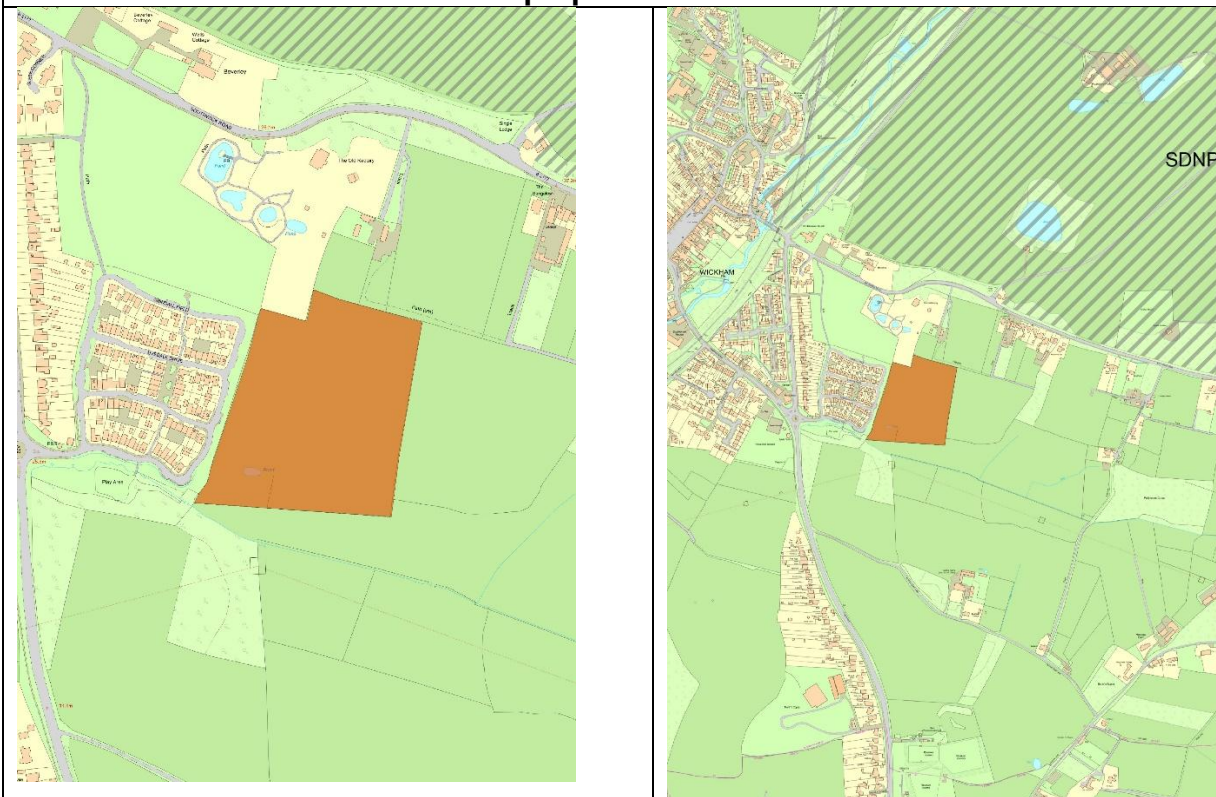


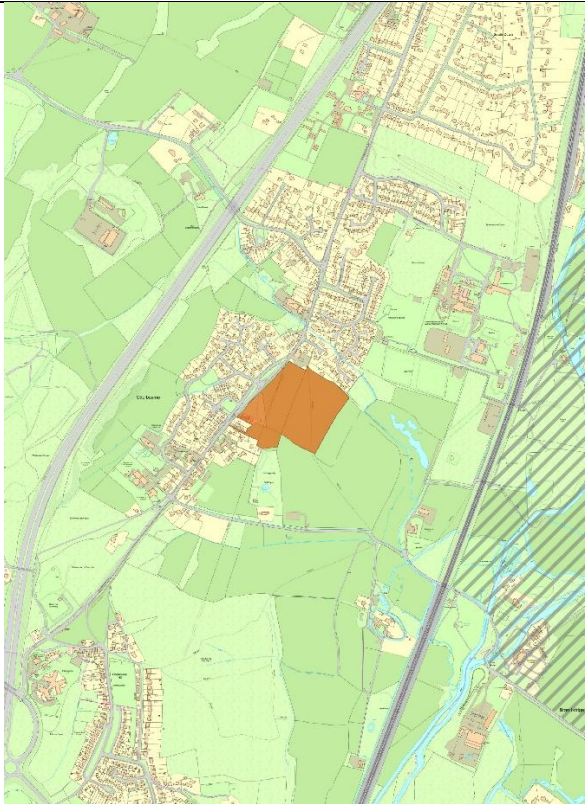
WK5 proposed modification



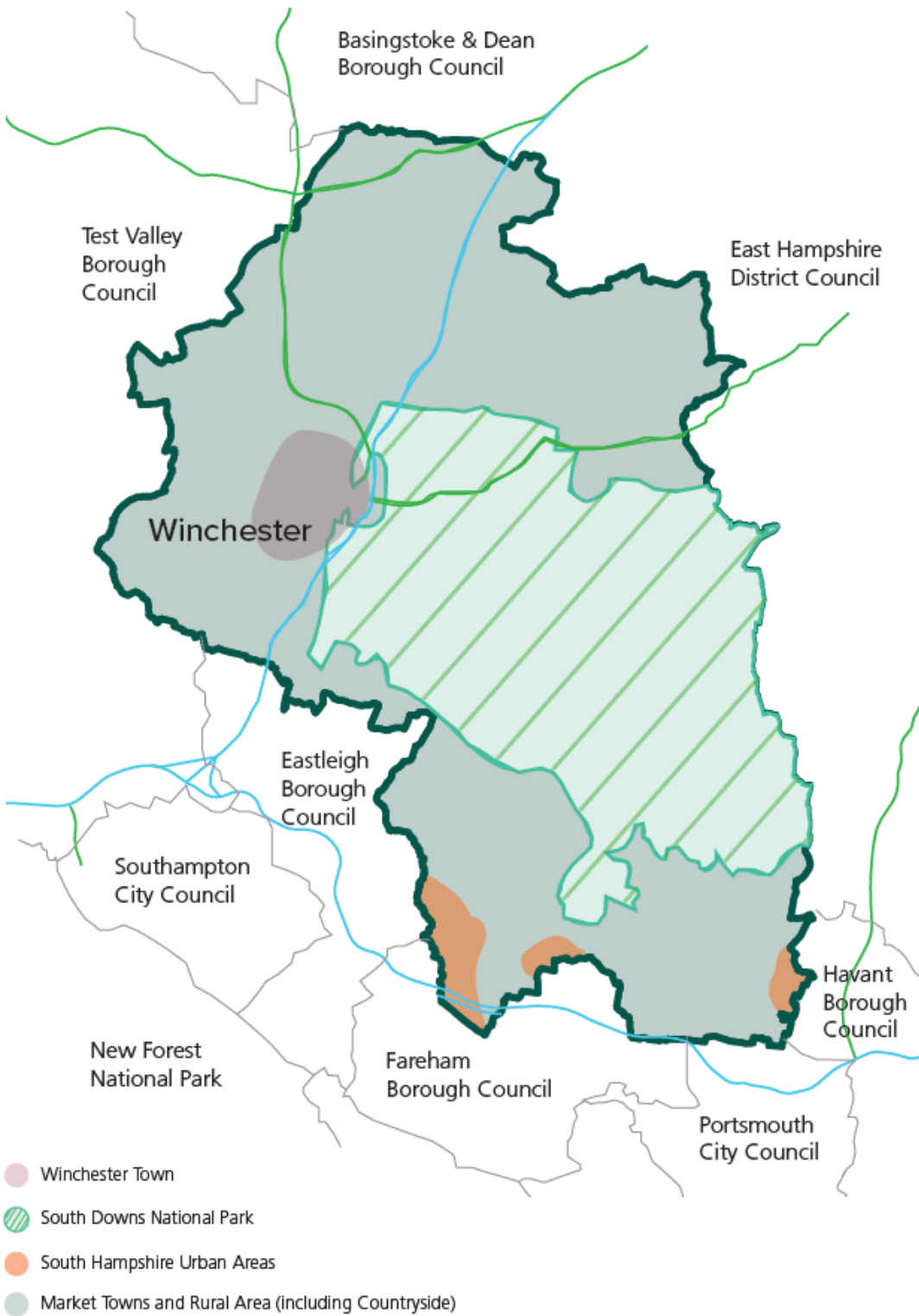


WK6 proposed modification



OT01 Reg 19 (page 479 in the Local Plan)	
	
OT01 proposed modification	
No change SDNP boundary not visible at this scale	

LOCAL PLAN GEOGRAPHIC AREA



Winchester Local Plan Housing Trajectory																					
Local Plan reference	Site Name	Total Dwellings	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40			
A. Completions (including communal, excluding SDNP)																					
	All sites	834	834																		
	Total	834	834																		
B. Small Sites with Planning Permission (less than 10 dwellings)																					
	All sites	291	0	59	58	58	58	58	0	0	0	0	0	0	0	0	0	0			
	Total	291	0	59	58	58	58	58	0	0	0	0	0	0	0	0	0	0			
C. Large Sites with Full Planning Permission (10 dwellings or more)																					
	11-11A The Old Gaol House Jewry Street (20/02288/FUL)	15		15																	
	Hampshire Fire and Rescue Fire Station North Walls (14/00227/FUL)	1		1																	
	Moorside Winchester (22/01425/FUL)	18		18																	
	14 Chesil Street Winchester (17/03096/FUL)	13			13																
	Sherecroft Farm Botley Hill (20/00494/FUL)	84		50	34																
	Abbey Mill Station Road (17/02075/FUL and 24/00335/FUL)	70		30	40																
	Malt Lane Bishops Waltham (21/00359/FUL)	24		18	6																
	Worthy Down South Wonston (12/02351/OUT and 15/02751/REM)	30						30													
	St. George's House 18 St. George's Street (23/01955/PNRCOU)	12		12																	
	Brymore House/Ocean House, Parklands , Denmead (24/00773/PNRCOU and 24/00774 PNRCOU)	24		24																	
	82 Westgate House, High Street (24/01255/PNRCOU)	10				10															
	7-8 High Street Winchester (24/02209/PNRCOU)	12				12															
	12 Clements Tanner Street (24/02526/PNRCOU)	12				12															
	Total	325	0	168	93	34	0	30	0	0	0	0	0	0	0	0	0	0			
D. Existing Local Plan Allocations with Full Planning Permission																					
NA1	The Dean (17/02306/FUL & 23/00701/FUL)	34		20		14															
NA2	Sun Lane (21/01731/REM)	302		20	40	50	50	50	50	42											
SW1	The Lakes (19/02421/FUL) (remaining) and 21/03119/FUL	52		30	3			19													
WC1	Morgan's Yard (21/02439/FUL)	79				20	50	9													
Den NP Pol 2iv	Anmore Road, Denmead (24/01697/FUL)	4		4																	
	Total	471	0	74	43	84	100	78	50	42	0	0	0	0	0	0	0	0			
E. Existing Local Plan Strategic Allocations																					
W1	Barton Farm	1324		115	115	115	115	115	115	115	115	115	115	90	53	31					
SH1	Newlands (West of Waterlooville) (additional)	1001		120	120	120	120	120	120	100	100	75	6								
SH2	North Whiteley	1618		350	300	300	250	225	193												
	Total	3943	0	585	535	535	485	460	428	215	215	190	121	90	53	31	0	0			
F. Large Sites with Outline Planning Permission (not allocated)																					
	None	0																			
	Total	0																			
G. Communal Planning Permissions (dwelling equivalents)																					
	Student accommodation (3 sites) 22/02886/FUL, 22/02740/FUL, 21/03239/OUT	52			1	-12			63												
	Older persons' accommodation (4 sites) 20/02269/FUL, 22/02301/FUL, 24/00335/FUL, 24/01883/FUL	104		11	47	43	3														
	Total	156	0	11	48	31	3	0	63	0	0	0	0	0	0	0	0	0			
H. Local Plan 2040 Allocations (without planning permission)																					
W2	Sir John Moore Barracks	900							40	50	100	110	110	110	110	110	110	50			
W3	St Peters Car Park	30							10	20											
W4	Courtenay Road	150								20	50	50	30								
W7	Central Winchester Regeneration area	300							80	80	80	10									
W8	Station Approach area	250										40	40	35	50	50					
W9	Bar End Depot	30							30												
H9	Student Accommodation	200											50	100	50						
SH1	Newlands (West of Waterlooville) (additional)	350										100	100	50	50	50					
SH2	North Whiteley (additional)	180							90												
SH3	Whiteley Green	30																			
BW3	Tollgate Sawmill	10								10											
BW4	Land North of Rareridge Lane	100								20	50	30									
NA3	Alresford Neighbourhood Plan	100								30	30	20	10	10							
CC1	Clayfield Park	48							20	20	8										
CC2	Colden Common Farm	45									20	25									
CC3	Land at Main Road	35								10	25										
CC4	Land adjoining 85 Church Lane	10								5	5										
DEN1	Denmead Neighbourhood Plan	100								30	30	20	10	10							
KW1	Cornerways & Merrydale	45																			
KW2	Land adjoining the Cart & Horses PH	75							20	30	25										
SW1	Land at The Lakes, Swanmore (remaining)	17																			
WK5	Mill Lane	40								20	20										
WK6	Land off Southwick and School Road	60								20	20	20									
KN1	Ravenswood	200							30	20											
OT01	Land off Main Road	55								20	35										
SWO1	Land at West Hill Road North	40								20	20										
SU01	Land at Brightlands, Sutton Scotney	60								20	20	20									
	Total	3460	0	0	0	0	117	300	320	445	538	445	350	315	260	210	110	50			
I. Other Existing Allocations (without planning permission)																					
Denmead NP Pol 2(ii)	Land off Tanner's Lane Denmead	18																			
Denmead NP Pol 2 (iv)	Land off Anmore Road	6								6											
	Total	24	0	0	0	-2	10	10	0	6	0	0	0	0	0	0	0	0			
J. Windfall Allowance																					
	Local Plan Area Windfall Allowance	1495							115	115	115	115	115	115	115	115	115	115			
	Total	1495	0	0	0	115	115	115	115	115	115	115	115	115	115	115	115	115			
SDNP																					
		312																			
	Annual Completions	11311	834	897	777	855	888	1051	976	823	868	750	586	520	428	356	225	165			
	Annual Housing Requirement (Modified)		676	676	676	676	676	676	676	676	676	676	676	676	676	676	676	676			
	Cumulative Completions		834	1731	2508	3363	4251	5302	6278	7101	7969	8719	9305	9825	10253	10609	10834	10999			
	Cumulative Housing Requirement		676	1352	2028	2704	3380	4056	4732	5408	6084	6760	7436	8112	8788	9464	10140	10816			
	Dwellings Above / Below Cumulative Requirement		158	379	480	659	871	1246	1546	1693	1885	1959	1869	1713	1465	1145	694	183			
SDNP																		312			
	Total Dwellings Above / Below Cumulative Requirement																	495			

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