



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

Note: This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (youtube.com/WinchesterCC) during the meeting.

A limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 working days before the meeting (5pm Wednesday, 11 March 2026). Please see below for details on how to register to attend. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

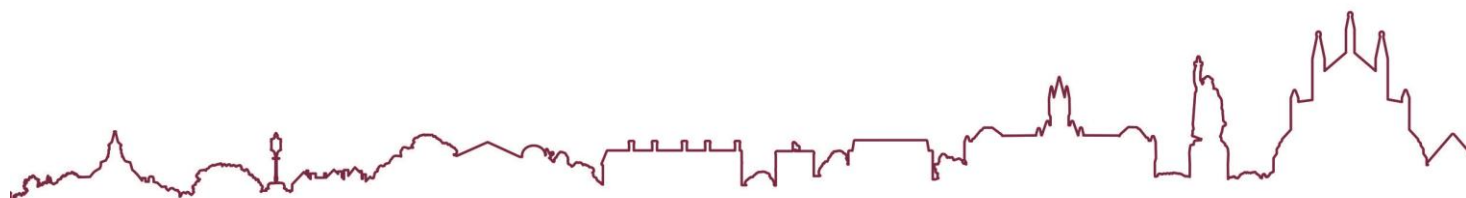
AGENDA

- 1. Apologies and Deputy Members**
To note the names of apologies given and deputy members who are attending the meeting in place of appointed members.
- 2. Declarations of Interests**
To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs) and non-registerable interests (NRIs) in accordance with the Council's Code of Conduct.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

- 3. Chairperson's Announcements**
- 4. Minutes of the meeting of the 4 March 2026 (To Follow)**
That the minutes of the meeting be signed as a correct record.



5. **Public Participation**

To receive and note questions asked and statements made from members of the public on matters which fall within the remit of the Committee.

Members of the public and visiting councillors may speak at the committee, provided they have registered to speak three working days in advance.

Please complete [this form](https://forms.office.com/r/Y87tufaV6G) (<https://forms.office.com/r/Y87tufaV6G>) by 5pm on 11 March 2026 or call (01962) 848 264 to register to speak and for further details.

6. **Adoption of the Winchester District Local Plan 2040 and the Preparation of the Local Plan 2044 (Pages 5 - 402)**

RECOMMENDATION:

It is recommended that scrutiny committee consider the attached report, ref CL177 which is to be discussed by cabinet at its meeting on the 18th of March 2026 and considers whether there are any items of significance to be drawn to the attention of Cabinet.

7. **To note the date and time of future meeting of the Committee**

4 Jun 2026 6.30 pm
7 Sep 2026 6.30 pm
12 Nov 2026 6.30 pm
9 Feb 2027 6.30 pm
3 Mar 2027 6.30 pm

Laura Taylor
Chief Executive

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



9 March 2026

Agenda Contact: Matthew Watson, Democratic Services Officer
Tel: 01962 848 317 Email: mwatson@winchester.gov.uk

**With the exception of exempt items, agendas, reports and previous minutes are available on the Council's Website <https://www.winchester.gov.uk/councillors-committees>*

THE SCRUTINY COMMITTEE – Membership

Chairperson: Councillor: Brook **Vice Chairperson:** Councillor Wallace

Committee Members.

Councillors:

Batho
Laming
Pett
Clear
Power
Murphy
Bolton

Quorum = 3 Members

Relevant Cabinet Members

Having regard to the content of the agenda, the Chairperson requests that The Leader and all relevant Cabinet Members attend meetings of the committee

Public Participation

A public question and comment session is available at 6.30pm for a 15 minute period. There are few limitations on the questions you can ask. These relate to current applications, personal cases and confidential matters. Please contact Democratic Services on 01962 848 264 at least three days in advance of the meeting (5pm Wednesday, 11 March 2026) for further details. If there are no members of the public present at 6.30pm who wish to ask questions or make statements, then the meeting will commence.

Filming And Broadcast Notification

This meeting will be recorded and broadcast live on the Council's YouTube site and may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Voting

1. Apart from the Chairperson, every member has one vote when a matter before the meeting requires a decision.
2. In the event of an equality of votes, the Chairperson may exercise a casting vote and that vote may be exercised in any way seen fit.
3. A member may abstain from voting or vote differently from how they may have indicated during the debate, without further explanation.
4. The way each member voted will not be recorded in the minutes, unless a motion to have a recorded vote has been passed.

Terms Of Reference

Included within the Council's Constitution (Part 3, Section 2) which is available [here](#)

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REPORT TITLE: ADOPTION OF THE WINCHESTER DISTRICT LOCAL PLAN 2040 AND THE PREPARATION OF THE LOCAL PLAN 2044

SCRUTINY COMMITTEE 17TH MARCH 2026

REPORT OF CABINET MEMBER: Cllr Jackie Porter, Cabinet Member for Place and Local Plan

Contact Officer: Adrian Fox, Strategic Planning Manager

Tel No: 01962 848278 Email: afox@winchester.gov.uk

WARD(S): ALL (TO THE EXTENT THAT THEY ARE NOT WITHIN THE SOUTH DOWNS NATIONAL PARK)

RECOMMENDATION:

It is recommended that scrutiny committee consider the attached report, ref CL177 which is to be discussed by cabinet at its meeting on the 18th of March 2026 and considers whether there are any items of significance to be drawn to the attention of Cabinet.

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REPORT TITLE: ADOPTION OF THE WINCHESTER DISTRICT LOCAL PLAN
2040 AND THE PREPARATION OF THE LOCAL PLAN 2044

CABINET - 18 MARCH 2026

FULL COUNCIL - 21 MAY 2026

REPORT OF CABINET MEMBER: Cllr Jackie Porter, Cabinet Member for Place and
Local Plan

Contact Officer: Adrian Fox, Strategic Planning Manager

Tel No: 01962 848278 Email: afox@winchester.gov.uk

WARD(S): ALL (TO THE EXTENT THAT THEY ARE NOT WITHIN THE SOUTH
DOWNS NATIONAL PARK)

PURPOSE

The purpose of this report is twofold. Firstly, it seeks Cabinet endorsement of the Winchester District Local Plan 2020–2040 and Cabinet’s recommendation to Full Council that the Plan be formally adopted. Secondly, it outlines the next steps in plan-making, including the proposed programme for commencing work on the next Local Plan which will extend the planning framework for the district to 2044.

The examination process for the Winchester District Local Plan 2020–2040 has now concluded. The Inspector’s Report was received on 27 February 2026 for fact checking. The Report confirms that the Duty to Co-operate has been met and that, with the recommended Main Modifications (as amended by the Inspector), the Winchester District Proposed Submission Local Plan (Regulation 19) 2020–2040 satisfies the requirements referred to in Section 20(5)(a) of the Planning and Compulsory Purchase Act 2004 and is sound. The final Inspector’s Report is awaited.

At this stage in the statutory plan-making process the Council cannot introduce further Main Modifications, amend policy wording or alter site allocations. Full Council will therefore ultimately have two options available to it: to adopt the Local Plan incorporating the Inspector’s recommendations, or to withdraw the Plan and recommence the plan-making process. Withdrawal is not recommended.

The Council's existing development plan documents are increasingly out of date, particularly in relation to housing delivery and climate policy, and no longer provide the robust basis for decision-making originally intended. Adoption of the new Local Plan will provide an up-to-date and comprehensive policy framework to guide development across the district outside the South Downs National Park. It will support the determination of planning applications, provide greater certainty for communities and investors, and set clear expectations for neighbourhood planning and the delivery of development and infrastructure.

This report summarises the preparation of the Local Plan, including submission of the Regulation 19 Plan to the Secretary of State in November 2024, the Examination in Public hearing sessions held between April and June 2025, and public consultation on the proposed Main Modifications and associated changes between December 2025 and January 2026. Once adopted, the Winchester District Local Plan 2020–2040 will replace the existing Local Plan Part 1 (Joint Core Strategy), Local Plan Part 2 (Development Management and Site Allocations) and the Gypsy, Traveller and Travelling Showpeople Development Plan Document, and will form a key part of the statutory Development Plan used to determine planning applications.

The report also outlines the implications of forthcoming national changes to the plan-making system, including Government reforms which introduce a streamlined Local Plan preparation process with an expected 30-month timetable. In anticipation of these changes, the report sets out the proposed programme for commencing work on the next Local Plan to 2044 and seeks delegated authority to publish the Notice of the Council's intention to commence preparation of the new Local Plan by 30 June 2026.

RECOMMENDATIONS:

Part 1 – Winchester District Local Plan 2020–2040 (Adoption)

Cabinet recommends to Full Council that:

1. The Inspector's conclusions that the Winchester District Local Plan 2020–2040 is legally compliant and sound, subject to the recommended Main Modifications, are accepted.
2. The Winchester District Local Plan 2020–2040, incorporating the Inspector's Main Modifications (as amended), Additional Modifications and associated changes to the Policies Map, proceeds to Full Council on 21 May 2026 for adoption in accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and Section 23(2) and (3) of the Planning and Compulsory Purchase Act 2004 (as amended).

3. Upon adoption of the Winchester District Local Plan 2020–2040, the existing Development Plan Documents (Local Plan Part 1 – Joint Core Strategy, Local Plan Part 2 – Development Management and Site Allocations, and the Gypsy, Traveller and Travelling Showpeople Development Plan Document) are withdrawn as they will be superseded.
4. Authority is delegated to the Corporate Head of Planning and Regulatory Services to make any non-material corrections to the Winchester District Local Plan 2020–2040, including factual updates, grammatical or formatting amendments, prior to publication in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Part 2 – Preparation of the Winchester District Local Plan to 2044

Cabinet agrees:

5. To delegate authority to the Strategic Director, in consultation with the Director of Legal, to:
 - a. publish the Notice of Intention to commence preparation of the Local Plan to 2044 by 30 June 2026;
 - b. approve and publish a revised Local Plan timetable; and
 - c. commission external consultancy support, where required, to assist with the preparation of the Local Plan to 2044 in line with the proposed 30-month plan-making process.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

Greener Faster

- 1.1 The Local Plan has a key role to play in moving the district towards Carbon Neutrality by 2030, the City Council's Nature Emergency declaration and creating a greener district. All of these key aims are at the centre of the new plan and underpin its strategic and development management policies.
- 1.2 Work was undertaken to assess the cost implications associated with meeting net-zero carbon for new residential dwellings through energy standards that have been established by the Low Energy Transformational Initiative (LETI). Incorporating the LETI energy standards for residential development, and the Building Research Establishment Environmental Assessment Method (BREEAM) energy standards for non-residential development into the Plan, will help support the aim of achieving carbon neutrality. Full details of this approach, which also promotes an energy hierarchy, renewable energy, low carbon energy development and energy storage can be found in the policies set out under the topic Carbon Neutrality and Designing for Low Carbon Infrastructure and the accompanying Carbon Neutrality and Embodied Carbon Topic Paper which is available on the Local Plan website. The approach that the city council has taken towards carbon neutrality in the Local Plan, including the enhanced energy efficiency standards in Policy CN3 and embodied carbon Policy CN8, were all endorsed by the Local Plan Inspector.
- 1.3 The Plan, and its development strategy defined by Policy SP2, Spatial Strategy and Development Principles, directs new development in the most sustainable locations in the district (Winchester, market towns and larger rural settlements) and prioritises brownfield sites over greenfield land. These policies, in combination with a number of policies covering other topics, promote sustainable development and travel. For example, the Sustainable Transport and Active Travel topic incorporates the concept of 20-minute neighbourhoods, which ensures good access to facilities and services, and this is complimented by the High Quality and Well-Designed Places and Living Well topic which underlines that a key element of achieving good design is ensuring development is permeable and well connected to surrounding areas. These policies, which shape the location and nature of new development, sit alongside a range of other policies which are intended to protect and enhance the attributes which make the district such a varied and attractive place including the countryside, natural environment and biodiversity (green and blue infrastructure).

Thriving Places

- 1.4 The Local Plan sets out how we will enable Winchester District to continue to have a vibrant economy by providing opportunities for new purpose-built

employment space, the sustainable consolidation and expansion of existing businesses, and preservation of current employment floor space whilst seeking to protect and enhance our town and other centres which provide a range of facilities and services. These places support local communities and align with the Plan's aim of ensuring new development is sustainable by providing good access to retail, leisure and other uses thereby minimising the need to travel.

- 1.5 The evidence base to inform the policies on retail and employment in the Vibrant Economy Topic, the wording of the supporting text and the policies was updated in order to take into account longer-term effects of the COVID-19 pandemic and the changing nature of how people work, shop and live.

Healthy Communities

- 1.6 An important function of the new Local Plan is that it needs to fully consider and address how development can help meet the needs of our residents including age ranges, genders and ability in healthy communities. The Local Plan has a key role to play in meeting this objective in terms of promoting active travel, physical activity and creating attractive and connected green infrastructure. These matters need to be fully considered and are an integral part of the design process which is comprehensively covered by new policies set out in the High Quality and Well-designed Places and Living Well topic.
- 1.7 The key outcome in this topic is that design should follow a sound and logical process (Policy D1). Good design will rarely be achieved where an iterative and inclusive process has not been undertaken from the beginning, setting pre-determined outcomes at the outset of the project, before community and stakeholder engagement and proper site and contextual analysis has started. Ensuring the developers follow a 'design process' has been integrated into a number of policies throughout the Local Plan. This topic also refers to the Concept Masterplan approach that has been agreed by Cabinet for major development sites and has already been taken forward on key regeneration sites such as SJM Barracks, Bushfield Camp and Station Approach.

Good Homes for all

- 1.8 The Local Plan has a key role in determining where and how much residential development should be located in the district, outside the South Downs National Park, in accordance with the number of new homes that we need to plan for, which is set by the government through its 'Standard Method'. The government requires all authorities in the country to have a five-year rolling supply of housing land. The adoption of the Local Plan will ensure that the Council has a five year housing land supply which is extremely important in terms of providing a stronger position to resist development on inappropriate sites.
- 1.9 The Plan includes a development strategy and identifies the quantum of housing that will be required predominantly in Winchester, the 3 strategic site allocations, and the market towns and larger villages, to meet the number of

homes that are set by government that we need to plan for ('Standard Method') for our district. The Local Plan's housing requirement at the time of the Local Plan examination was 707 dwellings per year. On top of the Standard Method housing figure to meet our own housing need (which was the number of homes that we needed to plan for under the Government's transitional arrangements), the Local Plan has also included an 'unmet need allowance'. This 'unmet need allowance' has been included to help meet a wider unmet need in neighbouring areas (duty to cooperate).

- 1.10 The Local Plan includes a policy on affordable housing (Policy H5) which sets minimum requirements for affordable accommodation, as a proportion of market housing developments, that reflects the work carried out in the Local Plan Viability Assessment taking into consideration all of the costs of the policies that have been included in the Local Plan. It also covers a range and mix of specialist housing, including student accommodation, self-build and custom build housing, specialist and supported housing, build to rent, acceptable and adaptable homes and the need for Gypsy and Traveller accommodation.

Efficient and Effective

- 1.11 A key part of preparing the Local Plan has been to improve the customer experience which starts with how the Local Plan has been prepared, how we present information and how we engage with the widest possible audience. This has been addressed in a number of different ways – please see section below on Listening and Learning.

Listening and Learning

- 1.12 A key part of the plan making process is to seek early and open engagement on the content and shape of the draft Local Plan. At the heart of any new Plan is the development strategy for the district and the public consultation that has directly informed the five separate stages of public consultation that went into preparing the Winchester District Local Plan. As the Strategic Issues & Priorities Document (SIP) was produced and consulted on during a national lockdown, new ways of engaging people were used in terms of online engagement (which used SLIDO interactive software) and different ways of publicising the public consultation on the SIP in terms of radio advertisements, posters and bus stop advertising.
- 1.13 The council's journey on preparing a new Local Plan involved engaging with Ward Councillors (through Member drop-in sessions), residents, Parish and Town Councils and local community organisations and statutory agencies. This started in 2018 with the Launch of the Local Plan and was then followed with public consultation on the Strategic Issues & Priorities Document (SIP) in 2021 during a national lockdown. The SIP public consultation was recognised by the Royal Town Planning Institute as award winning. This was then followed by a further round of engagement and consultation in the form of draft Regulation 18 Local Plan at the end of 2022. This feedback from the various public consultation and engagement events have directly had an

influence and informed the wording of the Regulation 19 Local Plan that was consulted on for a period of 6 weeks. A further 8 week public consultation has taken place on the Main Modifications, Additional Modifications and the Changes to the Policies which concluded on the 16th January 2026.

- 1.14 Throughout the Plan-making process there has been engagement with the widest possible audience and a key part of this is making a document that is not only accessible but also visually interesting and appealing so that it stimulates and encourages people to read and comment. This builds on the back of the SIP winning the Royal Town Planning Institute's Planning Excellence award for Plan making and being the overall Regional winner for the South East. In recognition that the government wants to allow people to access material online we created a dedicated Local Plan website [Home - Winchester District Local Plan](#)
- 1.15 Throughout the various stages of public consultation, there has been strong encouragement for people to submit their comments on the Local Plan using the Council's consultation portal which has been recently upgraded to a new public consultation platform (Keystone Objective). It is extremely important that the engagement on the Local Plan is undertaken in an easily accessible and user-friendly consultation platform. By actively encouraging people to submit their comments via the consultation portal, this enables grouping together key issue/common points and identify what changes need to be made on its journey towards adoption. All services in the City Council are actively contributing to delivering the organisation's Digital Strategy by adopting modern technologies, streamlining processes, and strengthening digital capabilities to drive greater efficiency, improve accessibility, and deliver an enhanced customer experience.

2 FINANCIAL IMPLICATIONS

- 2.1 The resources for the preparation of the various elements of the Local Plan have been approved as part of the budget process. The Local Plan reserve supports spend on the local plan, with resources set aside for the current and subsequent local plan. Due to the rising demand for consultants and costs resulting from shortening timescales, it will be necessary to review overall resources during year-end in order to determine whether further funding is required in the Local Plan reserve in order to support the next local plan.
- 2.2 The Ministry of Housing, Communities and Local Government invited Local Planning Authorities that had a Regulatory requirement to produce a new style Local Plan in 30 months to submit Expressions of Interest (EOI) for up to £120K. As part of this EOI process, Council's had to commit to commence plan preparation by 30 June 2026 and commit to publish Gateway 1 self-assessment by 31 October 2026. The City Council is awaiting news whether it has been successful with the EOI.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Local Plan must be prepared in line with the process set out in national legislation and government policy guidance. The Local Plan has now been found sound and legally compliant by a Planning Inspector that was appointed by the Secretary of State to conduct the public examination.
- 3.2 Following adoption (which takes effect immediately on the resolution of Council), the Local Plan, along with an 'Adoption Statement' and Integrated Impact Assessment / Habitats Regulation Assessment Adoption Statement, must be published and made available for inspection. Parties involved in the process will also be notified. There is a period of six weeks for legal challenge by way of judicial review, although the Local Plan would remain in effect pending the outcome of any challenge.
- 3.3 The newly adopted Local Plan 2020-2040 will have the status of being a key part of the Council's Development Plan immediately following adoption. All decisions on relevant applications and appeals will need to be in accordance with the Development Plan, unless material considerations indicate otherwise. There is no legal requirement for the City Council to adopt the Local Plan, however, local planning authorities are expected to have up-to-date Local Plans for their area. If this Local Plan is not adopted, there will be a further delay before a new Local Plan could be brought forward under the reformed 30 month Local Plan-making system, leaving the council without an up-to-date Local Plan.
- 3.4 The preparation and engagement progress for the Local Plan 2040 has been prepared in accordance with its own [Statement of Community Involvement](#) which was adopted in January 2024.
- 3.5 Officers have commissioned consultants to prepare much of the evidence base to support the drafting of the Local Plan 2040 and to assist them with some of the analysis of the representations that were submitted as part of the public consultation. Appointment of these consultants was undertaken in compliance with the City Council's Contract Procedure Rules.

Main Modification consultation

- 3.6 The Main Modifications public consultation and consultation on the Additional Modifications and the changes to the Policies Map has followed the formal statutory process set out in the relevant legislation. The Main Modification public consultation was the last stage of public engagement before the Local Plan Inspector issued her final report. The Inspector was sent the representations that were made during the Main Modifications public consultation along with a summary of the representations and comments on individual representations. The Inspector has amended some of the Main Modifications as part of her deliberations on the soundness of the Local Plan.

4 WORKFORCE IMPLICATIONS

- 4.1 The Strategic Planning Team leads the preparation of the Development Plan Documents (DPDs) and associated documents that are included in the Local

Development Scheme (the Local Plan timetable), commissioning consultants and working with support and involvement of colleagues across the whole of the council, neighbouring local planning authorities under the current Duty to co-operate requirements and liaising with statutory agencies (Natural England, Historic England and the Environment Agency *et al*) and the Partnership for South Hampshire (PfSH). Public consultation on the Local Plan is supported by Officers working in the City Council's communication and legal team.

- 4.2 The staff resource available to the Strategic Planning team has been increased in order to assist with moving this Local Plan towards adoption and this resource will also assist the team with the work on the next Local Plan 2044.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 Once the Local Plan has been adopted, it will be the statutory Development Plan which means that any applications that come forward that are made by the council, or involve land in our ownership, will need to be assessed against the policies and proposals in the Plan. There are a number of previously developed sites that have been allocated for future development in the Plan inside Winchester that are wholly or partly in the council's ownership (Station Approach Regeneration Area, Central Winchester Regeneration, Bar End depot, former River Park Leisure Centre and St. Peter's car park for example).

6 CONSULTATION AND COMMUNICATION

- 6.1 There is a statutory requirement to consult at key stages of the Local Plan process. The council has fully engaged and sought the views of residents, businesses and communities as part of the Local Plan-making process.
- 6.2 In terms of the last stage of public consultation, statutory advertisements announcing the Main Modifications public consultation were published in the Mid Hants Observer, the Hampshire Chronicle, there was digital advertisements in the newspapers about the public consultation and an advertisement about the Main Modifications public consultation displayed in both newspapers at the start and towards the end of the Main Modifications public consultation period. There were news items in City Voice about the Main Modification public consultation and everyone on the Strategic Planning database and everyone that was registered on the Local Plan examination website was notified about the Main Modifications public consultation.
- 6.3 Parish and Town Councils were briefed about the Main Modification public consultation at a Parish Liaison meeting that took place on 27th November 2025. The Leaders of both the Conservative and Green Party were briefed on the contents of the Inspector's letter and the key Main Modifications prior to the public consultation going live.
- 6.4 Posters announcing the Main Modifications public consultation were sent to Parish and Town Council's along with a range of other community

organisations who were all asked to display the posters on their notice boards. Posters were also displayed at the local libraries which were 'deposit points' and in the main City Council reception area. All of the deposit points were provided with a poster, paper copies of the Main Modifications, Additional Modifications and Changes to the Policies Map for people to view. A number of Parish Councils included an article about the Main Modifications public consultation in their local residents' newsletters. A video on how to make comments online on the Main Modifications public consultation was available on the Local Plan website.

Proposed Changes to the National Planning Policy Framework (NPPF)

- 6.5 The Government has issued for public consultation a number of proposed changes to the NPPF which closes on 10th March 2026 (please refer to the 'Risk Management' section for a summary of key changes to the NPPF).
- 6.6 The proposed changes to the NPPF will not affect this Local Plan providing that it is adopted before the NPPF is finalised and published. The changes to the NPPF will, however, have important implications for the Local Plan 2044. For example, the NPPF introduces national decision-making policies for the first time and the NPPF is very clear that Local Plans should not repeat, substantially restate or modify the national decision-making policies. It is not known at this stage when the final version of the NPPF will be published but as mentioned above, it is important to adopt the Local Plan 2040 before then.

Consultation and communication

- 6.7 There has been a significant amount of consultation and communication regarding the development of the new Local Plan. Below is a summary table of the discussions and the engagement that have been undertaken up to and including this stage of the process:

Date	Event	Audience
27 June 2021	All Member briefing on Vision	All Members
1 July 2021	Local Plan Advisory Group (LPAG) – which was a cross part working group of Councillors.	LPAG Members (all Members invited, held in public)
27 September 2021	LPAG	LPAG Members (all Members invited, held in public)

20 October 2021	Local Plan design workshop	Agents, interest groups and Members
5 November 2021	Local Plan design workshop	Public and Members
16 November 2021	Local Plan Design Workshop	Public and Members
24 November 2021	LPAG	LPAG Members (all Members invited, held in public)
13 December 2021	LPAG	LPAG Members (all Members invited, held in public)
4 March 2022	All Member briefing – spatial strategy and housing distribution	All Members
9 March 2022	LPAG	LPAG Members (all Members invited, held in public)
March to May 2022	Meetings with Parish Councils and Ward Councillors – SHELAA Sites	Parish Councils and Ward Members
27 June 2022	All Member briefing – Local Plan timetable	All Members
6 July 2022	Member drop-in session - Local Plan Policies	All Members
11 July 2022	Member drop-in session - Local Plan Policies	All Members
1 August 2022	Members drop-in session – Local Plan allocations	All Members
21 September 2022	All Member briefing – Regulation 18 Consultation	All Members

29 September 2022	Scrutiny Committee & Local Plan Advisory Group	Members of this committee, group and other interested parties. Held in public
8 th March 2023	LPAG	LPAG Members (all Members invited, held in public)
10 th August 2023	Local Plan Committee – Local Development Scheme	Local Plan cabinet committee, Members (all Members, held in public)
1 st November 2023	Member drop-in session – changes to Local Plan Topics following the Regulation 18 public consultation	All Members
30 th November 2023	Member drop-in session – changes to Local Plan Topics following the Regulation 18 public consultation	All Members
5 th December 2023	Member drop-in session – changes to the site allocations following the Regulation 18 public consultation	All Members
7 th December 2023	Member drop-in session – changes to the site allocations following the Regulation 18 public consultation	All Members
24 th January 2024	Cabinet – Adoption of the Statement of Community Involvement	Cabinet and All Members, held in public.
23 rd July 2024	All Member Briefing – Local Plan update	All Members

7 th August 2024	All Member Briefing – update on the proposed changes to the NPPF in terms of the potential changes to the Standard Method	All Members
07 November 2025	Briefing by the Strategic Planning Manager on the Inspector's note and the forthcoming Main Modifications public consultation	The Leader, Cllr Horrill and Cllr Lee.
27 November 2025	Parish Council Liaison meeting	All Town and Parish Councils.

- 6.8 As referred to in paragraph 11.51, the public consultation on the Main Modifications, Additional Modifications and the Changes to the Policies Map were undertaken in accordance with the Council's updated Adopted [Statement of Community Involvement](#) (SCI).

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The Local Plan must comply with the requirements of the relevant legislation and the need to deliver sustainable development which encompasses all considerations in relation to the built and natural environment.
- 7.2 The council's declaration of climate and nature emergency are defining issues that have informed the preparation of the Local Plan. The Plan is able to support the objective of dramatically cutting the district's emissions and the district being carbon neutral by 2030. Given that this is such a key area for the council, the discussions around the content of carbon neutrality and how the Local Plan can support the Carbon Neutrality Action Plan have involved the Cabinet Member for the Place and Local Plan, Cabinet Member for the Climate Emergency, WinAcc and Officers from the climate emergency team.

Integrated Impact Assessment

- 7.3 At the start of the Local Plan-making journey the council appointed consultants (Land Use Consultants - LUC) to undertake a Sustainability Appraisal (SA), Equality Impact Assessment (EqIA) and Health Impact Assessment. This work has been prepared alongside and has fed into key stages of the Local Plan making process under the umbrella of the Integrated Impact Assessment (IIA). The Local Plan has also been prepared alongside and been informed by the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). The SA is an integral part of the process and

is used throughout the development of the new Local Plan. It assesses the significant social, environmental and economic effects of the plan to ensure that decisions are made that contribute to achieving sustainable development. The SA assessed individual sites, proposed policies and different delivery options to address the overall housing need.

- 7.4 The same consultants have been appointed to prepare a HRA which has also been used to directly inform the Winchester District Local Plan. The HRA identifies whether any aspects of the Local Plan would cause Likely Significant Effects on, or adverse effects on the integrity of nationally significant designated nature conservation protected sites and demonstrates that where significant impacts have been identified on nature conservation these will be avoided or mitigated.
- 7.5 It is a legal requirement that the Main Modifications are accompanied by an IIA and the HRA which was made available for public comment alongside the recent public consultation. This information is important in supporting the decisions that are made in relation to content of the Local Plan. Whilst it is fully accepted that the IIA is an extensive and technical document, the document has been prepared to meet the legal requirements that are in place at this moment in time.

Impact on air quality

- 7.6 A key part of the Plan-making process has also been to assess the impact of air quality on human health and the impact of additional traffic on the natural environment. The work on the Local Plan has helped to inform the contents of the [City Council's Air Quality Strategy 2025 - 2030](#).
- 7.7 In order to address the impact of air quality on human health a Local Plan Topic Paper on Human health was prepared and is available on the Local Plan website [Winchester District Local Plan](#)
- 7.8 The impact of air quality on nature conservation has been assessed under the HRA as this is a requirement of the Conservation of Habitats and Species 2017. The HRA also assesses the impacts of the Local Plan policies on nationally significant sites including those which were designated under the EU Habitats Directive and Birds Directive. For the development of the Local Plan, this assessment has been an iterative process as the HRA has, in turn has been used to inform the development of planning policies in the Local Plan.
- 7.9 The nationally significant sites include:
- Special Areas of Conservation (SAC);
 - Special Protection Areas (SPA); and
 - Ramsar sites (which support internationally important wetland habitats listed under Ramsar Convention).

8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Undertaking an Equality Impact Assessment (EqIA) is a key part of preparing a 'sound' Local Plan. The Local Plan making process needs to ensure that the issues and options that are considered do not lead to unlawful discrimination (direct and indirect), against the protected characteristics identified in the Equalities Act 2010. Any proposals should advance equality of opportunity and foster good relations between those with a 'protected characteristic' (race, age, sex, disability, sexual orientation, gender reassignment, religion or belief and pregnancy or maternity) and all others.
- 8.2 LUC were appointed by the council to undertake an EqIA and a Health Impact Assessment, alongside the Sustainability Appraisal and the Habitats Regulations Assessment cited above, under the umbrella of the Integrated Impact Assessment (IIA) which was undertaken alongside key stages of the Plan-making process.
- 8.3 An EqIA of the Main Modifications was undertaken and this concluded that most policies are expected to have either a positive, mixed or neutral relationship with regard to all of the protected characteristics. The EqIA is therefore considered to be generally compatible with the three main duties of the Equality Act 2010 (Appendix 5). This has been confirmed in the Local Plan Inspector's Report.

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 Any comments that are submitted will be taken into account provided they include people's name and contact details. The council did publish names and associated representations on its Local Plan examination website, but it did not publish any personal information such as telephone numbers, full postal addresses or email addresses.
- 9.2 Copies of any representations that are submitted to the city council as part of the Main Modifications public consultation were forwarded to the Local Plan Inspector, via a Programme Officer. The Programme Officer is employed by the City Council and has reported directly to the Local Plan Inspector who was appointed by the Secretary of State to conduct the Local Plan Examination.
- 9.3 In accordance with the General Data Protection Regulations (GDPR) information will only be kept for the necessary period of time required. The council has an updated privacy policy which can be viewed on the website [Privacy Policy - Winchester City Council](#)

10 RISK MANAGEMENT

- 10.1 Undertaking a Local Plan has involved bringing together a number of different workstreams and a wide range of studies. This work has been undertaken alongside numerous changes to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) on how Local Plans need to be prepared. The project management of the Local Plan has its own risk

assessment which is closely monitored on a regular basis by the Strategic Planning Manager and is reported regularly to the Planning Advisory Committee/Cabinet.

Risk	Mitigation	Opportunities
Financial Exposure	Funding for ongoing project costs are anticipated to broadly fall within the existing budget and funding for Local Plan is expected to be covered by the earmarked reserve. As the preparation of the Local Plan is a corporate Tier 1 project additional funding was agreed in order to reach this important milestone.	We have jointly commissioning research with neighbouring Local Planning Authorities may reduce costs.
Exposure to challenge	Ensure the Plan making process follows national regulations and addresses any subsequent changes to the government guidance. Furthermore, the preparation of the Local Plan has been subject to review and dialogue with counsel.	There is great opportunity through the Local Plan making process to engage with a wide range of people on the future development of the district.
Innovation	Ensuring that Officers in the Strategic Planning team continue to look at creative ways that engages with as many people as possible and reaching out to hard to reach groups is a key part of the Local Plan process. Publicity and the methods of Local Plan engagement are a key component of this.	The opportunity has been taken to change the presentation of the Local Plan to make it more appealing and interesting to a wide range of audiences. The stand-alone Local Plan website is kept under review and this is supported by the branding 'Your Place, Your Plan' building upon the earlier success of the both the SIP, Regulation 18, Regulation 19 and

		Main Modifications public consultations.
Reputation	The Local Plan website under the current requirements, the Local Development Scheme (timetable for the plan) are both kept up to-date in order to ensure that the council communicates when people can get involved and provide feedback on the Local Plan.	Developing a new Local Plan and engaging with the local community is a real opportunity as it will clearly set out the council vision for the district up to 2040 bringing with it certainty, stability and investment to the area.
Achievement of outcome	The Plan has gone through various statutory stages and it will be necessary to ensure that all of the appropriate steps are undertaken in order to provide a 'sound' Local Plan. Incorporating an 'unmet need allowance' in the plan to help accommodate wider unmet need helps to meet the Duty to Cooperate and ensure the Plan is 'legally compliant'.	The council has declared a climate and nature emergency and there is a great opportunity to provide leadership in terms of not only the presentation and policies of the Local Plan, which seek to reduce/minimise the impact of new development on the environment, but also how the council engages with the local community and other interested parties.
Property	n/a	n/a
Community Support	Develop a Local Plan programme that allowed sufficient time for the consultation and assessment of responses to the various public consultation. The Local Plan process is required to comply with several statutory stages of publication. Officers continue to learn from the previous consultations	Ensure that the communication methods used for consultation are relevant to the task and ensure those interested in the plan making process are kept up-dated and are provided with opportunities to participate building on recent work undertaken by the council such as the Winchester Vision 2030,

	and are open to different and new ideas in order to reach out to the widest range of people and stakeholders, local community groups.	the SIP, the Regulation 18, Regulation 19 and Main Modifications public consultation.
Timescales	Ensure that there is sufficient capacity in the Strategic Planning team to be able to progress the Local Plan and timings are realistic as set out in the Local Development Scheme (timetable for the plan). Temporary resources have been used in order to keep the project timetable on track. Continue to progress the plan as quickly as possible to ensure that the district has an up-to-date Development Plan.	It has been necessary to keep the LDS up-to-date and adjust timescales if necessary.
Project capacity	Ensure that the necessary resources are in place to progress the project. See above commentary on Timescales and Financial Exposure.	Continue to work with colleagues, neighbouring authorities through joint commissioning of evidence studies including, for example, the work on PfSH.
Local Government Reorganisation	The adoption of this Local Plan 2040 will not be affected by Local Government Reorganisation (LGR). The next Local Plan 2044 will need to be progressed without delay to ensure that the City Council is in the best possible position as we move towards LGR.	Whilst this Local Plan 2040 can be adopted prior to Local Government Reorganisation, the preparation and the adoption of Local Plan 2044 will be affected by LGR. The Ministry of Local Housing, Communities and Local Government have confirmed that the new combined authorities will have the discretion to

		progress emerging constituent Local Plans towards adoption. Adopting this Local Plan will then enable resources to be directed to preparing the Local Plan 2040 whilst having a sound and stable basis for determining planning applications over the next 2-3 years.
Summary of the Proposed Changes to the National Planning Policy Framework (NPPF) – public consultation from 17th December 2025 to 10th March 2026. • Clear split between plan-making and decision-making policies; • Rule-based National Development Management policies (the National Development Management Policies are not statutory); • Permanent presumption in favour of suitably located development within settlements, including densification, infill and upward extensions;	Ensure that the Local Plan continues to plan for the housing requirements and it includes an unmet housing need allowance. Review and respond to the public consultation on the proposed changes to the NPPF.	Adopt this Local Plan 2040 and then resume work on the next Local Plan 2044.

- “Default yes” for housing around rail stations, including some Green Belt locations, subject to minimum densities;
- Stronger push for faster Local Plans (c.30 months), with expanded use of Spatial Development Strategies;
- Viability tightened: policy-compliant schemes assumed viable, with less scope for renegotiation at the planning application stage;
- Increased support for small and medium sites, including a new “medium development” category;
- Greater weight on economic growth, clean energy and infrastructure, alongside a more enabling approach to heritage;
- Intention to change through secondary legislation, the ability for Local Planning Authorities to introduce local standards for

energy efficiency standards; • Measures to support a diverse mix of homes, including social, affordable, and accessible housing; • Policies on design and “vision-led” transport strategies; • Development Plans should set local parking standards for residential and non residential development; • Requirement for swift bricks; • Protection for chalk streams; • Improved requirements for children’s play, including accessibility; • Local Plan housing allocations to include 10% of sites that are 1–2.5 hectares; • Biodiversity Net Gain (BNG) exemption for sites under 0.2 ha; and		

• Suite of other simplified BNG requirements for small and medium sites.		

11 SUPPORTING INFORMATION:

Introduction and Background

- 11.1 Producing a Local Plan is one of the most important strategic undertakings for the council. The council has a statutory duty to prepare a Local Plan as part of its Development Plan under section 19 of the Planning and Compulsory Purchase Act 2004. The planning system in this country is plan-led and statute states that decisions on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise.
- 11.2 The Local Plan is a Development Plan Document that sets out the vision, framework and policies for guiding new development in Winchester district over the next 20 years. Local Plans set out a long-term vision and strategy for how an area will evolve and grow in the future, with policies that will shape development across the district outside the South Downs National Park. They address a wide range of issues, from strategic planning matters that affect the whole of the Local Plan area, right down to finer details on the design of development on individual sites.
- 11.3 Local Plans, which are out of date, make managing development difficult and can result in unplanned development being permitted where it is not possible to demonstrate a 5-year housing land supply.
- 11.4 The Local Plan covers the period from 2020 to 2040 and sets out the policies and proposals that will guide and manage the future development of the district over that time. The Local Plan identifies a range of matters such as, where future development will take place, and allocates land for housing, employment, mixed-use and other development, open space, Green Gaps and both Strategic Policies and Development Management policies.
- 11.5 Once the new Local Plan is adopted, it will replace the existing 'Development Plan' (apart from the Hampshire Minerals Local Plan) that currently consists of Local Plan Part 1 – Joint Core Strategy, Local Plan Part 2 – Development Management and Site Allocations and the Gypsy, Traveller and Travelling Showpeople Development Plan Document. Once it has been adopted by the City Council, it will be used to assess and determine the planning merits of development proposals. At this stage of the process, it will have full

Development Plan status and will be the starting point for assessing and determining planning applications.

- 11.6 The Local Plan protects the most important characteristics of the district by preserving our unique natural and historical assets and environments from damaging development. It also has a key role to play in assisting the City Council's ambition to have a district that is carbon neutral by 2030.

The Local Plan process – soundness

- 11.7 The Local Plan must currently be prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. This requires the Local Plan to be (amongst other things), subject to public consultation; submitted to the Secretary of State to undergo an independent examination; and subject to a Sustainability Assessment / Habitats Regulation Assessment to test the impacts of the Plan throughout its preparation.
- 11.8 Section 20(2)(b) and 5(b) of the Planning and Compulsory Purchase Act 2004 require that the plan submitted by a local authority for examination is one that it considers to be 'sound'.
- 11.9 The current NPPF sets out the tests of soundness against which a Local Plan was tested at the Local Plan examination and whether it meet the legal and procedural requirements. These are the following tests:
- Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common grounds that was published alongside the public consultation on the Local Plan; and
 - Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.
- 11.10 The Local Plan Inspector's Report concludes that the Local Plan is sound and legally compliant, subject to the Main Modifications being made as set out in Appendix 1 of the Inspector's Report.

Consultation and engagement that has informed the preparation of the Local Plan

- 11.11 The preparation of the Local Plan has been underway for several years. The council has now undertaken a total of 5 separate public consultations on the contents of the Local Plan which have all been undertaken in accordance with the [Statement of Community Involvement - Winchester City Council](#).

Launch of the Local Plan

- 11.12 In 2018 work on the Local Plan commenced with the 'Launch of the Local Plan'. Work was paused on the publication of the Strategic Issues and Priorities consultation document for a period of 5 months as the government consulted on a number of fundamental changes to the way that Local Plans needed to be prepared and changes to the standard method. The proposed changes to the standard method would have had substantial implications for the number of homes that the city council needed to plan for. The City Council's housing requirement under the Standard Method would have nearly doubled. However, following a public consultation and comments submitted by the City Council and other Local Planning Authorities, the proposed changes to the standard method were later withdrawn by the previous government. The standard method figure (the number of homes that we need to plan for) temporarily (for the purposes of preparing this Local Plan) reverted to previous levels which this Local Plan was examined under (the housing numbers have now increased again which will need to be addressed in the next Local Plan to 2044).

Strategic Issues and Priorities public consultation

- 11.13 In February 2021 the City Council undertook a 6 week public consultation on the Strategic Issues and Priorities (SIP) document. As the public consultation was undertaken during a national lockdown, the City Council had to develop new and innovative ways of engaging with a wide range of organisations and individuals which ranged from radio advertisements, posters on bus stops and supermarkets and a number of online interactive events using SLIDO software. The public consultation on the SIP won the Royal Town Planning Institute's Planning (RTPI) Excellence award for Plan making and was the overall Regional winner for the South East. Gareth Giles FRTPI, Chair of RTPI South East judging panel, said: *"Winchester's Local Plan Consultation project represented demonstrated excellence in engagement and a willingness to actively learn from, and improve its processes to reach as many people as possible. It is a shining example of innovation in a pandemic context, as well as making use of new technological innovations. Local authorities should look to this as an example of best practice for consultations in their own areas"*.
- 11.14 A summary of the main outcomes from the SIP consultation is contained in this document <https://www.localplan.winchester.gov.uk/LibraryAssets/attach/146/Local-Plan-SIP-Consultation-Report.pdf>

Local Plan Regulation 18 public consultation

- 11.15 After reviewing all of the comments that had been submitted on the SIP, in November 2022, the city council undertook a further 6 week public consultation on the draft [Regulation 18 Local Plan Regulation 18 Consultation - Winchester District Local Plan](#) which included the sites that had been identified for future development. This public consultation generated over 3,400 comments from individuals, organisations and statutory agencies. There were in fact significantly more as comments often spanned a number of individual points. A summary of the main outcomes from this public consultation is available in this document [Local Plan Regulation 18 public consultation](#) and the [appendices](#).
- 11.16 We undertook a 6 week public consultation on the Proposed Submission Local Plan (Regulation 19) which concluded in October 2024. Following this public consultation, the Regulation 19 Local Plan and accompanying documentation were submitted to the Planning Inspectorate on the 15th November 2024 under the Government's NPPF transitional arrangements. A summary of all of the representations that were submitted at the Regulation 19 stage is available in this document <https://www.localplan.winchester.gov.uk/assets/inline/996/SD07b-Reg-22-Consultation-Statement-Part-Two-Reg-19-November-2024-.pdf>

Main Modifications public consultation

- 11.17 Following Local Plan hearing sessions that took place in April, May and June 2025 and upon receipt of the [Inspector's Post Hearing Interim Note ED38a](#), an 8 week public consultation took place on the Main Modifications, Additional Modifications and the Changes to the Policies Map. All of the representations that were submitted to this public consultation were reviewed and provided to the Local Plan Inspector with individual responses to the representations. A summary of all of the representations that were submitted to the Main Modifications public consultation are available on the [Local Plan website](#) (ED47a – ED47d).

Engaging with the widest possible audience

- 11.18 A key part of the plan making process is to seek early and open engagement on the content and shape of the draft Local Plan which has taken place in accordance with adopted SCI. At the heart of any new Plan is the development strategy for the district and the public consultation that has taken place in order to shape and inform the content of the Local Plan. The Plan-making process has engaged with the widest possible audience and a key part of this is making a document that is not only accessible but also visually interesting and appealing so that it stimulates and encourages people to read and comment on it. This is really important and is something that the City Council has worked hard to develop. In recognition that the government wants to allow people to access material online and in order to try and engage with a younger demographic, the Local Plan has a dedicated website [Home - Winchester District Local Plan](#)

- 11.19 All City Council services are actively contributing to the delivery of the organisation's Digital Strategy by adopting modern technologies, streamlining processes, and strengthening digital capabilities. This collective effort is helping to drive greater efficiency, improve accessibility, and enhance the overall customer experience. This approach has also shaped the development of the emerging Local Plan.
- 11.20 Throughout each stage of public consultation, the City Council has strongly encouraged residents to submit their comments, more recently through the upgraded consultation portal (Keystone Objective). Ensuring that engagement on the Local Plan takes place through an accessible and user-friendly platform is essential. By directing feedback through the consultation portal, the City Council can more effectively group together key issues and common themes, enabling clearer analysis of the changes needed as the Local Plan progresses towards adoption.

Supporting Parish and Town Councils

- 11.21 The City Council has also encouraged and supported Parish and Town Councils with undertaking their own engagement and public consultation with their local communities on which sites should be allocated for development to meet the housing target that had been set by the City Council. The details of this Parish and Town engagement with their local communities is set out in the [Local Plan Topic paper on the Site Selection Process](#).
- 11.22 We are supporting four Parish/Town Councils to produce their own Neighbourhood Plans (Denmead, Hursley, New Alresford and Curdridge).
- 11.23 It is important to note that as a result of the Local Plan hearing sessions, there were Main Modifications that introduced a new requirement that if any of the Neighbourhood Plans did not go successfully through and pass a referendum (where over 50% of people must agree to it), any shortfall must be addressed in the early Local Plan review.
- 11.24 Consultation on the Local Plan has involved the City Council undertaking five separate stages of public consultation. It is important to note that under the current regulations there is only a legal requirement to consult on the Local Plan at three stages (Regulation 18, Regulation 19 and as part of the Main Modifications public consultation) which means that the City Council has provided two additional opportunities for people to comment on the Local Plan.

Integrated Impact Assessment, Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 11.25 Under the current Planning and Compulsory Purchase Act 2004 Local Plans are subject to an SA. The purpose of SA (which has been produced under the umbrella of an Integrated Impact Assessment) is to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The

SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

- 11.26 The SA incorporates the requirements of the Strategic Environmental Assessment (SEA) process. The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA). SEA and SA are separate processes but have similar aims and objectives. SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts.
- 11.27 A key part of the SA process is an assessment of 'reasonable alternatives', to enable an assessment to be undertaken to find the most sustainable approach to each issue. The SA appraisal of the different spatial option in terms of where future development should be focussed was carried out prior to and was used to inform the Strategic Issues and Priorities consultation and was consulted upon. The SA has been used as part of the Plan-making process to inform the decision on the preferred options, but is not the sole determinant on which options should be adopted. Other factors, such as the views of stakeholders and the public, and other evidence base studies, also help to inform the decision. The SA is an iterative process with initial conclusions of the assessment being used to refine the policies in the draft Local Plan at Regulation 18 and 19 stages and subsequently at the Main Modifications stage.
- 11.28 Consultation is required on the IIA alongside consultation on the various stages of the Plan's preparation. Comments were received in response to the IIA at Regulation 18 and Regulation 19 consultation stages. An IIA was also undertaken of the Main Modifications and this was also available for comments as part of the public consultation (comments on these documents could be submitted under the respective Main Modification).

Habitats Regulations Assessment

- 11.29 Under the current Conservation of Habitats Regulations 2017 (as amended) Local Plans are subject to a Habitats Regulation Assessment (HRA). The HRA is a separate document to the IIA as it provides an assessment of the potential effects of a development plan on one or more nationally significant sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) and Ramsar sites. The overall purpose of the HRA is to conclude whether or not a proposal or policy, or the whole development plan, would adversely affect the integrity of the nationally significant sites in question either alone or in combination with other plans and projects.
- 11.30 In order to initiate the search of nationally significant sites that could potentially be affected by the Local Plan, it is established practice in HRAs to consider European sites (now known as nationally significant sites) within the local planning authority area covered by a plan, and also within a buffer

distance from the boundary of the plan area. A distance of 15km has been used in the HRA as a starting point to identify nationally significant sites likely to be affected by impacts relating to development within the Plan area. In addition to this, consideration has also been given to nationally significant sites connected to the plan area beyond this distance, for example through hydrological pathways or emissions from major roads.

11.31 In addition to the above requirements, impacts from development in areas outside of the European site boundaries may also occur where habitat contributes towards maintaining the interest feature for which nationally significant sites) is designated (known as 'functionally linked land'). This includes land which may provide offsite foraging and roosting habitat for birds.

11.32 Within the Local Plan area there are three nationally significant sites:

- River Itchen SAC;
- Solent & Southampton Water SPA and Ramsar site; and
- Solent Maritime SAC.

11.33 The city council has worked closely with the Bird Aware Solent project, PfSH and Natural England to update the Solent Recreation Bird Mitigation Strategy. The [Strategy](#) was recently reviewed to cover the period to 2050 (it was previously 2034) and it now includes measures to reduce the recreational impacts on both winter and summer birds.

11.34 A HRA of the Main Modifications was made available alongside the public consultation on the Main Modifications. If anyone had any comments on the HRA of the Main Modifications they were able to submit these comments against the respective Main Modification.

Nutrients

11.35 On the 16 March 2022, the council received new guidance from Natural England which affected the way that the council has to assess new proposals across the whole district in terms of calculating the impact caused by the wastewater they produce. In the case of the river catchment for the Itchen SAC, which is a significant part of the district, the guidance advises that phosphorous and nitrogen are causing environmental effects. Previously only nitrogen was considered to need mitigation. This was a very significant change and it meant that the council was only able to grant planning permission for new residential development, which potentially affects this catchment area, where the phosphate as well as the nitrate impact can be appropriately addressed.

11.36 The Local Plan team have been working with the support of the Partnership for South Hampshire to identify deliverable solutions for nutrients. The Partnership for South Hampshire (PfSH) Strategic Environmental Planning Team (SEPT) are in receipt of £9.6 million of funding from the Local Nutrient

Mitigation Fund (LNMF). Part of this Government funding was specifically allocated to PfSH to support the work in Winchester District as we have both nutrients and phosphates to deal with.

- 11.37 In order to be able to demonstrate to a Local Plan Inspector that the City Council has a Local Plan that meets the requirements of the HRA a [Local Plan Topic Paper on Nutrient Neutrality](#) is available on the Local Plan website that includes more details on nutrients.
- 11.38 The work that PfSH and the City Council have undertaken on a Nutrient Mitigation Strategy has been recently recognised by a [RTPI Commendation](#) in the 2025 National Awards for Planning Excellence in the Planning for the Natural Environment category. The award celebrates outstanding projects that improve the natural environment through conservation, restoration or enhancement.
- 11.39 The HRA of the Main Modifications has concluded that no adverse effects on integrity will occur to nationally significant sites subject to the mitigation measures which are set out in the HRA.

Equality Impact Assessment:

- 11.40 An Equality Impact Assessment (EqIA) of the Local Plan has been carried out under the umbrella of the IIA, with due regard for the need to provide for the needs and interests of all residents of the district at each stage of the Local Plan making process.
- 11.41 The IIA of the Main Modifications (Appendix 5) to the Winchester District Local Plan has assessed the changes against the nine Protected Characteristics in accordance with the Public Sector Equality Duty, as set out in section 149 of the Equality Act 2010. No negative impacts have been identified in the EqIA.

Main Modifications to the Local Plan

- 11.42 During the examination process a number of Main Modifications were agreed with the Inspector. At the hearing sessions the Inspector encouraged the City Council to work with a person or organisation on matters that needed further clarity or interpretation. It is important to note that none of the Main Modifications (e.g. deleting, altering a policy or paragraph) change anything fundamental that goes to the heart of the Local Plan whereas a Minor Modification is for example, correcting a typo.
- 11.43 As a result of the Local Plan examination, there were a number of changes to the policy wording or interpretation of an issue or a point that came out of the examination process (which was open to the public) and the City Council was asked by the Inspector to consult on the Main Modifications. A Sustainability Appraisal, Habitat Regulations Assessment, the Equalities Impact Assessment were prepared that assessed the Main Modifications. The following comments were received in response to the recent public consultation:

- 222 comments on the Main Modifications;
- 1 comment on the Additional Modifications; and
- 4 comments on the Changes to the Policies Map.

11.44 All of these comments were forwarded to the Local Plan Inspector along with an Officer response [Local Plan Examination - Winchester District Local Plan](#) (ED47a, ED47b, ED47c and ED47d) prior to the Inspector issuing her report on the Local Plan examination.

Local Plan Evidence Base

11.45 The Local Plan is supported by a robust and extensive evidence Base which is available on the Local Plan website [Winchester District Local Plan](#)

Energy Efficiency Standards to reduce carbon emissions

11.46 Policy CN3 in the Local Plan 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 Local Plan's rationale for doing this includes meeting the Council's 2030 carbon neutral target and to reduce energy bills for its residents. The City Council's analysis 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 by 2030. Reducing carbon emissions and supporting the transition to net zero forms a central part of national policy as expressed in the 2023 NPPF in line with the objectives and provisions of the current Climate Change Act 2008.

11.47 The Planning and Energy Act 2008 currently 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. The Local Plan Inspector accepted the City Council's justification and subject to the Main Modifications, Policy CN3 has been included in the Local Plan.

11.48 As a result of a positive outcome at the Local Plan examination, the work that the City Council undertook with the assistance of specialised Consultants on the LETI energy efficiency standards in the Local Plan, this has been included as a case study in the [Royal Town Planning Institute / Town and County Planning Association document 'Planning for the Climate Crisis: A guide for local authorities'](#) which was published in December 2025 which is extremely positive.

Duty to Cooperate

11.49 Local Planning Authorities have a legal duty under the current regulations to cooperate with a range of national organisations, such as National Highways,

and their neighbouring planning authorities. The purpose of the duty is to discuss and address strategic cross-boundary issues.

- 11.50 In order to be able to demonstrate how the Duty to Co-operate requirements have been met a [Duty to co-operate Statement of Compliance](#) was prepared and submitted to the Local Plan examination which was supported by a series of Statements of Common Ground with organisations such as Natural England, the Environment Agency and a number of neighbouring authorities. The Duty to co-operate was a key issue that was discussed at length on Day 1 of the Local Plan examination hearing sessions. The Local Plan Inspector's Report has concluded that the requirements of the Duty to-cooperate have been met.
- 11.51 It is important to note that the Government has announced its intention to abolish the Duty to-cooperate. However, this announcement does not have any implications for the Local plan 2040. It is also not clear if they will come into force. Both the [Written Ministerial Statement of 27 November 2025](#) (WMS) and the [letter to the Planning Inspectorate](#) on 27 November 2025 emphasise that Local Planning Authorities should continue to collaborate across their boundaries including on unmet needs, and that "*Inspectors should continue to examine plans in line with the policies in the NPPF on 'maintaining effective co-operation'*". Therefore, it is not considered that this change in circumstances would raise significant new issues to the conclusions in the Inspector's Report. For instance, the position regarding unmet housing need in south Hampshire is unchanged. For its part, the Council confirmed in document [ED44](#) that if the legal Duty to Cooperate is withdrawn it acknowledges that the provision of 495 additional homes in the current Plan towards unmet needs in Havant and Portsmouth would remain appropriate, given the requirements in the current NPPF (2024) in para. 11b and 24-27 seeking effective cooperation.
- 11.52 The Local Plan Inspector undertook an Inspector led public consultation until the 9th January 2026 on the implications of the WMS and the letter from the Planning Inspectorate. Responses to this Inspector led public consultation is available on the Local Plan examination website ([ED46](#)).
- 11.53 As a result of the above, even if the Regulations come into force before the adoption of the Local Plan, and the legal duty to cooperate is removed, the Council considers that it will not change the position that was taken at the Local Plan examination for this Local Plan.

Supplementary Planning Documents/Supplementary Plans

- 11.54 The city council currently has a number of Supplementary Planning Documents (SPD's). For example, the High Quality Places SPD and Village Design Statements etc that are currently adopted against policies in the adopted Local Plan.
- 11.55 The Government has made it very clear that the last date that a Local Planning Authority can adopt an SPD is 30th June 2026. Whilst SPD's that

have been adopted against the current adopted Local Plan will still be a material planning consideration, the amount of weight that can be given them in a planning decision will reduce over time.

- 11.56 The Government has introduced the ability for Local Planning Authorities to prepare Supplementary Plans. However, it is important to note that Supplementary Plans are entirely different to SPDs as they are intended to deal with matters such as unexpected sites that come forward for development that are outside of the Local Plan-making progress. Once a Supplementary Plan has gone through all of the stages, including an independent examination, it will carry the same formal weight as a Local Plan.

Inspector's Report

- 11.57 The Inspector's Report was received on the 27th February 2026 for fact checking and this has concluded that the Duty to Co-operate has been met and that with the recommended Main Modifications 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 **is sound**.
- 11.58 The fact check provided an opportunity for Officers to identify any factual errors and to seek clarification on any conclusions that are unclear. However, it does not provide any scope to question conclusions. Since the fact check report may be amended as a result of comments to the Inspector, it is not available to the public.
- 11.59 Following the fact check process, the City Council submitted a number of factual corrections to the Inspector on 2 March 2026. These comments relate only to factual matters and do not alter the Inspector's conclusions on the soundness of the Plan. The final Inspector's Report is awaited and will be published on the City Council's website as soon as it is received.

Next Steps

- 11.60 The final version of the Local Plan 2040 is recommended to be adopted. This brings together into one document the Proposed Submission Local Plan (Regulation 19) with the Main Modifications recommended by the Local Plan Inspector, and the Additional Modifications.
- 11.61 It is recommended that authority be delegated to the Corporate Head of Planning and Regulatory Services to make further additional minor modifications that relate exclusively to factual updates and grammatical and formatting corrections, prior to making the documents available for inspection.
- 11.62 If the Council chooses to adopt the Local Plan, it is required to produce a Local Plan Adoption Statement and Sustainability Appraisal Report in accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Integrated Impact Assessment / Habitats Regulations Assessment Adoption Statement relating to Strategic

Environmental Assessment (in accordance with Regulation 16 (4) of the Environmental Assessment of Plans and Programmes Regulations 2004) also needs to be published on the website (please see Appendix 6).

11.63 As soon as practicable after adoption, copies of the adoption documents will be available for inspection, for example on the council's website, main offices and in local libraries. Details of where the documents are available for inspection will be set out on the Local Plan Adoption Statement. As well as hard copies being available at the deposit points (local libraries and the main reception area at the City Council Offices), the City Council's websites will be updated to reflect the changes to the Development Plan.

11.64 It is acknowledged that there may be sectors of the community who may be disappointed with the Inspectors' findings following objections that had been made, particularly with respect to the allocation of land and/or housing numbers for individual settlements.

11.65 Following adoption of the Local Plan there will be a statutory six-week period during which the Plan may be subject to legal challenge by way of Judicial Review. This six-week period begins from the date of adoption, which will be the date of the Full Council meeting at which the resolution to adopt the Plan is made. Any such challenge must relate to a point of law and cannot re-open the planning merits or substance of the Local Plan. The preparation and examination of the Plan has been supported by legal advice, including from leading Counsel, to ensure the process has been robust. There are significant advantages to the City Council of having a newly adopted Local Plan. The City Council will have a new set of up to date and robust policies that align with the climate emergency and nature emergency which will be the basis for assessing and determining planning applications. When the Local Plan is adopted it will have five year housing land supply which is important for the purposes of Development Management in terms of not being vulnerable to speculative planning applications. It must, however, be acknowledged that the Government requires the five year housing land supply calculation to be updated at least once a year.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 The Inspector has recommended adoption of the Local Plan, subject to Main Modifications. The authority therefore has the following two options:

12.2 **Option 1** – Adopt the Winchester District Local Plan 2020 to 2040 (with Main Modifications and the Additional Modifications) and for this Local Plan to supersede the current Local Plan (Local Plan Part 1 – Joint Core Strategy, Local Plan Part 2 – Development Management and Site Allocations and the Gypsy, Traveller and Travelling Showpeople Development Plan Document).

12.3 **Option 2** – Withdraw the Winchester District Local Plan 2020 to 2040.

12.4 By virtue of s. 23(2) to (4) of the Planning and Compulsory Purchase Act 2004, the local planning authority may adopt a Local Plan only if the Local Plan

Inspector has recommended that outcome, whether in relation to the plan as submitted for examination or with any Main Modifications to make that plan sound and/or satisfy the relevant legal requirements.

- 12.5 If the City Council wishes to adopt the Local Plan, it can only do so in accordance with the terms of the recommendations made by the Inspector, along with any other modifications that do not "materially affect" the policies in the plan (i.e. only Additional Modifications). It is important to make the point that at this stage of the Plan-making process, the City Council cannot propose any further Main Modifications, such as changes to policy wording or the site allocations.
- 12.6 Government guidance states that while the local planning authority is not legally required to adopt its Local Plan following examination, it will have been through a significant process locally to engage communities and other interests in discussions about the future of the area, and it is to be expected that the local planning authority will proceed quickly with adopting a Local Plan once it has been found 'sound'. If Full Council disagree with the Inspector's Report, the only option available would be to withdraw the Local Plan entirely and start the Local Plan making process again.
- 12.7 Full Council did agree the Proposed Submission Local Plan (Regulation 19) on 28th August 2024 and at that time Full Council agreed that the Local Plan was legally compliant and sound. The Main Modifications that have been recommended by the Inspector are not considered to fundamentally alter the Plan's strategy or original policy intentions that have been previously agreed by the Full Council.
- 12.8 The preparation of the Plan has taken significant time and resource (both officer and financial), and not adopting it at this stage would result in a significant waste of those resources.
- 12.9 If the Plan is not adopted, the Local Plan Part 1 – Joint Core Strategy, Local Plan Part 2 – Development Management and Site Allocations and the Gypsy, Traveller and Travelling Showpeople Development Plan Document would remain as the Development Plan. These documents are already out-of-date particularly in relation to policies that relate to the delivery of housing and the climate emergency and they are no longer able to guide decision-making in the way that they were originally intended to. The adoption of the Local Plan will provide the City Council with an up-to-date policy framework to guide decisions on planning applications.
- 12.10 The Local Plan has been subject to a comprehensive and lengthy public consultation and engagement process, which has involved significant public and stakeholder consultation (there has been 5 separate opportunities for people to submit their views) over the last 8 years.
- 12.11 Option 2 would also put the City Council more at risk of losing appeals and most importantly, it would not provide stability for decision making and would

not give developers confidence in the district from either an investment or regeneration perspective.

- 12.12 For all of these reasons it is recommended that Local Plan is adopted as set out in Option 1.

13 Part 2: Winchester's Next Local Plan: 2044 Local Plan

- 13.1 While Part 1 of this report seeks approval to adopt the Winchester District Local Plan 2020–2040, it is important that the Council also continues to plan for the next stage of plan-making. Government has been clear that Local Plans should be kept up to date and reviewed on a regular basis, and authorities are expected to maintain an up-to-date programme for plan preparation.
- 13.2 On 13 December 2024 the Chief Planning Officer wrote to all Local Planning Authorities requesting that each authority prepare an updated Local Development Scheme (LDS), setting out the timetable for plan preparation. In response, Cabinet on 12 February 2025 agreed to initiate a review of the Council's Local Plan programme through the preparation of an interim LDS.
- 13.3 The interim LDS set out the proposed timetable for progressing the Winchester District Local Plan 2020–2040 through to adoption. It also included an initial indicative programme for preparing the subsequent Local Plan covering the period to 2044.
- 13.4 The Cabinet report made clear that the proposed timetable for the Local Plan 2044 was indicative and subject to change. This reflected the Government's intention to reform the local plan-making system and the fact that key elements of the secondary legislation required to implement the Levelling Up and Regeneration Act 2023 had not yet been published.
- 13.5 Since that time, further clarity has begun to emerge regarding the Government's proposed reforms to the plan-making system. As a result, it is now appropriate to update Members on the implications of those reforms and the Council's approach to progressing the next Local Plan.
- 13.6 On 27 November 2025, the Government released new guidance on how councils should prepare a new style 30 month Local Plan. This included a [Ministerial Statement](#), supporting information on the [Create or update a local plan](#). Together, these documents outline the requirements of the new style 30 month plan-making system. In order to support the new style 30 month Local Plans, on the 4th March 2026 the Government has issued the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2026](#)
- 13.7 Winchester City Council's Local Plan 2040 was submitted for examination in November 2024 under the transitional arrangements in the National Planning Policy Framework. As the Local Plan 2040 was submitted for examination before the 12 March 2025 and the housing requirement meets less than 80 per cent of local housing need (using the standard method published in 2024), the

City Council has a Regulatory requirement to meet two key deadlines this year which are set out in the new guidance:

- A Notice of Intention to Start Plan-making by 30 June 2026; and
- Reach Gateway 1 by 31 October 2026.

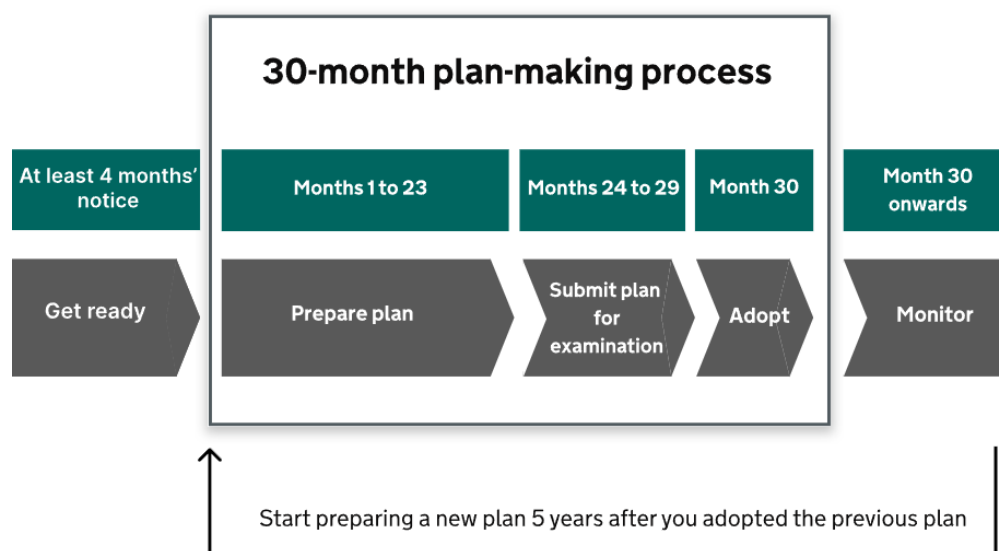
13.8 Based on our best understanding at this moment in time (Town and Country Planning (Local Planning) (England) Regulations 2026), the preliminary timetable for the Local Plan 2044 is as follows:

- **Regulation 19** - Formal Notice of the Intention to commence Plan-making – by 30 June 2026.
- **Regulation 20** – Publication of scoping consultation – targeted for June/July 2026.
- **Regulation 21** - Gateway 1 (self assessment) – Decision to progress to Gateway 1 – by 31st October 2026.
- **Regulation 23** - Consultation on the proposed Local Plan content and evidence – April / May 2027.
- **Regulation 26** - Gateway 2 – Decision to progress to Gateway 2 – December 2027.
- **Regulation 27** – Public consultation on the proposed draft Local Plan – February / March 2028.
- **Regulation 31** - Gateway 3 – Decision to progress to Gateway 3 – August 2028.
- **Regulation 35** – Independent Examination – September 2028 – February 2029.
- **Regulation 39** - Adoption of the Local Plan – expected by the end of March 2029.

13.9 As Local Government Re-organisation (LGR) will happen in April 2028, the preliminary timetable for the Local Plan 2044 will be at a significantly advanced stage which should enable the new Combined Authority to agree to continue with the preparation and the adoption of the Local Plan 2044. The Government advice is very clear; Local Planning Authorities should not delay the development of Local Plans whilst LGR is happening.

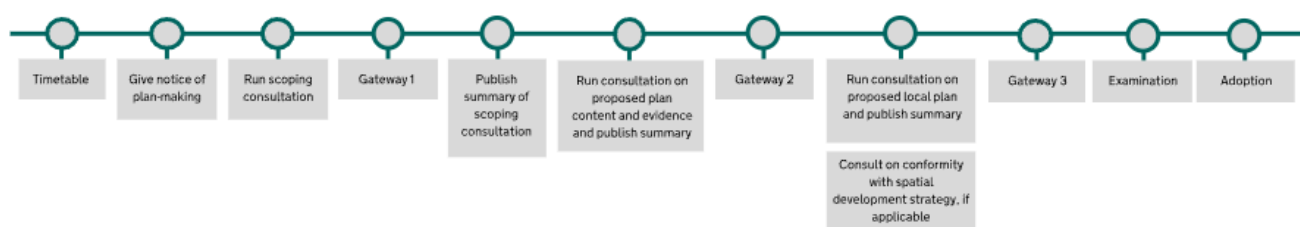
BACKGROUND

13.10 The following diagram provides an overview of the stages within the new plan-making system.



- 13.11 The statutory timetable allows 30 months for the preparation and examination of a Local Plan. It is important to note that 5 months have been set aside in the 30 month programme for the Local Plan examination. Prior to this, there is a mandatory 'Get Ready Period' of at least four months before Gateway 1.
- 13.12 There are also certain tasks within the new system, that must be undertaken in a prescribed sequence, as required by law. These are set out below with further detail contained in relevant sections in the report.

Tasks in local plan-making where the sequence is required by law



Tasks before the 30-month process

- 13.13 The 'get ready period' is required to be at least 4 months before Gateway 1. During this period, a number of procedural steps must be completed which are outlined in the diagram below.



Local Plan Timetable

- 13.14 This must be made available on the same day as the Notice of the Intention to Commence.

Notice of Intention to Commence (Regulation 19).

- 13.15 A formal Notice of Intention to Commence must be published on the City Council's website to signal the intention to begin plan-making before the 30th June 2026. The purpose of this notice is to provide sufficient time for stakeholders to be made aware that the Local Plan review process is starting, thereby ensuring transparency and enabling early engagement.
- 13.16 The formal Notice of Intention to Commence must include the:
- Name of the Local Planning Authority who have prepared the notice;
 - Geographical area to which the Local Plan will relate;
 - Title, if any, which the Local Planning Authority will refer to the Local Plan;
 - Details of where the Local Authority's timetable is published; and
 - The date on which the notice is made available.
- 13.17 The Government has indicated that they will be producing a standardised template that all LPA's will need to complete.

Scoping consultation: Local Plan (Regulation 20)

- 13.18 This is a completely new stage. An LPA must run a scoping consultation to engage with the public, statutory bodies and other stakeholders. This invites feedback on matters including how to engage with them throughout the plan-making process and what the Local Plan should contain.

Gateway 1: Self assessment of readiness for Local Plan preparation (Regulation 21)

- 13.19 This is a completely new stage. Gateway 1 is a mandatory self-assessment stage. The purpose of Gateway 1 is to confirm that authorities are ready to prepare and adopt a Local Plan within the 30-month timetable. A Planning Inspector will be appointed to be a gateway assessor. There is [standardised template for Gateway 1](#) that needs to be completed by the LPA.
- 13.20 The self-assessment summary must include:
- (a) The local planning authority's local plan timetable, including whether the authority has published a timetable which complies with the requirements in section 15B of the Act and Part 2 of these Regulations,
 - (b) the local planning authority's project management and governance arrangements for the preparation of their local plan,
 - (c) the local planning authority's proposed approach to consultation and engagement in preparing their local plan,
 - (d) the anticipated content of the local planning authority's local plan, and (e) any obligation arising under [Part 2](#) and [Part 3](#) of the [Environmental Assessment of Plans and Programmes Regulations 2004](#).
- 13.21 Once Gateway 1 has been passed, the official 30-month timeframe begins. At this stage, the Local Plan can be prepared in detail. The LPA must publish the outcomes from the scoping consultation (Regulation 22).

Consultation on the proposed Local Plan content and evidence (Regulation 23)

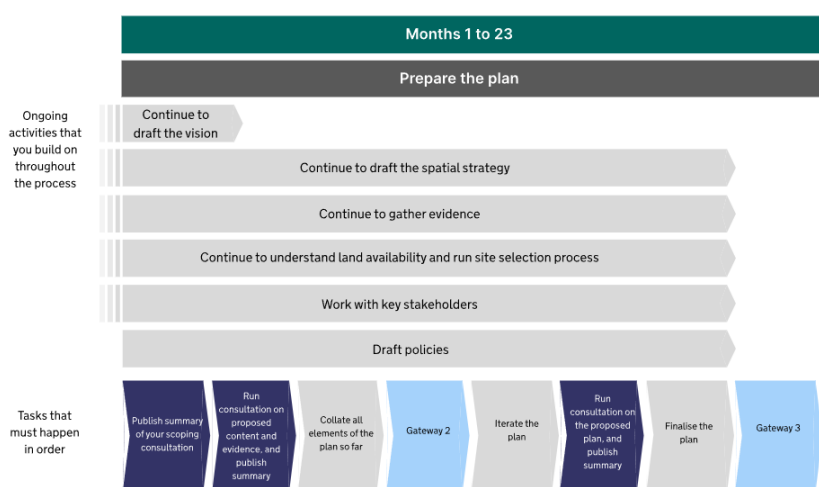
- 13.22 This is a completely new stage. At the Regulation 23 stage, the LPA must invite comments and representations about the Local Plan content and evidence. The "proposed local plan content and evidence" means a document setting out:
- (a) a proposed vision for the future of the local planning authority's area and proposed measurable outcomes,
 - (b) any proposed aims and objectives of the local planning authority for the period of the local plan, including the approach that the authority propose to take to achieve the proposed vision for the future of the authority's area,

(c) a summary of the local planning authority's proposed approach in relation to policies of the kind mentioned in section 15C(3) and (4)(a) of the Act, in particular policies relating to the location of development in the authority's area,

(d) where the local planning authority's notice of intention to commence local plan preparation specified under [regulation 19\(4\)](#) that their local plan is to incorporate all or part of their minerals and waste plan, a summary of the authority's proposed approach in relation to policies of the kind mentioned in section 15CB(2) and (3)(a) of the Act, in particular policies relating to the location of minerals and waste development(1) in the authority's relevant area,

(e) details of the evidence that the local planning authority has gathered to support the local plan, if any, and a summary of the further evidence that the authority intends to gather in this respect, and

(f) such supporting information relating to the proposed local plan as the local planning authority consider appropriate.



- 13.23 After this stage has been completed the LPA is required to complete a summary of consultation on the proposed Local Plan content and evidence (Regulation 24).

Gateway 2: Progress check with the Planning Inspectorate (Regulation 26)

- 13.24 This is a completely new stage. Gateway 2 provides a formal progress check on progress, lasting between four and six weeks. The Planning Inspectorate will appoint a gateway assessor to review the proposed plan and associated documentation, providing observations and advice in the form of a workshop led by the assessor but informed by topics that have been identified by the LPA.
- 13.25 The purpose of Gateway 2 is to:

- Support early resolution of potential soundness issues;
- Assess progress towards meeting the prescribed requirements necessary for Gateway 3.
- Gateway 2 must take place after publication of the consultation summary on proposed plan content and evidence, and before consultation on the proposed Local Plan. Timing is at the discretion of the authority, but sufficient information must be available for meaningful advice.

Consultation on the proposed Local Plan (Regulation 27)

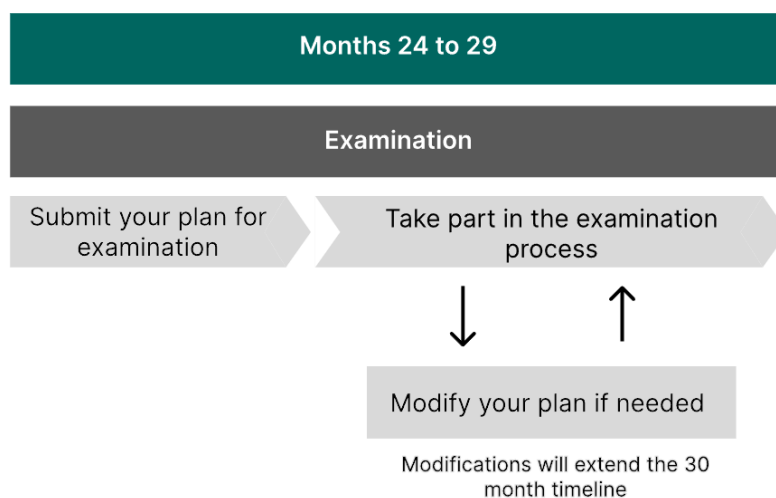
- 13.26 This stage is equivalent to the current Regulation 19 stage in the existing Plan-making system except: a) it is called a consultation (Regulation 19 is not); and b) it is followed by Gateway 3. The new Regulations refer to actions potentially arising from the Gateway check, which could potentially involve re-running the public consultation (or running a focused consultation) before then submitting the Local Plan for an independent examination.
- 13.27 Consultation on the proposed Local Plan must run for a minimum of eight weeks. It should cover:
- The proposed Local Plan;
 - The map of proposed Local Plan policies;
 - Site allocations and designations;
 - The evidence base; and
 - The SEA environmental report.
- 13.28 This consultation must also include engagement with the strategic authority preparing any Spatial Development Strategy (if prepared), to ensure general conformity.
- 13.29 Following consultation, the authority must make appropriate changes to finalise the Local Plan based on the consultation; prepare submission material for Gateway 3; and publish a summary of the consultation on the draft Plan, including how issues have been addressed (Regulation 30).

Gateway 3 – Ready for Examination (Regulation 32)

- 13.30 This is a completely new stage. Gateway 3 is a formal check, lasting four to six weeks, to ensure the Plan is ready for examination. The Planning Inspectorate will appoint a gateway assessor to provide observations and advice, and to determine whether the Plan meets the prescribed requirements.
- 13.31 At this stage of the process the LPA must have a proposed Local Plan that includes:

- Policies;
- The amount, type and location of development;
- A vision for the future of the area and how the areas is intended to change over the period of the Local Plan;
- Contains no more than ten measurable outcomes, designed to monitor progress towards meeting the vision of the future of the local planning authority's area; and
- Identifies which policies are superseded by policies in the new Local Plan.

13.32 If Gateway 3 is not successfully passed, the Plan cannot proceed to the independent examination. The authority must make the necessary changes and re-submit through the gateway process.



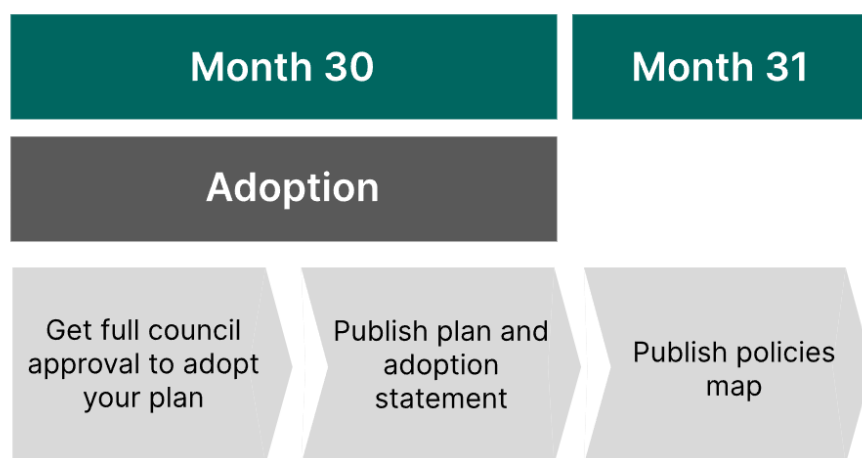
Independent Examination (Regulation 35)

13.33 Those who have made representations on the plan during its preparation will still have the right to present their views to the Inspector. The examination will assess whether the plan is sound – using the current Tests of Soundness.

- **Positively Prepared** – the plan provides a strategy which seeks to meet objectively assessed development and infrastructure requirements.
- **Justified** – the plan is founded on robust evidence and represents the most appropriate strategy when considered against reasonable alternatives.
- **Effective** – the plan is deliverable over its period and based on effective joint working on cross-boundary strategic matters.
- **Consistent with National Policy** – the plan enables the delivery of sustainable development in accordance with national planning policy.

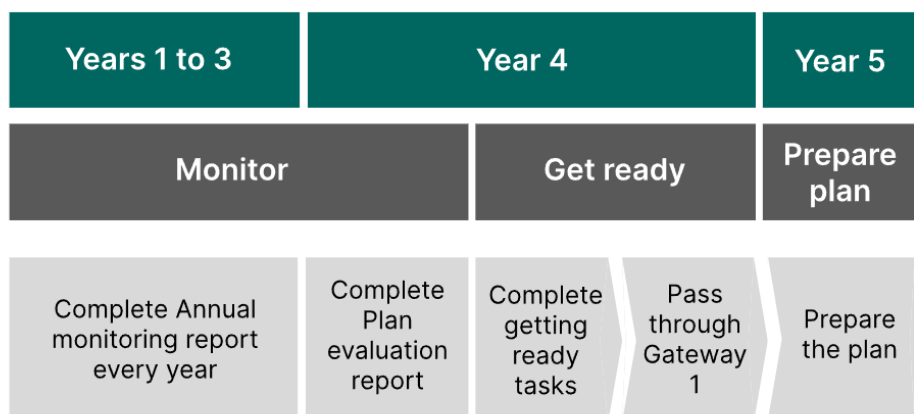
- 13.34 Where the Inspector determines that further work is required, the examination may be paused for a period of up to six months to allow the necessary work to be undertaken (Regulation 36).
- 13.35 The Inspector may also recommend that the Local Plan is modified for it to be found sound. If this is the case, interested parties will need to be consulted on the proposed modifications. This process is likely to extend the examination period beyond the initial five-month timeframe.

Month 30 to 31: adopt plan and publish policies map



Adoption (Regulation 39)

- 13.36 The Inspector's report should be published as soon as practicable following receipt. Unlike the existing system, the adoption of the Local Plan must take place within one month of receiving the Inspector's report. This requires formal approval by Full Council. Information about SEA process as set out in [regulation 16 of the SEA regulations](#) must also be published.
- 13.37 Upon adoption, authorities are required to publish an Adoption Statement and publish within 1 month of adoption the Policies Map, which consolidates Local Plan policies with all other policies forming part of the wider development plan such as the Minerals and Waste Local Plan and all 'made' Neighbourhood Plans. The Policies Map must be kept up to date and revised in accordance with the timescales which will be set out in Regulations.
- 13.38 **Month 31 onwards: monitor the Local Plan.**



13.39 Once the Local Plan is adopted, it will need to be monitored over time. The purpose of monitoring is to review progress against the Local Plan's policy vision and objectives, as well as other key planning matters.

13.40 There are 2 types of monitoring that we will be required to undertake under the new Local Plan-making system:

Annual monitoring:

- happens on the same date every year for all LPAs (currently in the form of an Authorities Monitoring Report).
- monitors your plan against a list of nationally prescribed metrics to assess how key policies are being implemented.
- monitors the implementation of the plan against measurable objectives in the local plan vision.

The Plan Evaluation Report:

- must be carried out in year 4 from when you adopted the plan.
- informs the next version of the plan and considers which policies and sites you can take forward into the next version.

13.41 As part of the SEA process, we must also monitor the significant environmental effects of the implementation of the Local Plan.

13.42 BACKGROUND DOCUMENTS:-

13.43 Previous Committee Reports:-

- CAB3278 - Cabinet Report on the Strategic Issues & Priorities consultation document.

CAB3226 – Cabinet Report on the Revised Local Development Scheme 2020.

- CAB3419 (LP) – Cabinet on the revised Local Development Scheme 2023.

CAB3357 – Cabinet Report on the Local Plan Regulation 18 public consultation.

CAB3462– Cabinet and Full Council Report Winchester District Proposed Submission Local Plan (Regulation 19) which includes delegated authority to the Strategic Planning Manager to submit the Local Plan to the Planning Inspectorate for examination

- CAB3499 – Interim Local Development Scheme 2025

Other Background Documents:-

The Local Plan is supported by a range of evidence base that is available on the Local Plan website [Winchester District Local Plan](#)

[Minutes of the Scrutiny Committee 29 July 2024](#)

APPENDICES:

For Scrutiny/Cabinet meeting there are 3 appendices to this Report:

Appendix 2 – Schedule of Main Modifications

Appendix 5 – Integrated Impact Assessment (including the Equality Impact Assessment) and Habitats Regulations Assessment of the Main Modifications.

Appendix 6 – Integrated Impact Assessment/Habitats Regulation Assessment Adoption Statement

For the Full Council meeting there will be 6 appendices to this Report:

Appendix 1 – Inspector's Report on the Examination of the Winchester District Local Plan 2020 - 2040 – not yet received - will be published with Full Council Papers.

Appendix 2 – Schedule of Main Modifications

Appendix 3 – Winchester District Local Plan 2020 – 2040 (incorporating the Main Modifications and the Additional Modifications) – in preparation - will be published with Full Council Papers.

Appendix 4 – Updated Policies Map – in preparation - will be published with Full Council Papers.

Appendix 5 – Integrated Impact Assessment (including the Equality Impact Assessment) and Habitats Regulations Assessment of the Main Modifications.

Appendix 6 – Integrated Impact Assessment/Habitats Regulation Assessment Adoption Statement

YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Final Schedule of Proposed Main Modifications

November 2025

Schedule of Proposed Main Modifications to the Submission Winchester Local Plan 2020 – 2040 (November 2025)

This schedule sets out the Main Modifications (MMs). Additions to the Plan are indicated using **bold** and underlined text and deletions are shown using strikethrough.

Main Modifications Consultation

An independent Planning Inspector, R. Barrett MRTPI IHBC, has been reviewing the Local Plan to ensure it meets legal and procedural requirements and is *sound* in line with the National Planning Policy Framework (NPPF). Following public hearings held in April to June 2025, the Inspector advised that changes known as **Main Modifications (MMs)** are required before the Plan can be adopted, which is outlined in the Inspector's letter : ED38a – Inspector Note 16. Further details about the hearing sessions and examination can be found [\[here\]](#), and information on previous consultations are available [\[here\]](#).

What is included in this consultation?

Page 54 • ED41a - Schedule of Proposed Main Modifications

The supporting documents include Appendix A housing table figures (excel spreadsheet) (ED42b) and Winchester Local Plan Examination Housing Revisions (November 2025) Note (ED42a). If you wish to include comments on either of these documents in your representation, please make them under MM49.

Additional supporting documents are available to assist with your representation:

- **ED41b - The Integrated Impact Assessment** includes the **Sustainability Appraisal (SA/SEA)**
- **ED41c - The Habitats Regulations Assessment (HRA)**

While these documents are not open for direct comment, any concerns relating to their content should be raised through comments on the relevant Main Modification.

- **ED41d - Policies Map Modifications** will not be examined by the Inspector. If you wish to make a comment, please address this through the relevant Main Modification to that policy.

Additional Modifications which include a number of minor changes to correct typographical errors and minor factual updates, are not before the Local Plan Inspector for consideration. In view of this, the Council is not anticipating any comments on these but if deemed necessary, **please**

include any comments in the appropriate **Additional Modifications consultation box in the online portal**. Any comments that are submitted on the Additional Modifications will be reviewed by the Council and not the Inspector.

- **ED41e - Schedule of Additional Modifications**

Why are Main Modifications needed?

The Inspector considers these modifications necessary to make the Local Plan legally compliant and sound. The NPPF tests of soundness require the Plan to be:

- a. **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b. **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c. **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d. **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

How to respond

Please focus your comments on the Proposed Main Modifications. Explain clearly what change you think is needed and why and provide evidence where possible. If helpful, suggest alternative wording for the relevant policy or text. **The consultation is strictly limited to comments on the Proposed Main Modifications. Comments on other aspects of the submitted Local Plan or re-submissions of previous comments will not be accepted, as these have already been reviewed by the Planning Inspector during the Examination.**

Consultation period

The consultation runs from **Friday, 21 November 2025 to 11:59pm on Friday, 16 January 2026**.

Please submit your comments through this portal. If you cannot use the online portal, please contact us planningpolicy@winchester.gov.uk

Proposed Modification Reference	Proposed Modification	Reason
MM1 (Foreword)	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.	To reflect the deletion of the phasing policy (Policy H2).
MM2 (p.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	To clearly show the spatial areas
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>	To reflect the latest position on Neighbourhood Development Plans
MM4 (p.12)	Equalities Impact assessment Amended paragraph 2.21 as follows:	For clarification purposes

Proposed Modification Reference	Proposed Modification	Reason
	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.	
	Introduction	
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.~~	To reflect the deletion of the phasing policy.
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...	For clarification purposes Consequential amendment to policy as a result of changes to overall housing provision in MM49.

Proposed Modification Reference	Proposed Modification	Reason
	iii. The Market Towns and Rural Area will make provision for about 3,850 2,675 new homes... 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>	For clarification purposes
MM7 (Policy SP3) Page 58	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	Comments from the Environment Agency, Natural England, Southern Water

Page 59

Proposed Modification Reference	Proposed Modification	Reason
	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; 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>	
	Carbon Neutrality and Designing for Low Carbon Infrastructure	
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</u>	Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
Page 6	<u>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 - 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:	Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
	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: 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:	Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
Page 62	<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 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 buildings (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.	

Proposed Modification Reference	Proposed Modification	Reason
Page 63	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 non-residential development</u>	
	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 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)	

Page 64

Proposed Modification Reference	Proposed Modification	Reason								
	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><tr><td>Requirements</td><td>Predictive Energy Modelling/ Energy Use Intensity (EUI) calculations</td></tr><tr><td>Pre-App</td><td>Modelling not required, but confirmation of how Policy CN3 will be met.</td></tr><tr><td>Outline</td><td>Typical dwellings/buildings</td></tr><tr><td>Full Planning & Reserved Matters</td><td>Representative sample of exact dwelling/building design</td></tr></table>	Requirements	Predictive Energy Modelling/ Energy Use Intensity (EUI) calculations	Pre-App	Modelling not required, but confirmation of how Policy CN3 will be met.	Outline	Typical dwellings/buildings	Full Planning & Reserved Matters	Representative sample of exact dwelling/building design	
Requirements	Predictive Energy Modelling/ Energy Use Intensity (EUI) calculations									
Pre-App	Modelling not required, but confirmation of how Policy CN3 will be met.									
Outline	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 – iv. That there are no significant adverse impacts on the significance of heritage assets (including the contribution to that significance made by their setting)	Comments from Historic England								
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	Comments from Historic England								

Proposed Modification Reference	Proposed Modification	Reason
Page 5	scale biomass schemes and other low carbon heat or power sources providing that it can be demonstrated that: i. There is not an <u>significant</u> 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>	
AM13 (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: i. The <u>community</u> energy storage facility <u>is less than 100kWh and</u> 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	To clarify intent of the policy.

Proposed Modification Reference	Proposed Modification	Reason
	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) Page 66	High Quality Well-Designed Places and Living Well	Response from National Grid Electricity Transmission, National Gas Transmission, Sport England.
	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, the design also needs to take into account 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>	
MM15 (Policy D2)	Map Key (page 83)	To show what these arrows denote on the

Proposed Modification Reference	Proposed Modification	Reason
Page 67	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 –	maps on pages 84-91 of the Plan. To clarify the level of engagement which has informed these relevant documents. In order to improve clarity with the wording and to make criterion ix consistent with the wording of paragraph 5.50 in the Local Plan.
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>	To clarify the level of engagement which has informed these relevant documents.

Proposed Modification Reference	Proposed Modification	Reason
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> ;	To clarify the level of engagement which has informed these relevant documents.
MM18 (Policy D5 and in the Contents Page) Page 68	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,~~	To clarify the scope and role of Concept Masterplans and outline when they will be required. To improve clarity and bring policy in line with supporting text para. 5.72 Comments from the Environment Agency

Proposed Modification Reference	Proposed Modification	Reason
Page 69	~~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 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 required, 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>	

Proposed Modification Reference	Proposed Modification	Reason
Page 70	<u>5.72a The City Council will determine whether a development site qualifies as Significant Development and requires a concept masterplan as part of any pre-application engagement.</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> <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 –	

Proposed Modification Reference	Proposed Modification	Reason
Page 71	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 Masterplan</u> 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 by a <u>concept masterplan</u>, and is <u>which are</u> expected to achieve the following objectives proportionate to the scale of the site and proposed development: Amend criterion xii as follows - xii. Incorporate a green <u>and blue</u> infrastructure strategy, providing an integrated network of green <u>and blue</u> spaces, taking advantage of opportunities for off-site links to the countryside, South Downs National Park where applicable and wider green <u>and blue</u> 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.~~	Requirement considered unreasonable at concept masterplan stage.

Proposed Modification Reference	Proposed Modification	Reason
MM19 (Policy D6)	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.	To ensure the policy is consistent with national policy to significantly boost the supply of housing.
MM20 (Policy D7) Page 72	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.~~	To delete repetition and improve clarity
MM21 (Policy D8)	Supporting text: Revise paragraph 5.90 as follows: 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>	The reason for this is to clarify the amount of information which is required to accompany planning applications.
MM22	Supporting text:	To ensure the policy includes all relevant

Proposed Modification Reference	Proposed Modification	Reason
(Policy D10)	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 <u>Control of Shopfronts and Signs</u>'. 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. <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>	matters, and delete superfluous supporting text in paragraphs 5.99 and 5.100 which is not in accordance with current practice or concerns matters already dealt with in the Design Guidance.
	Sustainable Transport and Active Travel	

Proposed Modification Reference	Proposed Modification	Reason
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	Comments from Hampshire County Council and Network Rail To clarify from points raised at examination

Proposed Modification Reference	Proposed Modification	Reason
Page 75	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;	

Proposed Modification Reference	Proposed Modification	Reason
	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.	
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	To improve clarity, some of the criteria from Policy T3 have been moved to T2

Proposed Modification Reference	Proposed Modification	Reason
	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> <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) Page 77	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:	Deleted criteria have been moved to T2 or T4. To clarify from points raised at examination

Proposed Modification Reference	Proposed Modification	Reason
Page 78	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> 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; <u>and</u> 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;.	

Proposed Modification Reference	Proposed Modification	Reason
	~~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; 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;	To improve clarity, some of the criteria from Policy T3 have been moved to T4

Proposed Modification Reference	Proposed Modification	Reason
	<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.vi.~~ 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.	
	Biodiversity and the Natural Environment	
MM27 (Policy NE1) Page 80	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 – 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 –	Comments from Historic England, the Environment Agency, and Hampshire County Council To reflect the deletion of the phasing policy.

Proposed Modification Reference	Proposed Modification	Reason
Page 81	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>A financial contribution, in lieu of on-site mitigation, will only be considered in limited circumstances and where it is demonstrated that the proposed mitigation is deliverable and effective; and	
MM28 (Policy NE2)	Policy NE2 Major Commercial, Education and MOD Establishments in the Countryside	To improve the clarity of the criterion.

Proposed Modification Reference	Proposed Modification	Reason
	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,~~ should provide 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) Page 82	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 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>	Comments from Hampshire County Council and HIWWT. To ensure clarity.

Proposed Modification Reference	Proposed Modification	Reason
Page 83	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: ~~1.0 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);	Comments from Historic England and Natural England. For clarity and effectiveness.

Proposed Modification Reference	Proposed Modification	Reason
Page 84	• 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:	

Proposed Modification Reference	Proposed Modification	Reason
Page 85	<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 infrastructure network identified at a district and sub district level, including strategic blue and green corridors and spaces, as illustrated on Map 9 <u>and as shown on the Policies Map</u>, 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,	

Proposed Modification Reference	Proposed Modification	Reason
Page 86	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; • 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	Update in response to the HRA Addendum and comments from Natural England and Nature Space. Recommendations in the HRA on the draft Proposed Modifications.

Proposed Modification Reference	Proposed Modification	Reason
Page 87	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 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</u> mitigated by contributing <u>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,</u>	

Proposed Modification Reference	Proposed Modification	Reason
Page 88	<u>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 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	Comments from Southern Water, Historic England and the Environment Agency

Proposed Modification Reference	Proposed Modification	Reason
Page 89	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	
	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	

Proposed Modification Reference	Proposed Modification	Reason
	provide attenuation and biodiversity enhancement;	
MM33 (Policy NE7)	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 – Waterloooville 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. <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>	To improve clarity and to align the wording of Policy NE7 with the PUSH guidance.

Proposed Modification Reference	Proposed Modification	Reason
MM34 (Policy NE8)	Supporting text: Amend paragraphs 7.68 to 7.72 as follows: <u>7.68 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.	Comments from South Downs National Park Authority To improve the clarity.

Page 92

Proposed Modification Reference	Proposed Modification	Reason
	7.71 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 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.	Comments from SDNPA. To improve the clarity.

Proposed Modification Reference	Proposed Modification	Reason
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 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>	Comments from Hampshire County Council
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	Paragraphs not specifically related to policy NE12 For clarification

Proposed Modification Reference	Proposed Modification	Reason
Page 94	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 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 <u>unacceptable</u> 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 <u>where appropriate</u>; 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:	Comments from Natural England

Proposed Modification Reference	Proposed Modification	Reason
Page 95	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 <u>and nitrogen</u> 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 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>	Identified by the Council in the MIQ's for clarity and effectiveness/ completeness To clarify how mitigation can be achieved To signpost people to where they can locate additional information. To improve the clarity. To provide an update situation regarding the Local Nature Recovery Strategy.

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

Proposed Modification Reference	Proposed Modification	Reason
Page 96	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> • <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	To provide clarity. To provide clarity.
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	Update in response to the HRA Addendum and comments from Natural England and the Environment Agency.

Proposed Modification Reference	Proposed Modification	Reason
Page 97	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: 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	

Page 98

Proposed Modification Reference	Proposed Modification	Reason
	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 do not require project level HRA but <u>and if identified</u> mitigation / compensation should be provided in line with the SWBGS.	
	The Historic Environment	
MM39 (Policy HE1)	Supporting text: Amend paragraph 8.4 as follows:	Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
	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, <u>including any contribution made by their settings</u>, 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 <u>(including any contribution to significance made by and/or their settings)</u>, 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. <u>improve the condition of those buildings/structures.</u> <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</u>	Comments from Historic England To improve clarity

Proposed Modification Reference	Proposed Modification	Reason
	<u>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....'	Result of hearing session
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 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 ~~s~~ Scheduled ~~m~~ Monument ~~e~~ Consent (SMC) is required in addition to planning permission <u>and/or if the proposals may affect a Scheduled</u>	Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
Page 10	<u>Monument and/or its setting.</u> Applications which affect, or may affect, a non- designated heritage <u>archaeological</u> asset that is potentially of national importance will be required to provide 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 <u>firstly</u> avoid <u>harm and if unavoidable to</u> and minimise harm. The Winchester City Council Archaeological Advisor / Archaeologist should be consulted on proposals that have the potential to affect either type of asset to determine what evidence would be required. Applications will be determined also in accordance with Policy HE3 on designated heritage assets. ~~Additionally, proposals should take a positive approach to archaeology, by avoiding locating development on sensitive areas and designing development that responds positively to the significance of archaeological features, including their settings.~~	Further changes from Historic England in their hearing statement
MM43 (Policy HE7)	Policy HE7 Non-designated Archaeological Assets Amend policy as follows: ~~In addition to the policies that apply to all heritage assets and non-designated heritage assets, the following also applies.~~ Development proposals should be supported by proportionate evidence describing the significance of any archaeological assets affected, including any contribution made by their settings. Where a development site includes or has the potential to include archaeological assets, early discussions will need to take place with the Council/archaeological advisor. A desk-based assessment and, where necessary the results of a field evaluation (conducted by a suitably qualified archaeological organisation), must be submitted to the local planning authority.	Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
	Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or 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. ~~Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or 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~~	
Page 102 IM44 (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	Proposed modifications as a result of further Historic England suggested changes.

Proposed Modification Reference	Proposed Modification	Reason
	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) Page 103	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 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.	Proposed Modifications as a result of discussions at the hearing session
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)~~ <u>significance, (as informed by their character and appearance, and special architectural or historic interest)</u> ~~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</u>	Proposed Modification as result of discussions at the hearing session

Proposed Modification Reference	Proposed Modification	Reason
	<u>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.</u> <u>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).~~	Comments from Historic England. Further comments from Historic England in their hearing statement
MM48 (Policy HE14)	Policy HE14 Improvements or Alterations to Improve the Energy Efficiency of Historic <u>Heritage</u> Assets Amend policy as follows: Any improvements or alterations 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~~	To address a point of consistency Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
Page 108	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 ~~45,115~~ 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	Policy H2 would not accord with national policy to significantly boost the supply of housing.

Proposed Modification Reference	Proposed Modification	Reason
Page 109	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 –	To reflect changes in policy H2 under MM49 Revised trajectory chart and table incorporated in this MM to comply with the requirement in the NPPF that strategic policies should include a trajectory illustrating the expected rate of housing delivery over the period 2024-2040. The trajectory is set out in Appendix 5 to this document.
	9.25 The NPPF expects that at least 10% of the housing requirement (about 1,511 ~~1,130~~ dwellings) should be provided on sites no larger than 1 hectare. In Winchester about ~~45~~40% of the Local Plan housing requirement will be provided on three strategic scale sites ~~over the Plan period~~2024-2040. 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 46~~17~~% of the Local Plan housing requirement.	To align the Plan's housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions

Page 110

Proposed Modification Reference	Proposed Modification	Reason												
	Revise Table H3 as follows – <table><tr><td>Expected source of small sites</td><td>Dwellings</td></tr><tr><td>Completions 2020-2023 ~~2024-2025~~ (sites under 10 dwellings)</td><td>~~388~~<u>70</u></td></tr><tr><td>Planning consents at April 2023~~5~~ (sites under 10 dwellings)</td><td>~~283~~<u>291</u></td></tr><tr><td>Windfall allowance (all assumed to be sites under 1ha.)</td><td>~~1,725~~ <u>1,495</u></td></tr><tr><td>Local Plan allocations under 1ha. (Policy W3 and CC4 only)</td><td>40</td></tr><tr><td>Local Plan Area Total</td><td>~~2,436~~<u>1,896</u></td></tr></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~~ <u>70</u>	Planning consents at April 2023 ~~5~~ (sites under 10 dwellings)	~~283~~ <u>291</u>	Windfall allowance (all assumed to be sites under 1ha.)	~~1,725~~ <u>1,495</u>	Local Plan allocations under 1ha. (Policy W3 and CC4 only)	40	Local Plan Area Total	~~2,436~~ <u>1,896</u>	2024-2025 and permissions as at 1 April 2025.
Expected source of small sites	Dwellings													
Completions 2020-2023 ~~2024-2025~~ (sites under 10 dwellings)	~~388~~ <u>70</u>													
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Local Plan allocations under 1ha. (Policy W3 and CC4 only)	40													
Local Plan Area Total	~~2,436~~ <u>1,896</u>													

Page 111

Proposed Modification Reference	Proposed Modification	Reason
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Proposed Modification Reference	Proposed Modification	Reason																																												
	• ~~CC2 — Colden Common Farm, Colden Common (45 dwellings)~~ • ~~CC3 — Land at Main Road, Colden Common (35 dwellings)~~ • ~~CC4 — Land adj 85 Church Lane, Colden Common (10 dwellings)~~ • ~~DEN1 — Denmead Neighbourhood Plan, Denmead (100 dwellings)~~ • ~~WK5 — Mill Lane, Wickham (40 dwellings)~~ • ~~WK6 — Southwick Road / School Road, Wickham (60 dwellings)~~ • ~~OT01 — Land East of Main Road, Otterbourne (55 dwellings)~~ • ~~SW01 — Land at West Hill Road North, South Wonston (40 dwellings)~~ • ~~SU01 — Brightlands, Sutton Scotney (60 dwellings)~~																																													
MM51 (Policy H3) Page 112	Strategic Policy H3 Spatial Housing Distribution Amend housing provision figures in the table as follows: <table><tr><th>Spatial Area</th><th>Settlements / Area</th><th>Housing Provision</th><th>New Allocations Proposed</th></tr><tr><td>Winchester Town</td><td></td><td>5,640<u>4,445</u></td><td>1,410</td></tr><tr><td></td><td>Winchester</td><td></td><td></td></tr><tr><td>South Hampshire Urban Areas</td><td></td><td>5,650<u>3,880</u></td><td>500 <u>530</u></td></tr><tr><td></td><td>Newlands (West of Waterlooville)</td><td></td><td></td></tr><tr><td></td><td>Whiteley</td><td></td><td></td></tr><tr><td></td><td>Botley</td><td></td><td></td></tr><tr><td>Market Towns and Rural Area</td><td></td><td>3,825<u>2,675</u></td><td>965</td></tr><tr><td></td><td>Market Towns:</td><td>1,375<u>850</u></td><td>200</td></tr><tr><td></td><td>Bishops Waltham New Alresford</td><td></td><td></td></tr><tr><td></td><td>Larger Rural Settlements:</td><td>1,570<u>880</u></td><td>610 <u>410</u></td></tr></table>	Spatial Area	Settlements / Area	Housing Provision	New Allocations Proposed	Winchester Town		5,640 <u>4,445</u>	1,410		Winchester			South Hampshire Urban Areas		5,650 <u>3,880</u>	500 <u>530</u>		Newlands (West of Waterlooville)				Whiteley				Botley			Market Towns and Rural Area		3,825 <u>2,675</u>	965		Market Towns:	1,375 <u>850</u>	200		Bishops Waltham New Alresford				Larger Rural Settlements:	1,570 <u>880</u>	610 <u>410</u>	To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a
Spatial Area	Settlements / Area	Housing Provision	New Allocations Proposed																																											
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Proposed Modification Reference	Proposed Modification				Reason
		Colden Common Denmead Kings 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 <u>200</u>	
	Winchester District		15,115 <u>11,000</u>	2,875 <u>2,905</u>	
MM52 (Policy H6)	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.~~				To clarify the circumstances in which the Council envisages the review of costs set out in the third paragraph of Policy H6 will be undertaken. To ensure the Policy is in line with paragraph 9.42 of the supporting text.

Proposed Modification Reference	Proposed Modification	Reason
	Policy H6 Affordable Housing 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) Page 114	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;	To provide clarity on what is meant by the local area when considering needs. For clarification in response to Reg 19 comment from English Rural Housing Association.
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</u>	To clarify how proposals relating to boarding

Proposed Modification Reference	Proposed Modification	Reason
	<u>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 – Deletion of criterion v and consequential renumbering of remaining criteria accordingly.	schools will be addressed The reason for this is to improve the clarity of the policy and avoid unnecessary duplication.
MM55 (Policy H10) Page 115	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. Policy H10 Houses in Multiple Occupation (HMOs) Amend criterion iii as follows - iii. Would not be detrimental to the amenities of nearby residents, <u>or</u> the overall character and amenity of the surrounding area.	To provide clarity on the expected period of marketing. Post-consultation comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
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.	Post-consultation comments from Historic England
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</u> ~~or~~ setting) of heritage assets or biodiversity interests;	Post-consultation comments from Historic England
MM58 (Policy H13)	Policy H13 Safeguarding Traveller Sites Add footnote as follows - <u>*Site reference numbers relate to sites included in the 2016 Gypsy and Traveller Accommodation Needs Assessment. Sites without a reference number have been permitted since the publication of this document.</u>	For clarification purposes
	Creating a vibrant economy	
MM59 (Policy E1)	Supporting text: Amend paragraph 10.13 and Table B as follows: 10.13 The economic strategy of the local plan has been informed by an updated employment land study; the Employment and Town Centre Uses Study 2024 (ETCUS). The main findings of this study regarding future needs for employment land are set out below: • Additional employment land need 2022-2040 of between 27.6ha – ~~37.8~~ 38.9 ha for the	To correct typographical errors. Consequential amendment following Proposed Modification to policy SH4, increasing

Proposed Modification Reference	Proposed Modification	Reason
MM62 (Policy E5)	Supporting text: Amend paragraph 10.93 as follows – 10.93 Employment uses are defined as office, industrial and some ~~sui generis~~ other uses that are employment and business-led, as set out in Policy E5 below. It is recognised that there are also a large number of other activities that generate employment that do not fall within this definition. These activities also make a large contribution to the economy of the district and they will be considered in relation the principles set out within Strategic Policy E1. Amend paragraph 10.96 as follows - ~~10.96 Sui generis uses are uses that do not fall within any specified use class. Whether a particular proposal that is sui generis~~ not within use classes Eg and B2-B8 will fall within the terms of this policy will therefore need to be considered on a case-by-case basis. Some activities that are specifically referred to in the legislation as being sui generis, that would fall within the terms of this policy however, are - scrap yards and car breakers yards, fuel stations, car sales sites, retail warehouse clubs and mineral storage and distribution sites. Policy E5 Enhancing Employment Opportunities Amend second paragraph of Policy E5 as follows – <u>For the purposes of this policy,</u> ~~E~~employment uses are considered to be the following: Amend criterion iii of Policy E5 as follows – iii. ~~Some Sui Generis~~ Other activities where they are employment and business-led, to be determined on an individual basis	To recognise that it may be appropriate for this policy to apply to some other uses that are not sui generis.

Proposed Modification Reference	Proposed Modification	Reason
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.~~	Criterion vi is unnecessary and potentially reduces the clarity and effectiveness of the policy.
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> Proposals 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> As 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>	For clarification purposes
MM65 (Policy E8)	Supporting text	To make it clear that this paragraph is talking

Proposed Modification Reference	Proposed Modification	Reason																										
	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.	about new shops, pubs and cultural services in respect of local services facilities																										
	Winchester Site Allocations																											
MM66 (Development Allocations Winchester) Page 121	Winchester Site Allocations																											
	Replace table on page 307																											
	<table><tr><th>Winchester Town Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net completions in or adjoining settlements ~~(2020—2023)~~(2024-2025)</td><td>~~879~~124</td></tr><tr><td>Outstanding permissions (at ~~2023~~2025) (excluding Barton Farm)</td><td>~~328~~238</td></tr><tr><td>Windfall allowance</td><td>~~1,035~~900</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>~~154~~1,324</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><tr><td>Total Provision 2020—2040 ~~2024-2040~~</td><td>~~564~~34,446</td></tr></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)	~~154~~ 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	Total Provision 2020—2040 ~~2024-2040~~	~~564~~ 34,446
	Winchester Town Housing Sources	No. of dwellings																										
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Total Provision 2020—2040 ~~2024-2040~~	~~564~~ 34,446																											

Proposed Modification Reference	Proposed Modification	Reason
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>	Comment from Environment Agency and Southern Water
MM68 (Policy W2)	Supporting text: Delete and replace text on page 313 as follows: Allocated Uses: i) <u>Residential led mixed use</u>, and ii) <u>Park and ride facility</u> 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:	Comments from DIO/Avison Young, ICB and Historic England Discussion with HCC Highways following comments from DIO/Avison Young. To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.

Page 123

Proposed Modification Reference	Proposed Modification	Reason
	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. 12.29 Park & Ride facility 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 a need to reduce city centre traffic by increasing the number of Park & Ride facilities with a particular need to provide a ear park on <u>Park & Ride to</u> the north side of the city. In order to meet this need, there is an <u>opportunity requirement</u>, as part of the comprehensive redevelopment of this site, to provide approximately 850 spaces <u>within the masterplan for</u> a Park & Ride facility. <u>The Park & Ride facility at the SJM Barracks site would need to demonstrate its relationship with the Kings Barton 200 space Park & Ride Light site that is located on the opposite side of Andover Road (Policy W1).</u> ~~This would be in addition to the Kings Barton 200 space Park & Ride Light site that is located on the opposite side of Andover Road which would need to be operationally connected to the Park & Ride facility at the Sir John~~	

Proposed Modification Reference	Proposed Modification	Reason
Page 124	~~Moore Barracks site (Policy W1)~~ The scale and location of the Park & Ride facility should be considered as part of the master planning process <u>with full details 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. Policy W2 Sir John Moore Barracks 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~~ <u>about 900</u> 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</u>	

Proposed Modification Reference	Proposed Modification	Reason
Page 125	<u>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 investigate 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; 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;	

Proposed Modification Reference	Proposed Modification	Reason
Page 126	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 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	

Proposed Modification Reference	Proposed Modification	Reason
Page 127	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</u> ~~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 <u>should include the provision of charging points and cycle parking that</u> should be determined through the master planning process and <u>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 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	Comments from Historic England and the Environment Agency

Proposed Modification Reference	Proposed Modification	Reason
Page 128	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>	To assist with clarification.
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: 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	Comments from HIWWT, HCC, ICB and Natural England. Recommendations in the HRA on the draft Proposed Modifications.

Proposed Modification Reference	Proposed Modification	Reason
Page 129	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 <u>development should</u> scope to enhance <u>the integrity of</u> the Reserve and manage access <u>so as to achieve this and to divert pressure from Barton Meadows Nature Reserve</u>. 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 <u>transport</u> improvements necessary; vi Provide <u>physical and social</u> infrastructure needed to make the development acceptable in	To reflect the deletion of phasing policy (Policy H4).

Proposed Modification Reference	Proposed Modification	Reason
	planning terms, including addressing any need for education provision (Primary and Secondary) to meet the needs of the development.	
Page 130 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 development of the land therefore has ~~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~~	Comments from SDNPA, Natural England and Southern Water. Recommendations in the HRA on the draft Proposed Modifications. Agreement with Natural England in the Updated Statement of Common Ground.

Proposed Modification Reference	Proposed Modification	Reason
	~~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;~~ <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) Page 131	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.~~	Comments from SDNPA and Southern Water and to assist with clarification.

Proposed Modification Reference	Proposed Modification	Reason
	<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) Page 132	Policy W7 Central Winchester Regeneration Amend criterion i and delete criterion ii (renumber the other criterion accordingly). i. Any application for development has regard to the <u>Central Winchester Regeneration Area</u> Supplementary Planning Document that has been agreed by the local planning authority; <u>and its aims, objectives and the urban design principles:</u> ~~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 <u>site-specific</u> 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	Comment from ICB and the Environment Agency. To assist with clarification and consistency with the wording of other criterion.

Proposed Modification Reference	Proposed Modification	Reason
	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 <u>is a Grade II listed building</u> ~~have been included on the List of Buildings of Special Architectural or Historic Interest at grade II.~~ Policy W8 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;	Comments from Historic England and ICB. To assist with clarification.
MM75 (Policy W9)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.351). Policy W9	Comment from SDNPA And

Proposed Modification Reference	Proposed Modification	Reason
	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>	Criterion was incorrectly omitted from the Reg 19 LP.
MM76 (Policy W10) Page 134	Supporting text: Update maps to include the boundary of the South Downs National Park (p.355). Amend paragraph 12.106 as follows: 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 <u>a Grade I Listed Building</u>. 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 –	Comments from SDNPA, Historic England, the Environment Agency, and Southern Water

Proposed Modification Reference	Proposed Modification	Reason
	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) Page 135	Supporting text: Amend paragraph 12.120 as follows: 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~~	Comments from Historic England To reflect the deletion of the phasing policy (Policy H2).
	South Hampshire Urban Area	

Page 136

Proposed Modification Reference	Proposed Modification	Reason																						
MM78 (South Hampshire Urban Area)	South Hampshire Urban Area Allocations																							
	Replace table on page 367.																							
	<table><tr><th>South Hampshire Urban Areas Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions at Newlands (West of Waterlooville) (2020—~~2023~~2024-2025)</td><td>~~293~~ 128</td></tr><tr><td>Net Completions at Whiteley (2020—~~2023~~2024-2025)</td><td>~~973~~ 459</td></tr><tr><td>Net completions at Botley bypass</td><td>31</td></tr><tr><td>Outstanding Newlands (West of Waterlooville) permissions (at ~~2023~~2025) / 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 ~~2023~~2025) - Local Plan allocation carried forward (Policy SH6)</td><td>~~415~~ 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>~~300~~350</td></tr><tr><td>New Sites allocated at Whiteley in this Plan (Policy SH2)</td><td>~~200~~180</td></tr><tr><td>Total Provision 2020 — 2040 ~~2024-2040~~</td><td>~~5647~~3881</td></tr></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	Net completions at Botley bypass	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)	~~415~~ 84	Windfall allowance	0	Additional capacity proposed at Newlands (West of Waterlooville) (policy SH1)	~~300~~ 350	New Sites allocated at Whiteley in this Plan (Policy SH2)	~~200~~ 180	Total Provision 2020 — 2040 ~~2024-2040~~	~~5647~~ 3881
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Total Provision 2020 — 2040 ~~2024-2040~~	~~5647~~ 3881																							
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,	Comment by ICB Update in response to the HRA Addendum and Comments from Natural England.																						

Proposed Modification Reference	Proposed Modification	Reason
Page 137	through a mixture of revisions to the estimated capacity of various phases (about 145 dwellings), development of land <u>previously</u> reserved but no longer needed for expansion of the primary school, and cemetery <u>and mixed use areas</u> (approximately 110 ~~160~~ dwellings), and the development of an older persons' housing scheme <u>(already permitted within the local centre as part of the outline consent for Newlands)</u>, (approximately 45 dwelling equivalents). These are expected to give an additional capacity of about 300 ~~350~~ dwellings. Policy SH1 Newlands (West of Waterlooville) Amend policy as follows: Land at Newlands, to the West of Waterlooville, <u>as shown on the Policies Map</u>, ~~(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. 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	To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.

Proposed Modification Reference	Proposed Modification	Reason
Page 138	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>	
MM80 (Policy SH2)	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.	Update in response to the HRA Addendum and Comments from Natural England.

Proposed Modification Reference	Proposed Modification	Reason
Page 139	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 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 –	To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.

Proposed Modification Reference	Proposed Modification	Reason
	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) Page 140	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 with the Development Plan and meet the following specific development requirements:	Comments from Hampshire County Council and Southern Water
MM82 (Policy SH4)	Supporting text: Site details (page 381) changes as follows:	Consequential amendment following

Proposed Modification Reference	Proposed Modification	Reason
Page 141	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 – i. Provide for a range of high technology and business uses falling within Use Class E(g); <u>business uses falling within Use Class E(g), B2, B8, and other employment generating</u>	Proposed Modification to policy SH4, increasing the flexibility to the type of uses proposed. To delete repetition and improve clarity To better reflect the position in policy SH4 regarding the aims of the policy and the range of proposed uses. To provide appropriate flexibility regarding the approach to delivering the site and the range of acceptable uses.

Proposed Modification Reference	Proposed Modification	Reason									
	<u>uses. A limited amount of appropriate commercial uses are also supported subject to other policies in this plan if they contribute to the amenity, sustainability and vibrancy of the Business Park;</u>										
MM83 (Policy SH6)	Policy SH6 Botley Bypass Amendment to first paragraph as follows: Land is safeguarded, <u>as shown on the Policies Map,</u> ~~(as shown on the map above)~~ for the construction of the part of Botley Bypass within Winchester district, between the district boundary at the river Hamble and the junction of the A334/A3051. The Bypass within the Winchester district will be permitted, provided that: New criterion iii as follows – <u>iii. measures are included to protect and ensure future access for maintenance and upsizing purposes to Southern Water’s water supply infrastructure.</u>	Comments from Southern Water									
	The Market Towns and Rural Area										
MM84 (The Market Towns and Rural Area Allocations)	The Market Towns and Rural Area Allocations Replace table on page 389 – 390 <table border="1"> <thead> <tr> <th>Area / Settlements</th><th>Housing Approach</th><th>Approximate Housing Provision 2020~~2020~~2024-2040</th></tr> </thead> <tbody> <tr> <td>Market Towns</td><td>The more sustainable ‘market towns’ were asked to identify new sites for 100 to 120 dwellings each. A site is</td><td>1375 <u>850</u></td></tr> <tr> <td>Bishop’s Waltham New Alresford</td><td></td><td></td></tr> </tbody> </table>	Area / Settlements	Housing Approach	Approximate Housing Provision 2020 ~~2020~~ 2024 -2040	Market Towns	The more sustainable ‘market towns’ were asked to identify new sites for 100 to 120 dwellings each. A site is	1375 <u>850</u>	Bishop’s Waltham New Alresford			To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025, and set out correct categorisation of Knowle in the MTRA.
Area / Settlements	Housing Approach	Approximate Housing Provision 2020 ~~2020~~ 2024 -2040									
Market Towns	The more sustainable ‘market towns’ were asked to identify new sites for 100 to 120 dwellings each. A site is	1375 <u>850</u>									
Bishop’s Waltham New Alresford											

Proposed Modification Reference	Proposed Modification				Reason
		allocated at Bishop's Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale. Taking account of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve ~~over 600~~ around 300-500 dwellings over the Plan period 2024-2040 .			
	Larger Rural Settlements Colden Common Denmead Kings Worthy Swanmore Wickham	The larger rural settlements were asked to identify new sites for 90 to 100 dwellings each. Sites are allocated for this scale of housing in Kings Worthy, Colden Common and Wickham. Denmead is taking forward a Neighbourhood Plan and will also need to identify new sites for about 100 dwellings. ~~At Wickham there is also an~~	1570 880		

Proposed Modification Reference	Proposed Modification				Reason
		opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services. Taking account of the varying levels of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve between about 160 to 360 <u>150-200</u> dwellings. Following assessment of potential sites and updating of the settlement hierarchy, the settlement of Waltham Chase has been moved from this category to the 'intermediate rural settlements' grouping.			
	<u>Intermediate Rural Settlements</u> Hursley Otterbourne South Wonston	The smaller 'intermediate' rural settlements were asked to identify new sites for 50 to 60 dwellings each. Sites of about 40 to 60 dwellings	360<u>340</u>		

Proposed Modification Reference	Proposed Modification				Reason
	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 146

Proposed Modification Reference	Proposed Modification			Reason
		ranging from about 20 to 100 dwellings.		
	Remaining Rural Area	In the remaining rural area, planning policies allow for modest development within defined settlements. This is reflected in the level of recent completions, commitments and the windfall allowance, which indicate a capacity of about ~~520~~ 605 dwellings for this area. ~~No new allocations are made in this area.~~ <u>This includes 200 dwellings at Knowle, where there is also an opportunity to bring forward a site which has community support.</u>	~~520~~ 605	
	'MTRA' AREA TOTAL		~~3,825~~ 2675	
MM85 (Market Town – Bishops Waltham)	Market Town – Bishops Waltham Replace table on page 391			To align the Plan's housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions
Bishop's Waltham Housing Sources		No. of dwellings		
Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)		~~340~~ 1		

Proposed Modification Reference	Proposed Modification			Reason
	Outstanding permissions (at 2023 ~~5~~) including Local Plan allocations carried forward (Policy BW1)	225 <u>152</u>		2024-25 and permissions as at 1 April 2025.
	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.			To reflect that the site is completed.
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>			Comment from SDNPA.
MM88 (Policy BW4)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.401).			Comments from SDNPA and Hampshire County Council

Proposed Modification Reference	Proposed Modification	Reason														
	Policy BW4 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.	To reflect the deletion of the phasing policy (Policy H2).														
HS66148 MM89 (Market Towns – New Alresford)	Market Towns – New Alresford Replace table on page 405 <table><tr><th>New Alresford Housing Sources</th><th>No. of dwellings</th></tr><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~~5~~) 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>40</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></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 ~~5~~) 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))~~	40	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>	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025.
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 ~~5~~) 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))~~	40															
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>															
MM90 (Policy NA1)	Policy NA1 The Dean New criterion xi as follows –	Comment by ICB														

Proposed Modification Reference	Proposed Modification	Reason
	<u>xi. Provision of other physical and social infrastructure needed to make the development acceptable in planning 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>	Comments from Environment Agency and ICB
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:	Comments from Southern Water and ICB

Proposed Modification Reference	Proposed Modification	Reason
	*this figure is negative due to the demolition of a dwelling.	
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~~	Comments from SDNPA and Historic England To reflect the deletion of the phasing policy (Policy H2).
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~~	Comments from SDNPA To reflect the deletion of the phasing policy (Policy H2).

Proposed Modification Reference	Proposed Modification	Reason
	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;~~	Comments from SDNPA, the Environment Agency and Southern Water To reflect the deletion of the phasing policy (Policy H2).
MM97	Larger Rural Settlements – Denmead Replace table on 435	To align the Plan's housing requirement with the latest

Proposed Modification Reference	Proposed Modification	Reason												
	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~~ <u>their setting</u> and the National Park. - 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 d~~Development does not take place in advance of the rearrangement of the Basingstoke Road, London Road and B3047 junction;	To reflect the deletion of Policy H2.												
Page 155 MM101 Larger Rural Settlements – (Swanmore)	Larger Rural Settlements – Swanmore Replace table on page 447. <table><tr><th>Swanmore Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)</u></td><td>13 <u>31</u></td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</td><td>65 <u>53</u></td></tr><tr><td>Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)</td><td>36 <u>17</u></td></tr><tr><td>Windfall allowance</td><td>50 <u>47</u></td></tr><tr><td>Total Provision 2020 – 2040 ~~2024-2040~~</td><td>164 <u>148</u></td></tr></table>	Swanmore Housing Sources	No. of dwellings	Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)</u>	13 <u>31</u>	Outstanding permissions (at 2023 ~~5~~)	65 <u>53</u>	Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)	36 <u>17</u>	Windfall allowance	50 <u>47</u>	Total Provision 2020 – 2040 ~~2024-2040~~	164 <u>148</u>	To align the Plan's housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025.
Swanmore Housing Sources	No. of dwellings													
Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)</u>	13 <u>31</u>													
Outstanding permissions (at 2023 ~~5~~)	65 <u>53</u>													
Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)	36 <u>17</u>													
Windfall allowance	50 <u>47</u>													
Total Provision 2020 – 2040 ~~2024-2040~~	164 <u>148</u>													
MM102 (Policy SW1)	Policy SW1 The Lakes Amendment to criterion vii as follows –	Comments from ICB												

Proposed Modification Reference	Proposed Modification	Reason												
	vii. Contribute to the expansion of Swanmore College of Technology and other <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms:													
MM103 (Larger Rural Settlements – Wickham and Knowle)	Larger Rural Settlements – Wickham and Knowle Replace Wickham Housing Sources table on page 453. <table><tr><th>Wickham Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement (~~2020-2023~~) <u>(2024-2025)</u></td><td>418 <u>18</u></td></tr><tr><td>Outstanding permissions (at 2023~~5~~) ~~including Local Plan allocations carried forward (Policies WK1, WK2)~~</td><td>88 <u>4</u></td></tr><tr><td>Windfall allowance</td><td>50 <u>47</u></td></tr><tr><td>New Sites allocated in this Plan (Policies WK5, WK6)</td><td>100</td></tr><tr><td>Total Provision ~~2020 – 2040~~ <u>2024-2040</u></td><td>~~356~~ <u>169</u></td></tr></table>	Wickham Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (~~2020-2023~~) <u>(2024-2025)</u>	418 <u>18</u>	Outstanding permissions (at 2023 ~~5~~) ~~including Local Plan allocations carried forward (Policies WK1, WK2)~~	88 <u>4</u>	Windfall allowance	50 <u>47</u>	New Sites allocated in this Plan (Policies WK5, WK6)	100	Total Provision ~~2020 – 2040~~ <u>2024-2040</u>	~~356~~ <u>169</u>	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025.
Wickham Housing Sources	No. of dwellings													
Net Completions in or adjoining settlement (~~2020-2023~~) <u>(2024-2025)</u>	418 <u>18</u>													
Outstanding permissions (at 2023 ~~5~~) ~~including Local Plan allocations carried forward (Policies WK1, WK2)~~	88 <u>4</u>													
Windfall allowance	50 <u>47</u>													
New Sites allocated in this Plan (Policies WK5, WK6)	100													
Total Provision ~~2020 – 2040~~ <u>2024-2040</u>	~~356~~ <u>169</u>													
MM104 (Policy WK1)	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~~ <u>facilities</u> and pavilion <u>and or open space</u> 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	Comments from SDNPA Response from Wickham and Knowle Parish Council. The development is largely complete apart from the open space and sports pitches. The need for sports facilities across the District is currently being considered in a Playing Pitch Strategy												

Proposed Modification Reference	Proposed Modification	Reason
Page 157	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: 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.	commissioned by the City Council, and discussions are ongoing with the Parish Council about the affordability of the pitches. Therefore it is considered appropriate to recognise this in the Plan and introduce some flexibility in the policy.

Proposed Modification Reference	Proposed Modification	Reason
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~~ <u>to the south of</u> Knowle and ~~Wickham to the north of the FBC Boundary~~ Size: ~~210~~ <u>61</u> hectares 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.	Amendment of boundary. To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.

Proposed Modification Reference	Proposed Modification	Reason
Page 159	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 (Policy WK5)	Supporting text: 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, either through Houghton Way or another suitable route.</u> Policy WK5 Mill Lane	To retain flexibility in how suitable pedestrian links may be delivered. Comments from South Downs National Park Authority. To reflect the deletion of the phasing policy (Policy H2).

Proposed Modification Reference	Proposed Modification	Reason
Page 160	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: 14.126 The nearby site ~~open land~~ 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>	Clarification - the proposed allocation does not extend to Southwick Road Post-regulation 19 comments from Historic England Comments from SDNPA and Southern Water. To reflect the deletion of the phasing policy (Policy H2).

Page 161

Proposed Modification Reference	Proposed Modification	Reason										
	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><tr><th>Knowle Housing Sources</th><th>No. of dwellings</th></tr><tr><td><u>Net Completions in or adjoining settlement (2024-2025)</u></td><td><u>40</u></td></tr><tr><td><u>Outstanding permissions (at 2025)</u></td><td><u>4</u></td></tr><tr><td>New Sites allocated in this Plan (Policy KN1)</td><td>200</td></tr><tr><td><u>Total Provision 2020 – 2040 2024-2040</u></td><td><u>200 204</u></td></tr></table>	Knowle Housing Sources	No. of dwellings	<u>Net Completions in or adjoining settlement (2024-2025)</u>	<u>40</u>	<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>	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025.
Knowle Housing Sources	No. of dwellings											
<u>Net Completions in or adjoining settlement (2024-2025)</u>	<u>40</u>											
<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:	Update received from Southern Water –										

Proposed Modification Reference	Proposed Modification	Reason
Page 162	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 <u>a</u> 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 with Natural England, as part of a project-level HRA</u>	paragraph 14.141 not necessary Response from Homes England – to provide flexibility given there is more than one provider. Update in response to the HRA Addendum and Comments from Natural England.
MM110 (Intermediate Rural Settlements – Hursley)	Intermediate Rural Settlements – Hursley Replace table on page 473	To align the Plan's housing requirement with the latest calculation of Local

Proposed Modification Reference	Proposed Modification			Reason	
	Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	~~2~~ 0		figures for completions 2024-25 and permissions as at 1 April 2025.	
	Outstanding permissions (at 2023 ~~5~~)	~~0~~ 1			
	Windfall allowance	~~20~~ 18			
	New Site allocated in this Plan (Policy OT1)	55			
	Total Provision 2020 – 2040 ~~2024-2040~~	~~77~~ 74			
MM113 (Policy OT01)	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 – Archaeological			Comments from SDNPA and Historic England To reflect the deletion of the phasing policy (Policy H2).	

Page 164

Proposed Modification Reference	Proposed Modification	Reason												
	<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)	Intermediate Rural Settlements – South Wonston Replace table on page 483 <table><tr><th>South Wonston Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u></td><td>4 <u>0</u></td></tr><tr><td>Outstanding permissions (at 2023<u>5</u>)</td><td><u>2</u> <u>0</u></td></tr><tr><td>Windfall allowance</td><td><u>20</u> <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><u>66</u> <u>58</u></td></tr></table>	South Wonston Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u>	4 <u>0</u>	Outstanding permissions (at 2023 <u>5</u>)	<u>2</u> <u>0</u>	Windfall allowance	<u>20</u> <u>18</u>	New Site allocated in this Plan (Policy SW1)	40	Total Provision 2020 – 2040 <u>2024-2040</u>	<u>66</u> <u>58</u>	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025.
South Wonston Housing Sources	No. of dwellings													
Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u>	4 <u>0</u>													
Outstanding permissions (at 2023 <u>5</u>)	<u>2</u> <u>0</u>													
Windfall allowance	<u>20</u> <u>18</u>													
New Site allocated in this Plan (Policy SW1)	40													
Total Provision 2020 – 2040 <u>2024-2040</u>	<u>66</u> <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 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.	Comment by ICB. To reflect the deletion of the phasing policy (Policy H2).												

Proposed Modification Reference	Proposed Modification	Reason												
MM116 (Intermediate Rural Settlements – Sutton Scotney)	Intermediate Rural Settlements – Sutton Scotney Replace table on page 491 <table><tr><th>Sutton Scotney Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)</td><td>0</td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</td><td>0</td></tr><tr><td>Windfall allowance</td><td>~~20~~ 18</td></tr><tr><td>New Site allocated in this Plan (Policy ~~xx~~SU01)</td><td>60</td></tr><tr><td>Total Provision 2020 – 2040 2024-2040</td><td>80 78</td></tr></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	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025.
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	Comments from Historic England and Southern Water. To reflect the deletion of the phasing policy (Policy H2).												

Proposed Modification Reference	Proposed Modification	Reason
Page 167	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 be found.</u> <u>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 –	

Page 198

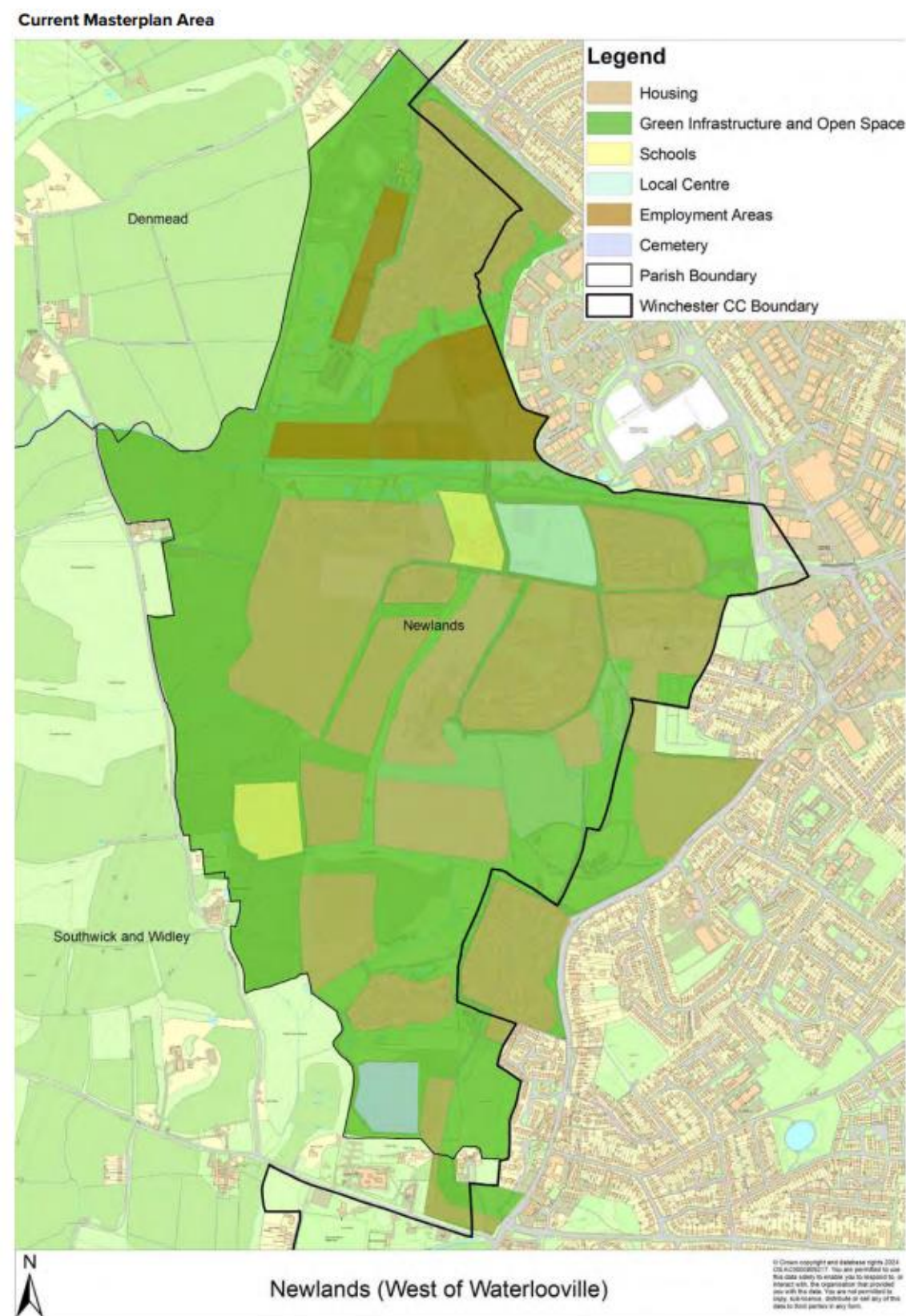
Proposed Modification Reference	Proposed Modification	Reason												
	xvii. Occupation of development will be phased to align with and drain to the new sewerage pipeline between ~~delivery of Wastewater Infrastructure upgrades at~~ Sutton Scotney, and South Wonston; ~~and Harestock~~ the delivery 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; xviii. Contribute to physical and social 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><tr><th>Waltham Chase Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)</td><td>8 3</td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</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></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	To align the Plan's housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025.
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>	Comment by ICB												

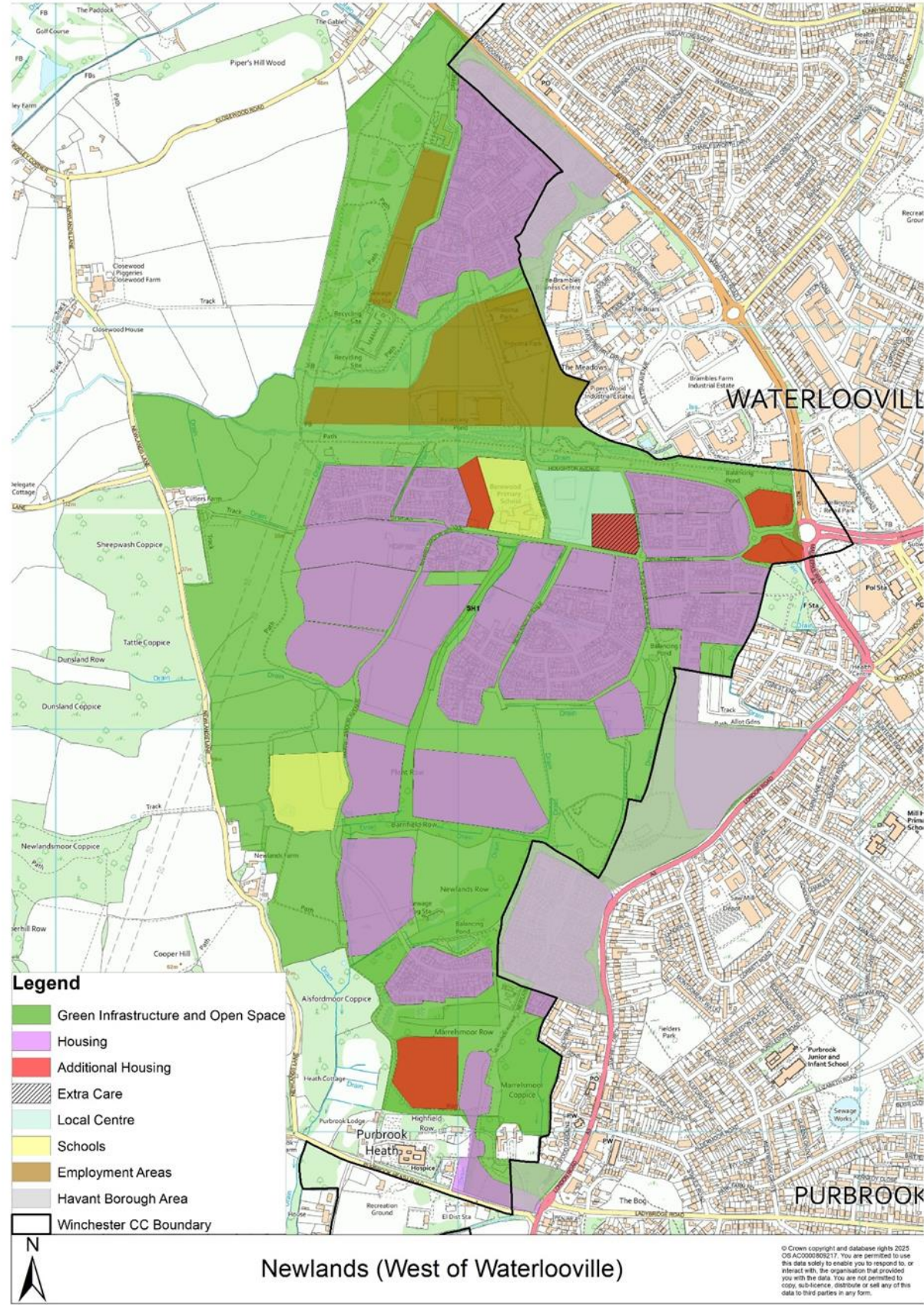
Proposed Modification Reference	Proposed Modification	Reason
	Appendices	
MM120 Appendix II	Appendix II - Existing and New Policy Numbers Updates to the table to show site allocations. (See appendix 2 of this document).	For clarification purposes
MM121 Appendix III Glossary	Delete definition of Annual Monitoring Report. Add definition of Ecological Network as follows - <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>	Duplication of definition of Authority Monitoring Report. To provide clarity. Comments from Nature Space.

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	Proposed Modification	Reason
Page 170	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). 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>	





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)

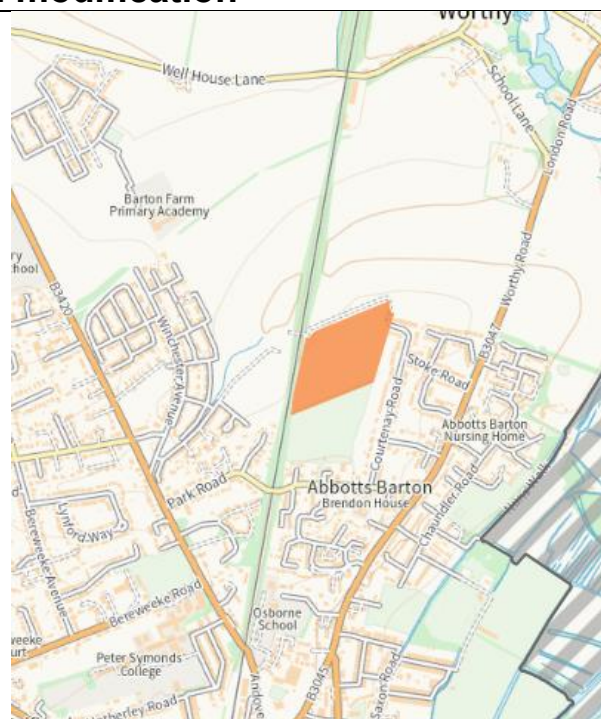
Policy number	Subject	
WIN4	Silver Hill Mixed Use Site (Central Winchester Regeneration)	Allocation carried forward (policy wording updated)
WIN5	Station Approach Area – Development Principles	Allocation carried forward (policy wording updated)
WIN6	The Carfax Mixed Use Site	Allocation carried forward 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)

W4 Reg 19 (page 327 in the Local Plan)

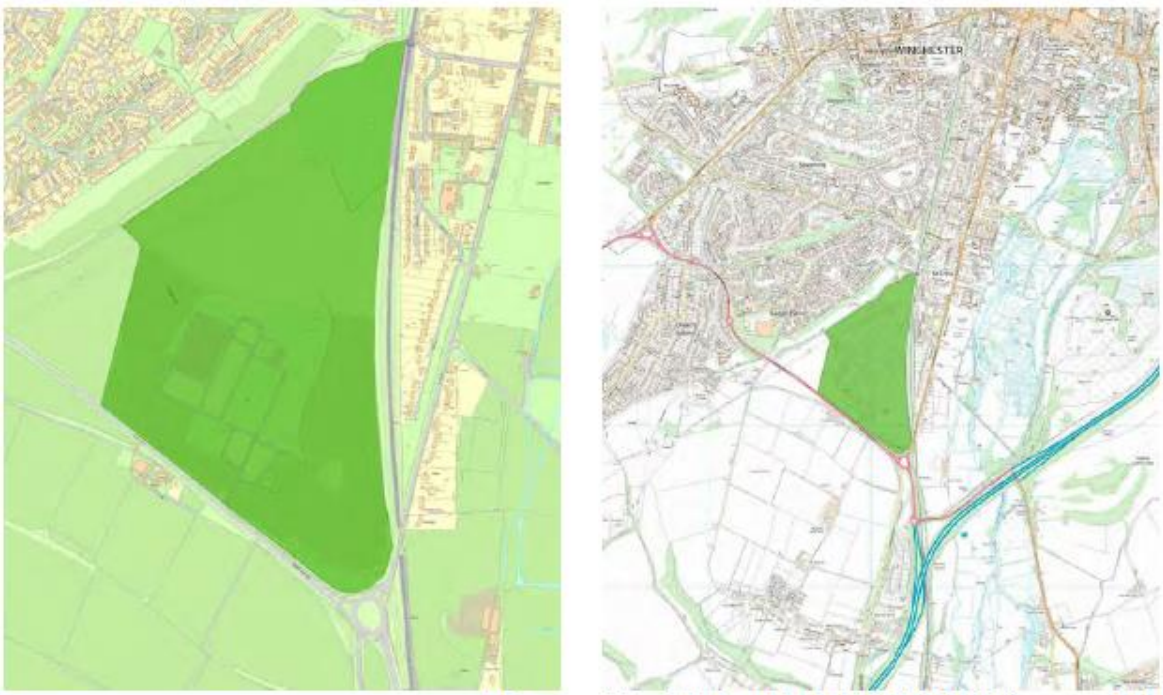


W4 proposed modification

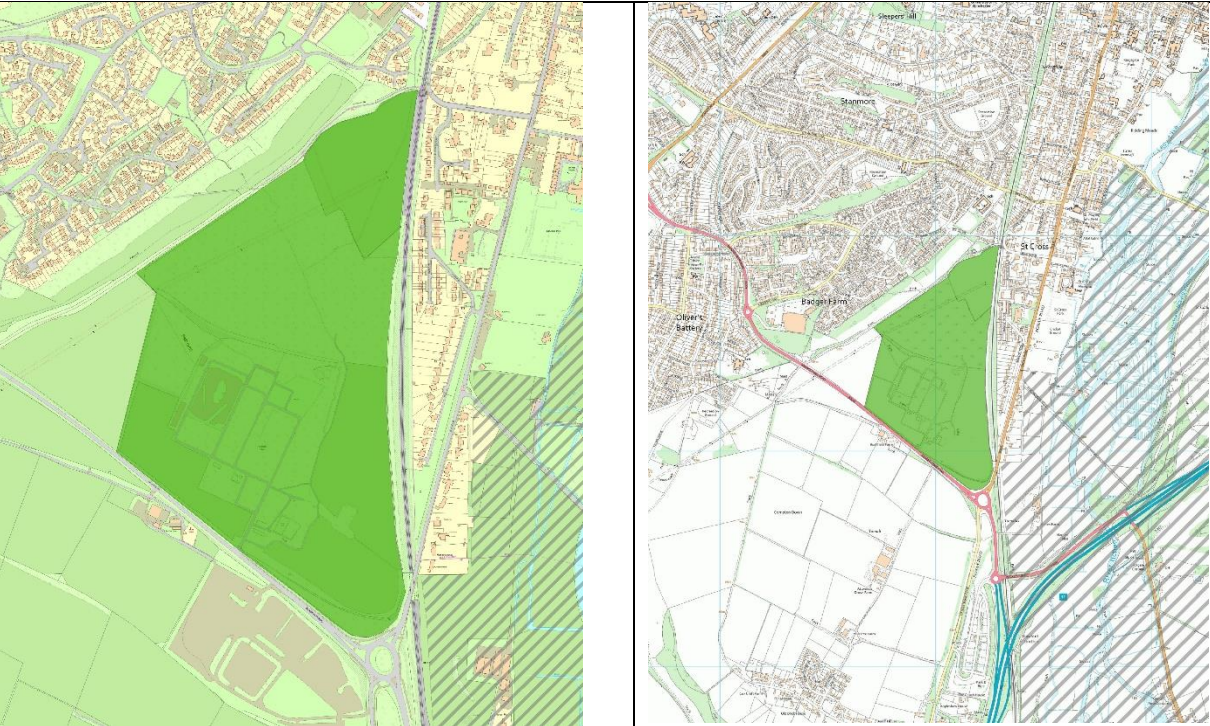


125

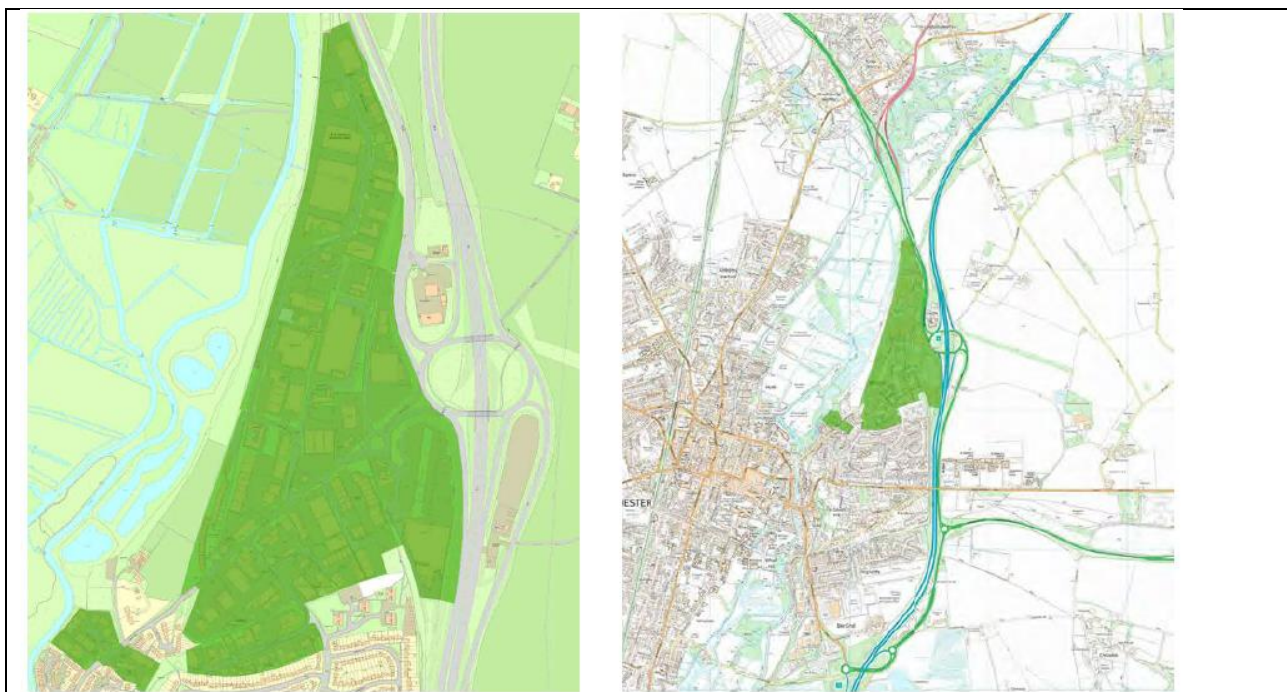
W5 Reg 19 (page 331 in the Local Plan)



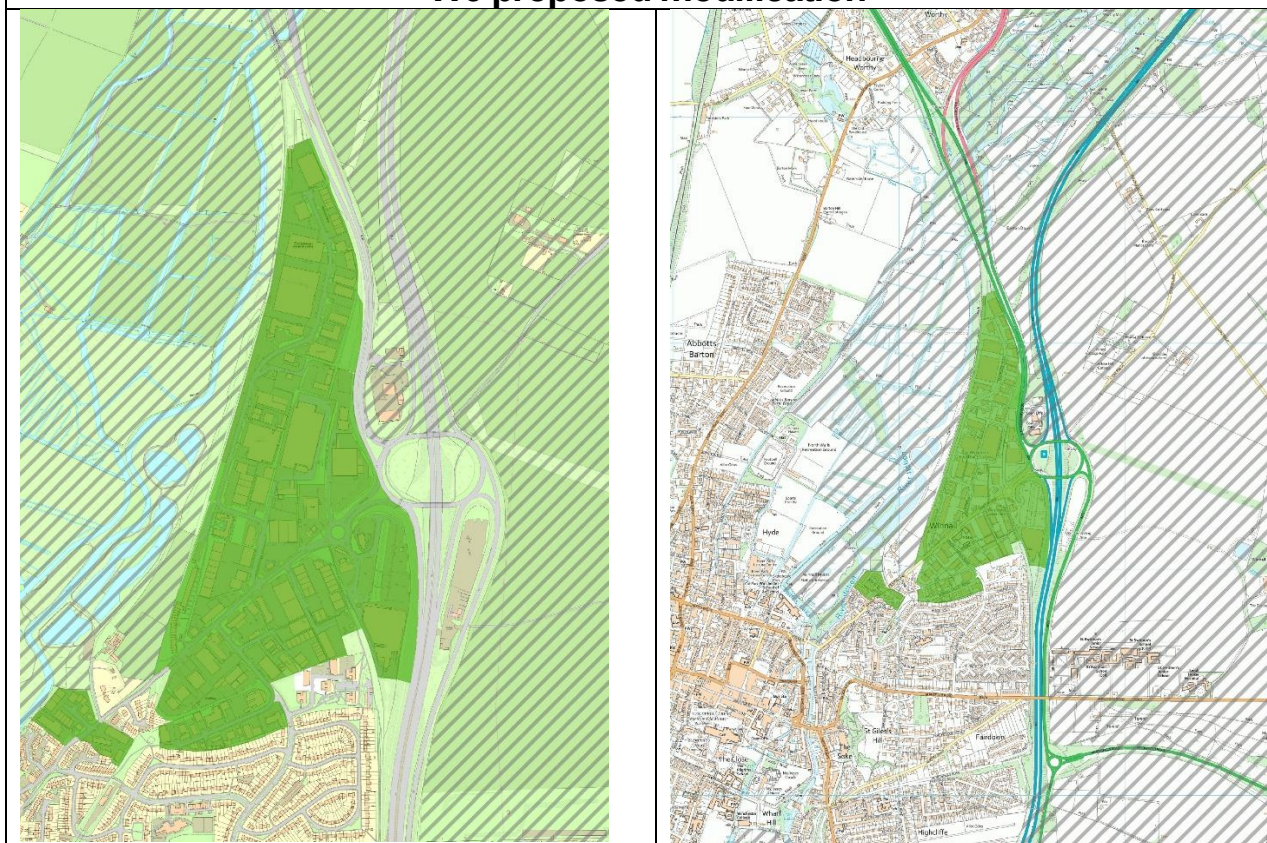
W5 proposed modification



W6 (page 337 in the Local Plan)



W6 proposed modification





W9 proposed modification

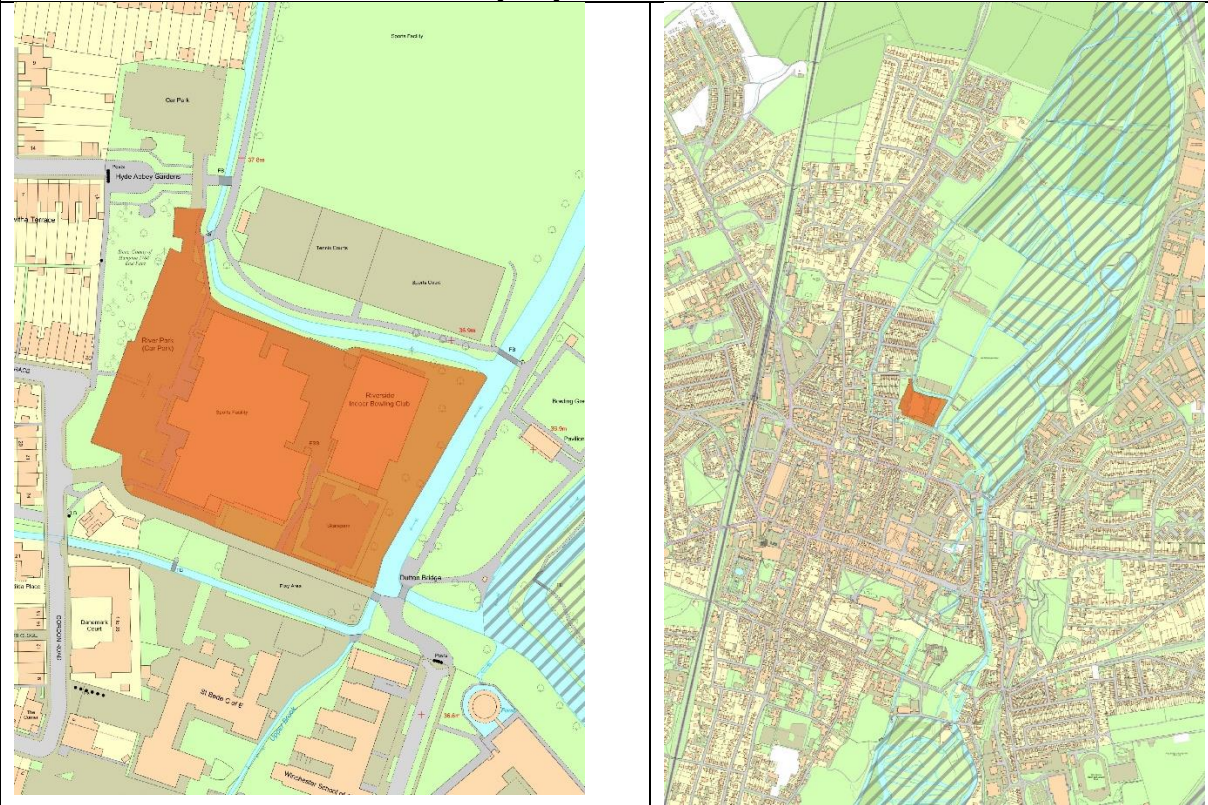
No change
SDNP boundary not visible at this scale



W10 Reg 19 (page 355 in the Local Plan)



W10 proposed modification



BISHOPS WALTHAM

BW3 Reg 19 (page 397 in the Local Plan)



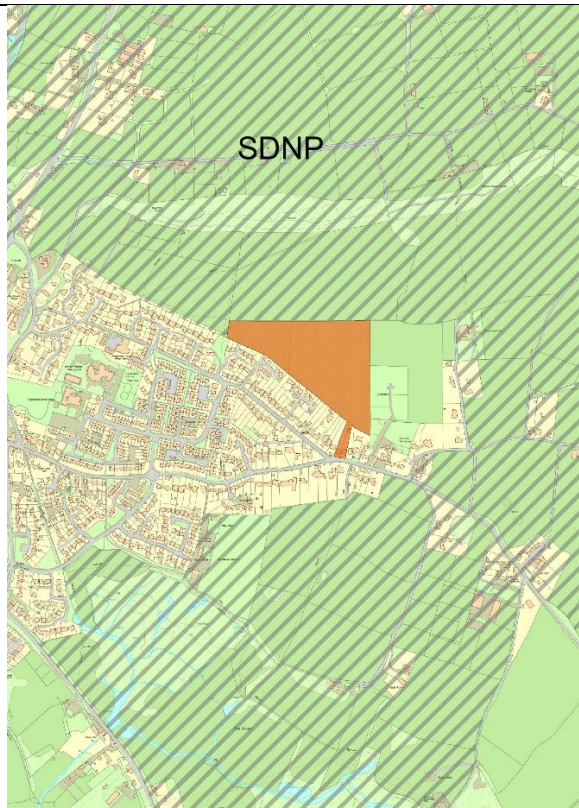
BW3 Proposed modification



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

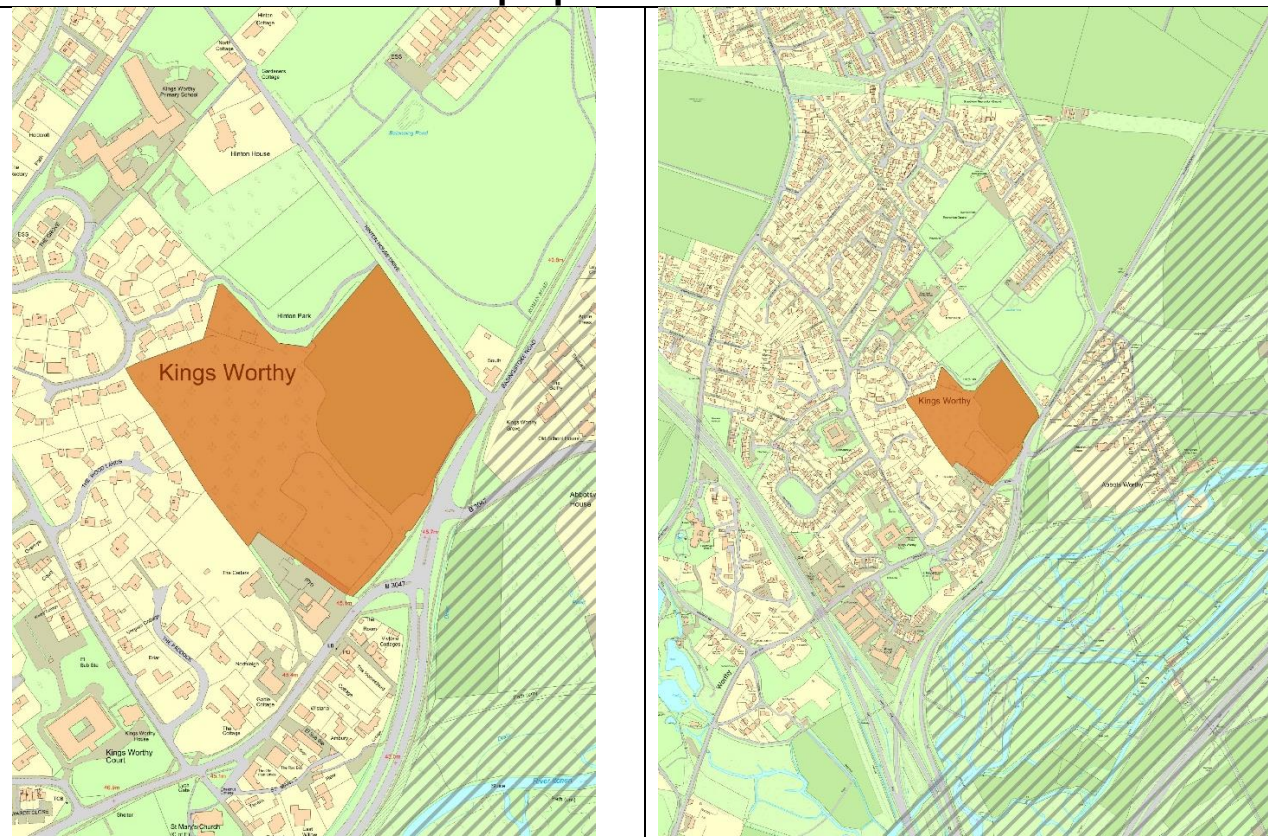


KINGS WORTHY

KW2 Reg 19 (page 443 in the Local Plan)



KW2 proposed modification

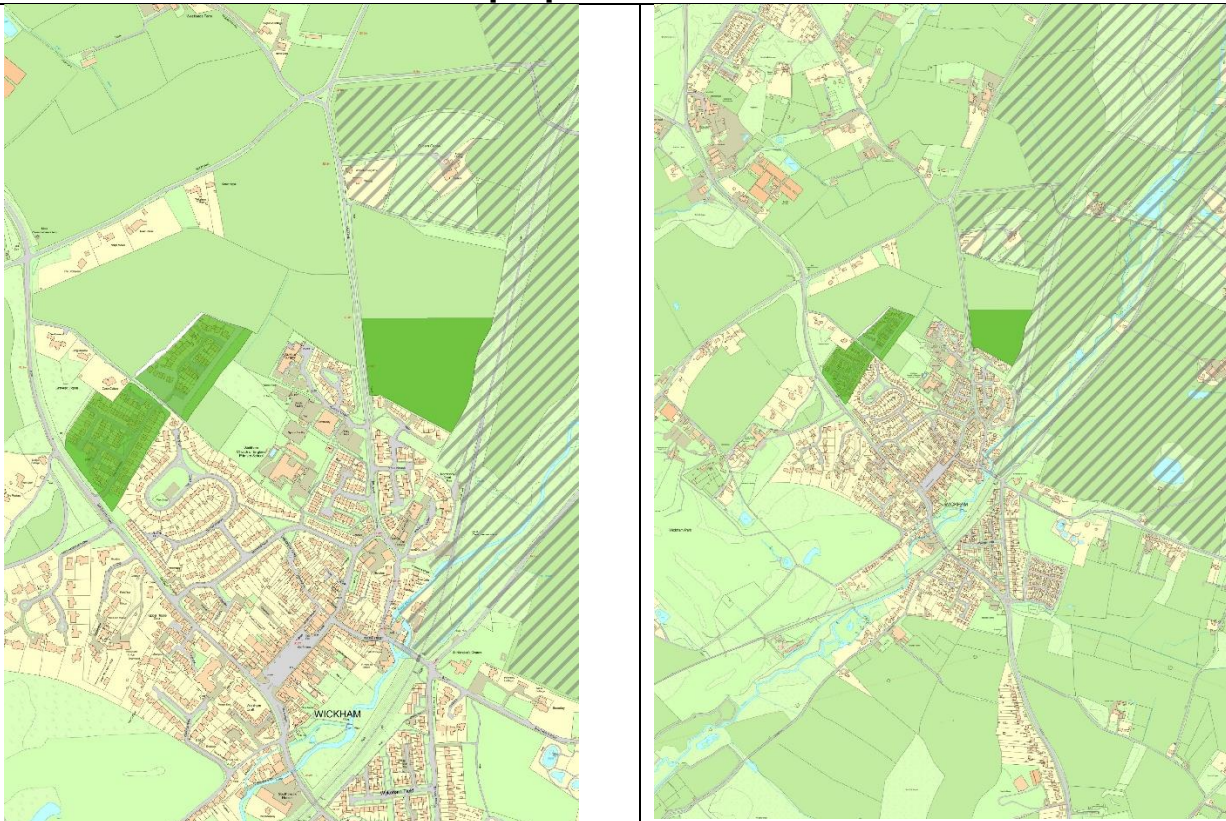


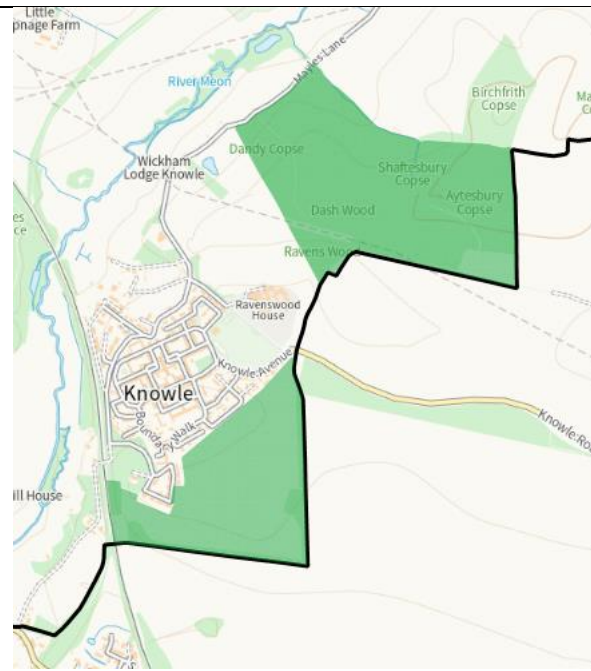
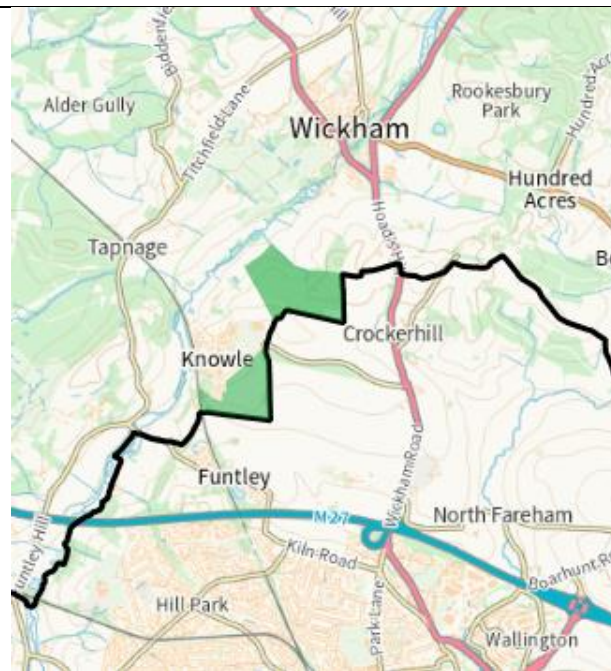
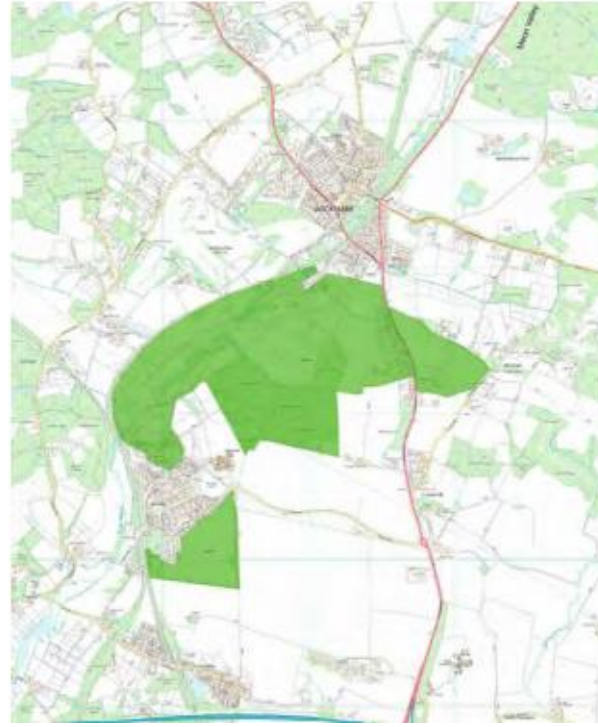
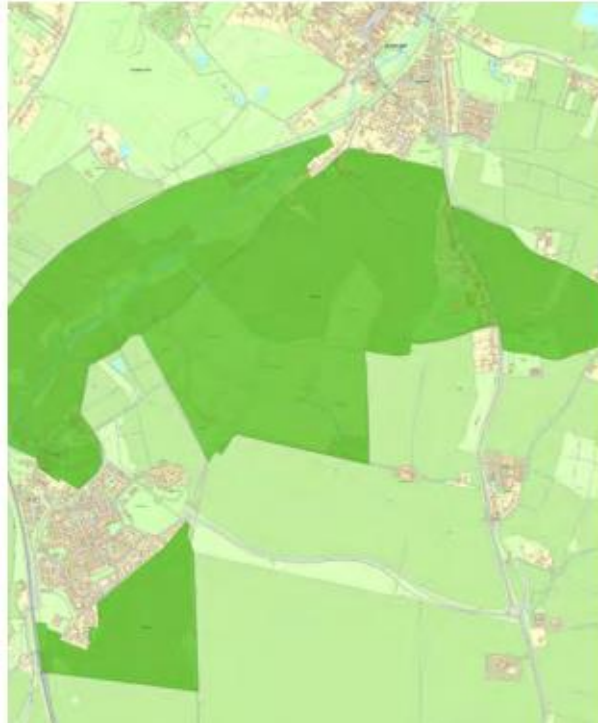
WICKHAM

WK1 reg 19 (page 455 in the Local Plan)



WK1 proposed modification

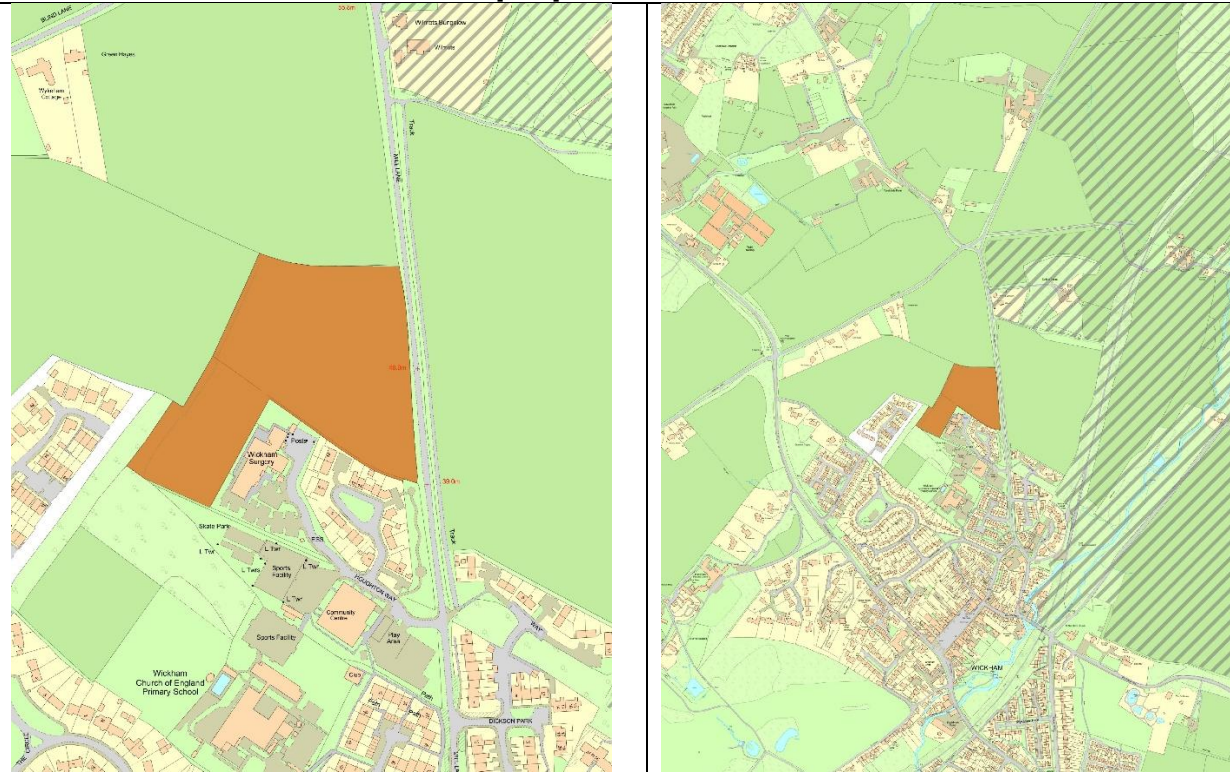




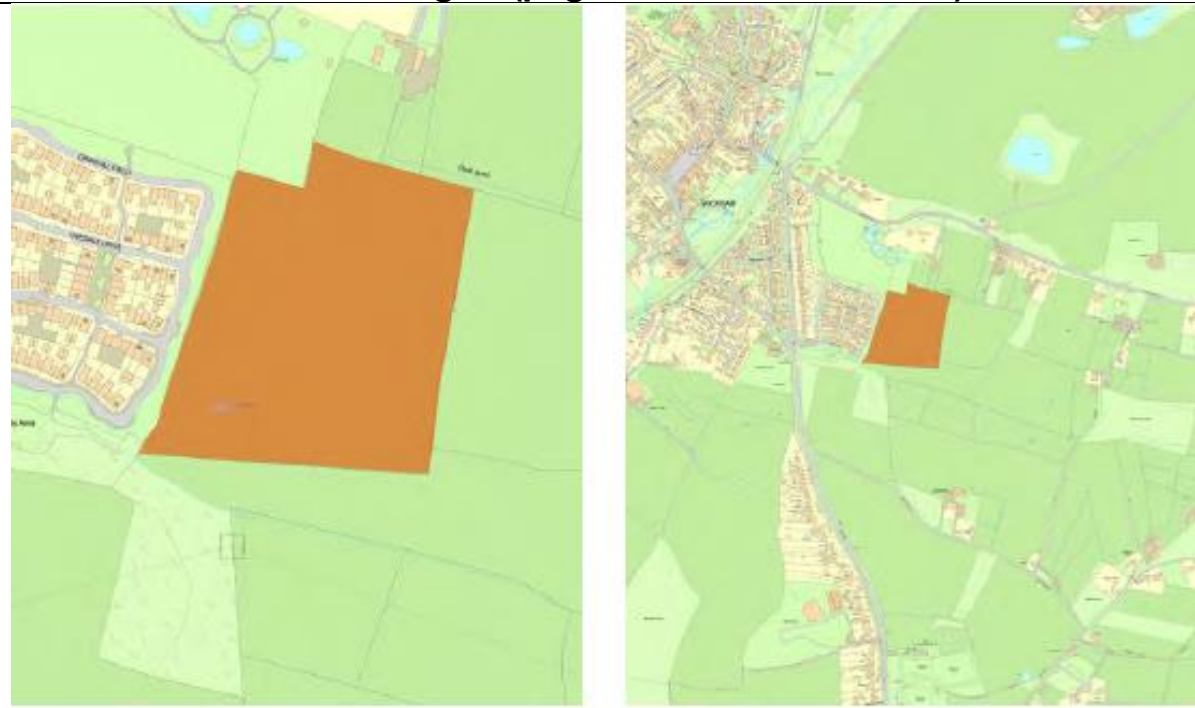
WK5 reg 19 (page 461 in the Local Plan)



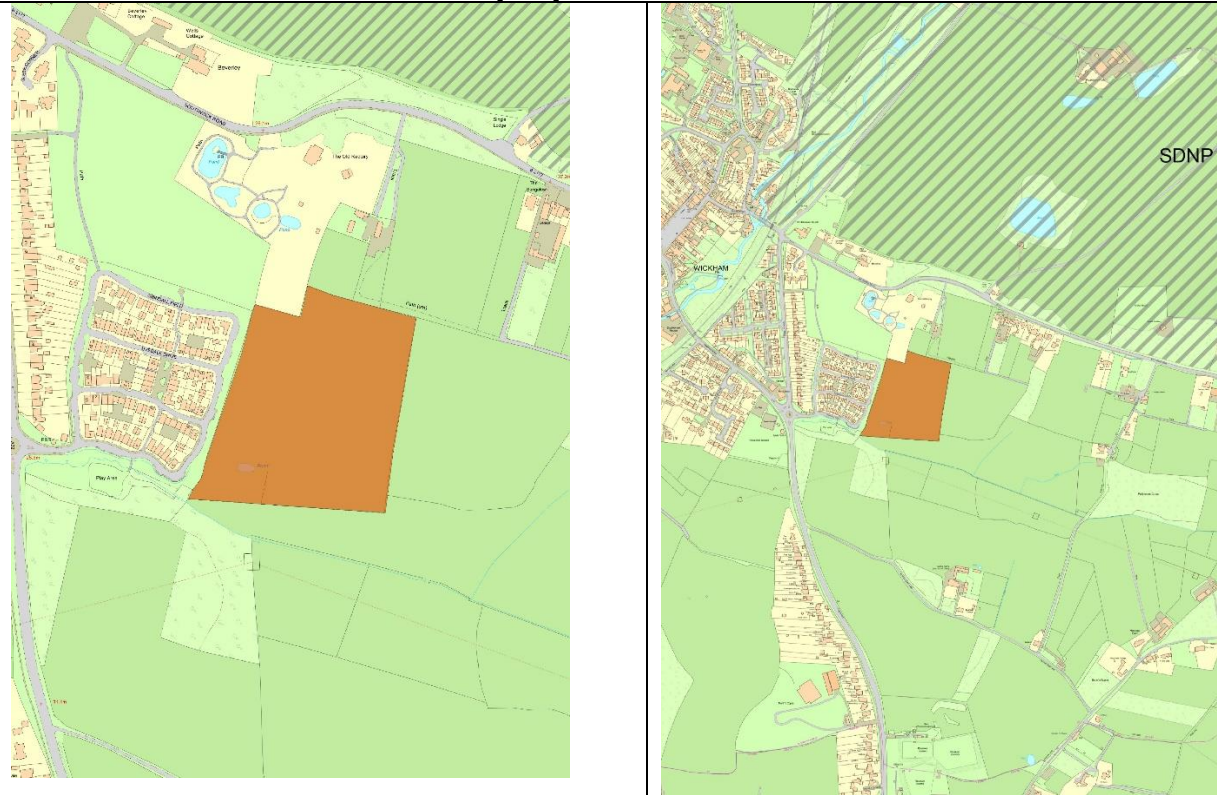
WK5 proposed modification



WK6 reg 19 (page 465 in the Local Plan)



WK6 proposed modification



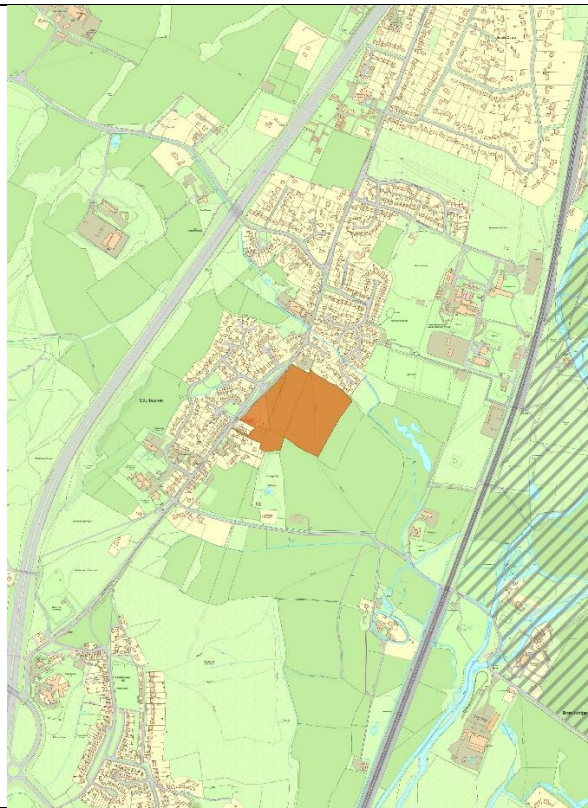
OTTERBOURNE

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															
	St 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	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			

Integrated Impact Assessment of the Winchester District Local Plan

IIA Report Addendum: Main Modifications

Winchester City Council

Final report

Prepared by LUC

November 2025

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Contents

Chapter 1	4
Approach to IIA of Main Modifications	
Introduction	4
Methodology	5
Chapter 2	14
Assessment of Main Modifications	
Findings of the IIA of Main Modifications	14
Appendix A	18
Schedule of Main Modifications with IIA implications	

Chapter 1

Approach to IIA of Main Modifications

Introduction

1.1 This IIA Addendum report presents an assessment of the implications of the Winchester District Local Plan Proposed Main Modifications for the findings of the Integrated Impact Assessment (IIA) of the Proposed Submission Local Plan (Regulation 19). This report should be read in conjunction with that IIA report.

Modifications to the Local Plan

1.2 This report assesses the Proposed Main Modifications and will be consulted on, along with the proposed amendments to the Local Plan, as part of the Main Modifications consultation.

1.3 The Main Modifications proposed by Winchester District Council incorporate changes required following the Stage 1 and Stage 2 Examination hearings, and recommendations from the Examining Inspector.

Background

1.4 Winchester City Council commissioned LUC in May 2020 to carry out an Integrated Impact Assessment (IIA), comprising Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA), as well as Habitats Regulations Assessment (HRA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA), of the new Winchester District Local Plan.

1.5 There have been five key stages in the IIA of the Local Plan to date:

- An IIA Scoping Report was prepared by the LUC on behalf of the Council in July 2020.
- An IIA Report that accompanied the Strategic Issue & Priorities was published for consultation in February 2021.
- An IIA Report that accompanied the Draft Local Plan (Regulation 18) was published for consultation in November 2022.
- An IIA Report that accompanied the Proposed Submission Local Plan (Regulation 19) was published for consultation in August 2024.

- This IIA Addendum prepared in November 2025 in relation to the proposed Main Modifications to the Local Plan.

Methodology

1.6 The approach to assessing the IIA implications of the proposed Main Modifications firstly involved considering each modification individually, as set out in the Schedule of Proposed Main Modifications. The Schedule of Main Modifications is reproduced in Appendix A of this IIA Addendum. A column was added to the schedule to record whether the proposed modification was considered likely to change the IIA findings presented in the Proposed Submission IIA Report. IIA is concerned with identifying the significant sustainability effects of a plan. The main finding, shown in bold text, for each main modification therefore focuses on whether that modification would change any of the previously reported significance ratings (see **Table 1.1** below) for the policy being modified, for example a significant negative effect in relation to a particular IIA objective would be reduced to a minor negative effect. In some instances, 'No change to IIA findings' is reported but the modification is nevertheless recorded as making the policy 'more sustainable' or 'less sustainable' because although the modification was judged insufficient to change a significance rating, it was judged to have a more minor effect on sustainability.

1.7 The IIA findings in relation to the individual Main Modifications are summarised in the main body of this report, together with a note on the findings on the separate Habitats Regulations Assessment (HRA) of the Proposed Main Modifications and any implications of these for the IIA. The report then goes on to conclude whether these would have any effect on the cumulative effects for the Local Plan as a whole and whether any changes to the indicators for monitoring the significant effects of the Local Plan are recommended.

1.8 As well as the Main Modifications, the Council also proposed additional modifications. By definition, these are changes to the submitted plan that do not materially affect the plan's policies, for example changes to improve clarity, consistency, or fix minor errors. As such they are highly unlikely to be capable of altering the significant effects identified by the IIA; LUC carried out a rapid review of the additional modifications to confirm this. The additional modifications are not considered to have a meaningful impact, and have not been reproduced in the IIA report.

IIA Framework

1.9 The assessments reported in this document used the same sustainability objectives that provided the framework for the IIA work at earlier stages of plan preparation. These are reproduced below for ease of reference.

1.10 The IIA uses colour-coded symbols to indicate the likely sustainability effects of a policy in relation to achievement of each IIA objective. **Table 1.1** shows how these symbols were applied during appraisals.

Table 1.1: Key to symbols and colour coding used in the IIA of Cannock Chase's Local Plan

Symbol	Description
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effect likely.
+	Minor positive effect likely.
+/-	Mixed minor effects likely.
++/--	Mixed significant effects likely.
-	Minor negative effect likely
--/+	Mixed significant negative and minor positive effects likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

IIA Objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030

1.11 Does/is the Local Plan/policy...?

- IIA 1.1: Promote energy efficient and water efficient design?
- IIA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)?

1.12 Greenhouse gas emissions associated with travel are covered under IIA 2.

1.13 SEA Directive Topic(s) covered: Climatic Factors, Air.

IIA Objective 2: To reduce the need to travel by private vehicle in the District and improve air quality

1.14 Does/is the Local Plan/policy...?

- IIA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling?
- IIA 2.2: Support development which is able to access town/district/local centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport?
- IIA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?

1.15 SEA Directive Topic(s) covered: Air, Human Health, Climatic Factors.

IIA Objective 3: To support the District's adaptation to unavoidable climate change

1.16 Does/is the Local Plan/policy...?

- IIA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?
- IIA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?

1.17 SEA Directive Topic(s) covered: Climatic Factors, Air.

IIA Objective 4: To improve public health and wellbeing and reduce health inequalities in the District

1.18 Does/is the Local Plan/policy...?

- IIA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?
- IIA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, public rights of way, recreation and sports facilities?

- IIA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?
- IIA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?
- IIA 4.5: Make provision for personal private outdoor space within new developments?

1.19 SEA Directive Topic(s) covered: Population, Human Health, Air.

IIA Objective 5: To support community cohesion and safety in the District

1.20 Does/is the Local Plan/policy...?

- IIA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?
- IIA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? (Note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.)
- IIA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?
- IIA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?
- IIA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?

1.21 SEA Directive Topic(s) covered: Population, Human Health.

IIA Objective 6: To provide housing of a decent standard to meet needs in the District

1.22 Does/is the Local Plan/policy...?

- IIA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period?
- IIA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?

1.23 SEA Directive Topic(s) covered: Population, Human Health, Material Assets.

IIA Objective 7: To ensure essential services and facilities and jobs in the District are accessible

1.24 Does/is the Local Plan/policy...?

- IIA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?
- IIA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation?

1.25 The different transport modes for accessing services, facilities and jobs are covered under IIA 2 above.

1.26 SEA Directive Topic(s) covered: Population, Human Health, Material Assets.

IIA Objective 8: To support the sustainable growth of the District's economy

1.27 Does/is the Local Plan/policy...?

- IIA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?
- IIA 8.2: Support the prosperity and diversification of the District's rural economy?
- IIA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPS?
- IIA 8.4: Support the vitality and viability of Winchester's Town, district and Local Centres?
- IIA 8.5: Promote the achievement of a circular [See reference 19], low carbon economy?

- IIA 8.6: Support the District's critical natural and green infrastructure assets as a means to promote the area as an attractive location for new business and to encourage growth in tourism?

1.28 SEA Directive Topic(s) covered: Population, Material Assets.

IIA Objective 9: To support the District's biodiversity and geodiversity

1.29 Does/is the Local Plan/policy...?

- IIA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including the Solent and Southampton Water and New Forest designated sites, and seek to promote measurable biodiversity net gain?
- IIA 9.2: Conserve and enhance green infrastructure and ecological networks, including not compromising future improvements in habitat connectivity?
- IIA 9.3: Support appropriate interactions for members of public with nature and limit the potential for the adverse effects of increased recreational disturbance?

1.30 SEA Directive Topic(s) covered: Biodiversity, Flora, Fauna, Human Health.

IIA Objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes

1.31 Does/is the Local Plan/policy...?

- IIA 10.1: Protect and enhance the District's sensitive and special landscapes?
- IIA 10.2: Protect and enhance the setting, views, tranquillity and dark skies of the South Downs National Park?
- IIA 10.3: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes, settlements and communities?
- IIA 10.4: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping with a scale of development appropriate to the sensitivity of the landscape?

1.32 SEA Directive Topic(s) covered: Landscape

IIA Objective 11: To conserve and enhance the District's historic environment including its setting

1.33 Does/is the Local Plan/policy...?

- IIA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?
- IIA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?
- IIA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk?
- IIA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District?
- IIA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?

1.34 SEA Directive Topic(s) covered: Cultural Heritage, Architectural and Archaeological Heritage.

IIA Objective 12: To support the efficient use of the District's resources, including land and minerals

1.35 Does/is the Local Plan/policy...?

- IIA 12.1: Promote the re-use of previously development land?
- IIA 12.2: Avoid development on the District's higher quality agricultural land?
- IIA 12.3: Promote the achievement of the waste hierarchy?
- IIA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?

1.36 SEA Directive Topic(s) covered: Soil, Material Assets.

IIA Objective 13: To protect the quality and quantity of the District's water resource

1.37 Does/is the Local Plan/policy...?

- IIA 13.1: Protect and improve the water quality across the District to promote environmental net gain, including by preventing increased phosphorus loading on the River Itchen SAC?
- IIA 13.2: Minimise inappropriate development in Source Protection Zones?
- IIA 13.3: Preserve water flows of the District's rivers, including the River Itchen?
- IIA13.4: Support development and design which would minimise the use of water in new development, including water use in line with Southern Water's Target 100 demand reduction programme as well as the recycling of greywater?

1.38 SEA Directive Topic(s) covered: Water, Biodiversity, Flora, Fauna.

IIA Objective 14: To manage and reduce flood risk from all sources

1.39 Does/is the Local Plan/policy...?

- IIA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change?
- IIA 14.2: Promote the use of SuDS and other flood resilient design?

1.40 SEA Directive Topic(s) covered: Water, Material Assets, Climatic Factors, Human Health.

Equalities Impact Assessment (EqIA)

1.41 An EqIA was carried out and presented in appendix B to the IIA report for the Proposed Submission Local Plan, setting out how the Local Plan is likely to be compatible or incompatible with the requirements of the Equalities Act 2010. The findings set out in the appendix were taken into account and highlighted within the main IIA Report in relation to sustainability objectives covering equality issues, in particular:

- IIA Objective 4: To improve public health and wellbeing and reduce health inequalities in the District
- IIA Objective 5: To support community cohesion and safety in the District

1.42 Similarly, the appraisal of Main Modifications has considered their potential effects on previously reported equality issues. Where the appraisal identified that a Main Modification would be likely to alter previously reported effects in relation to an IIA objective, the appraisal states any effect in relation to equality issues. A summary is also provided of any effects of the Main Modifications in relation to equality issues.

Chapter 2

Assessment of Main Modifications

Findings of the IIA of Main Modifications

2.1 LUC has reviewed all of the proposed Main Modifications to the draft Winchester Local Plan.

2.2 A number of the Main Modifications reduce the plan's total quantum of housing provision in Policies SP2 and H1, with corresponding reductions across the plan's three spatial areas and individual locations. While the total housing provision by the Local Plan is significantly reduced, this is as a result of changes to start date, housing land monitoring information for the year 2024-2025, and revisions to the capacity of proposed allocations SH1 and SH2. It remains the case that the total housing provision by the Local Plan meets the needs of the District in full, together with a contribution to the unmet need in neighbouring authorities. As such, these changes do not affect the findings of the IIA, only factual descriptions within the IIA of the housing provision figures.

2.3 Most of the other modifications are minor wording changes that improve clarity or update contextual information, and while some of them make the policies slightly more or less sustainable (as detailed in **Appendix A**) they do not affect the findings of the IIA.

2.4 However, a small number of modifications have resulted in changes to the IIA effects ratings previously identified for the Proposed Submission Local Plan, as outlined below.

Changes to sustainability effects of thematic policies

2.5 Policy SP3 (Development in the Countryside) has been strengthened through new requirements to avoid increasing flood risk and to assess the potential loss of the best and most versatile agricultural land. These changes result in more positive effects in relation to IIA Objective 14: Flood Risk.

2.6 Policy D6 (Brownfield Development and making the best use of land) has been amended to delete the requirement to prioritise development of previously developed land. This change results in a minor positive effect in relation to IIA Objective 6: Housing but a reduction in the policy's previously identified significant positive effect in relation to IIA Objective: 12 Natural resources to a minor positive effect.

2.7 Policy T2 (Parking for New Developments) now includes new criteria for permeable surfacing, safe and well-overlooked parking areas, and long-term maintenance. These additions enhance positive effects in relation to IIA Objective 3: Climate Adaptation and IIA Objective 14: Flood Risk (from negligible to minor positive). In contrast, amendments to Policy T3 (Prioritising Active and Sustainable Modes of Travel) have slightly reduced the strength of previously identified positive effects, as the removal of criteria for overlooked, landscaped parking and permeable surfacing weakens outcomes in relation to IIA Objective 5: Community Cohesion and Safety (from significant to minor positive) and IIA Objective 14: Flood Risk (from minor positive to negligible).

2.8 Policy NE6 (Flooding, Flood Risk and the Water Environment) has been improved by including new references to the reinforcement of water networks and the consideration of flood impacts on heritage assets. These changes result in minor positive effects in relation to IIA Objective 11: Historic Environment, while the significant positive effects identified at Proposed Submission stage in relation to IIA Objective 13: Water Resources and IIA Objective 14: Flood Risk remain.

2.9 Policy H11 (Housing for Essential Rural Workers) has been amended to include explicit reference to avoiding adverse effects on the historic environment. As a result, the negligible effect previously identified in relation to IIA Objective 11: Historic Environment is now assessed as minor positive.

Changes to sustainability effects of site allocation policies

2.10 Policy W2 (Sir John Moore Barracks) now more clearly protects the Winchester–Littleton settlement gap, strengthening IIA objective 10: Landscape and Character from uncertain negligible to uncertain minor positive.

2.11 Policy SH1 (Newlands (West of Waterlooville)) similarly improves landscape protection, strengthening the effect in relation to IIA objective 10: Landscape and Character from uncertain negligible to uncertain minor positive.

2.12 Policy KN1 (Ravenswood) now requires implementation of a Green Infrastructure Strategy with effects in relation to IIA objective 10: Landscape and Character improved to uncertain minor positive.

2.13 Deletion of Policy BW1 (The Vineyard / Tangier Lane) removes the previous site appraisal from the IIA, with the allocation no longer proceeding.

IIA implications of changes to HRA findings

2.14 Habitats Regulations Assessment (HRA) was undertaken separately to the IIA and the findings were taken into account in the IIA where relevant throughout the IIA process, for example to inform judgements about the likely effects of potential development locations on biodiversity.

2.15 LUC has prepared an HRA Addendum that assesses the implications of the Main Modifications for the previously reported HRA findings. Overall, the HRA of the proposed Modifications to the Local Plan concludes that the modifications will not alter the previous HRA conclusions, either because they do not result in significant negative changes or because they strengthen or clarify existing safeguards within policy. The HRA continues to conclude that the Local Plan (as proposed to be modified) will not result in adverse effects on the integrity of any Habitats Site, alone or in combination with other plans or projects. As such, no changes are necessary to the findings of the IIA at Proposed Submission stage, insofar as they were influenced by the findings of the HRA.

Impact on equalities

2.16 LUC has reviewed the Main Modifications to consider whether any are likely to have an effect on health inequalities or the needs of specific groups in the District, including those with protected characteristics and those in more deprived or rural areas.

2.17 The majority of the Main Modifications are not expected to alter the conclusions of the original IIA in relation to equality outcomes. A small number of potential minor changes to equalities outcomes as a result of the Main Modifications are outlined below.

2.18 Policy W9 (Bar End Depot) include amendments that require improved pedestrian connections to Winchester Town. This will have positive effects in relation to equalities because a safe, step-free footway and cycleway to Winchester Town reduces cost and access barriers to jobs, education, healthcare and services. This is beneficial in particular for disabled people, carers, low-income and unemployed residents, those in deprived/rural areas, and people across protected groups.

2.19 Within the South Hampshire Urban Areas, modifications to Policies SH1 Newlands (West of Waterlooville) and SH2 (North Whiteley) strengthen the emphasis on sustainable transport and community infrastructure. This will help improve access to everyday services and employment opportunities, particularly benefiting people

living in deprived or car-dependent areas and young and adult carers who rely on local facilities.

2.20 For Policy KN1 (Ravenswood), the new requirement for a Green Infrastructure Strategy will have positive effects in relation to equalities because providing safe, accessible local greenspace and dog-walking routes close to homes reduces cost and travel barriers and supports inclusive design that benefits people of all ages, disabled people and those with mobility aids or prams, carers, people on low incomes or benefits, those in rural or more deprived areas, and groups who may feel less safe or welcome when travelling farther afield, thereby widening everyday access to healthy outdoor activity for protected and disadvantaged groups.

2.21 In summary, while no Main Modifications are considered likely to result in significant changes to the IIA findings on equality, a small number of policies now provide stronger support for pedestrian access, sustainable transport, community infrastructure, and green infrastructure, offering minor additional benefits for vulnerable and protected groups.

Cumulative effects

2.22 The Main Modifications are not expected to change the cumulative effects which were reported at Regulation 19. Stage.

Monitoring indicators

2.23 There are no amendments proposed to the monitoring indicators within the Regulation 19 IIA Report.

Appendix A

Schedule of Main Modifications with IIA implications

Table A.1: Main Modifications to the Local Plan

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
MM1 (Foreword)	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.	To reflect the deletion of the phasing policy (Policy H2).	No change to IIA findings: this modification provides updated context in the foreword of the Local Plan and does not affect the findings of the IIA.
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	To clearly show the spatial areas	No change to IIA findings: this modification is presentational and does not affect the findings of the IIA.
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>	To reflect the latest position on Neighbourhood Development Plans	No change to IIA findings: this modification updates a graphic in the Local Plan and does not affect the findings of the IIA.
MM4 (p.12)	Equalities Impact assessment 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.	For clarification purposes	No change to IIA findings: this modification amends the wording of supporting text to provide more clarity and does not affect the findings of the IIA.
	Introduction		
MM5 (Introduction)	Update text on page 20 to reflect the deletion of the phasing policy (Policy H2) Delete criterion ii. and subsequently renumber.	To reflect the deletion of the phasing policy.	No change to IIA findings: this modification amends the wording of supporting text to

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	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.~~		reflect the deletion of a policy and does not affect the findings of the IIA.
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 ~~4,445~~ new homes... ii. The South Hampshire Urban Areas will make provision for about 5,650 ~~3,880~~ new homes... iii. The Market Towns and Rural Area will make provision for about 3,850 ~~2,675~~ new homes... 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>	For clarification purposes Consequential amendment to policy as a result of changes to overall housing provision in MM49. For clarification purposes	No change to IIA findings: this modification amends the housing provision set out within the policy. This is as a result of changes to the plan’s overall housing provision made by MM49. These changes would not affect the findings of the IIA for the reasons described under MM49.
MM7 (Policy SP3)	Strategic Policy SP3 Development in the Countryside Amend policy as follows:	Comments from the Environment Agency, Natural England, Southern Water	Change to IIA findings (more sustainable): this modification references the need to not contribute towards increased flood risk. Therefore, the negligible effect identified with relation to IIA Objective 14: Flood Risk would change to minor positive. Requirements to assess the potential loss of the best and most

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	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; 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>		versatile agricultural land will help strengthen the minor positive effect identified for IIA Objective 12: Natural Resources. Changes at point (ii) to the types of development in the countryside to which the policy applies are considered minor in the context of the IIA and do not alter its findings.

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	Carbon Neutrality and Designing for Low Carbon Infrastructure		
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 - 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	Comments from Historic England	No change to IIA findings: this modification provides additional context to the key issues of climate change. Minor wording amendments within the policy would not affect the findings of the IIA.
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	Comments from Historic England	No change to IIA findings: this modification provides additional context to the supporting text of the policy. Minor wording amendments within the policy would not affect the findings of the IIA.

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	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) Page 217	Supporting text: Amend paragraph 4.19 as follows: 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>	Comments from Historic England	No change to IIA findings: this modification provides additional context to the supporting text of the policy. Minor wording amendments within the policy provide more clarity but would not affect the findings of the IIA.

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	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 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 non-residential development</u>		

Page 219

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	v. New non-residential development (excluding conversion and change of use) should meet the ‘BREEAM Excellent’ standard or an agreed equivalent industry standard assessment process. Developers that propose a scheme to meet 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><tr><td>Requirements</td><td>Predictive Energy Modelling/ Energy Use Intensity (EUI) calculations</td></tr><tr><td>Pre-App</td><td>Modelling not required, but confirmation of how Policy CN3 will be met.</td></tr><tr><td>Outline</td><td>Typical dwellings/buildings</td></tr><tr><td>Full Planning & Reserved Matters</td><td>Representative sample of exact dwelling/building design</td></tr></table>	Requirements	Predictive Energy Modelling/ Energy Use Intensity (EUI) calculations	Pre-App	Modelling not required, but confirmation of how Policy CN3 will be met.	Outline	Typical dwellings/buildings	Full Planning & Reserved Matters	Representative sample of exact dwelling/building design		
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MM11 (Policy CN5)	Policy CN5 Renewable and Low Carbon Energy Schemes Amendment to criterion iv as follows – iv. That there are no significant adverse impacts on the significance of heritage assets (including the contribution to that significance made by their setting)	Comments from Historic England	No change to IIA findings (less sustainable): this modification slightly weakens policy protection for cultural heritage but does not affect the findings of the IIA.								
MM12 (Policy CN6)	Policy CN6 Micro Energy Generation Schemes	Comments from Historic England	No change to IIA findings (more sustainable): this modification makes clarifications to supporting text and policy HE2. The modifications have positive effects								

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Page 220	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 <u>significant</u> 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>		regarding IIA objectives Therefore 4: health and wellbeing, 9: biodiversity and geodiversity and 13: water environment because they tighten protection of the natural environment via a “no significant impact” test, add an explicit emergency plan for energy storage facilities to manage fire risk and contamination run-off. However these changes are not significant enough to alter the effects of the IIA.
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: i. The <u>community</u> energy storage facility <u>is less than 100kWh and</u> 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;	To clarify intent of the policy.	No change to IIA findings (mixed effects): this modification amends the wording of policy text to provide more clarity. It limits the scale of permitted community energy storage, thereby limiting the likely scale of associated potential positive and negative effects identified for the policy in the Reg. 19 IIA. However these changes are not significant enough to alter the effects of the IIA.

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	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.		
	High Quality Well-Designed Places and Living Well		
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 the guidance in the DfT document <i>Inclusive mobility: a guide to best practice on access to pedestrian and Transport infrastructure</i>, the Sport England Active Design Guidance and the National Grid document <i>Design Guidelines for Development near pylons and high voltage overhead power lines</i></u>	Response from National Grid Electricity Transmission, National Gas Transmission, Sport England.	No change to IIA findings: this modification provides additional context to the supporting text of the policy with regards to design guidance. The amendments would not affect the findings of the IIA.
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	To show what these arrows denote on the maps on pages 84-91 of the Plan. To clarify the level of engagement which has informed these relevant documents.	No change to IIA findings: this modification amends the wording of policy text to provide more clarity and does not affect the findings of the IIA.

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	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 –	In order to improve clarity with the wording and to make criterion ix consistent with the wording of paragraph 5.50 in the Local Plan.	
MM16 (Policy D3) Page 222	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>;	To clarify the level of engagement which has informed these relevant documents.	No change to IIA findings: this modification amends the wording of policy text to provide more clarity and does not affect the findings of the IIA.
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>;	To clarify the level of engagement which has informed these relevant documents.	No change to IIA findings: this modification amends the wording of policy text to provide more clarity and does not affect the findings of the IIA.
MM18 (Policy D5 and in the Contents page)	Policy D5 <u>Concept</u> Masterplans Pages 97 and 98 – revise title as follows – MASTERPLANS/ <u>AND</u> CONCEPT MASTERPLANS	To clarify the scope and role of Concept Masterplans and outline when they will be required.	No change to IIA findings (more sustainable): this modification makes clarifications to supporting text/information and policy D5. The addition of blue infrastructure to criterion xii would have positive effects

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	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 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 required, 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>	To improve clarity and bring policy in line with supporting text para. 5.72 Comments from the Environment Agency	regarding IIA objectives 3: Climate Adaptation, 4: Health and Wellbeing, 9: Biodiversity and Geodiversity and 10: Landscapes and Character as blue elements enhance climate resilience by supporting SuDS and the multi-functionality of blue-green networks, expand access to multifunctional open space for recreation and wellbeing, strengthen habitat connectivity and ecological networks, and elevate design/landscape quality through integrated waterscape features. However, the deletion of the management plan requirement will have negative effects regarding IIA objectives 4: health and wellbeing, 5: Community Cohesion and Safety, 7: Access to Services, Facilities and Jobs and 10: Landscapes and Character because without a post-completion management plan there is less certainty that open spaces, community facilities, and public realm will be properly maintained and managed over time. However, these changes to the policy are not considered significant enough to change their respective effects in the IIA.

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	<u>5.72a The City Council will determine whether a development site qualifies as Significant Development and requires a concept masterplan as part of any pre-application engagement.</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> <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 Masterplan</u> 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.		

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	Any ~~a~~<u>Applications</u> for significant development on sites occupied by major landowners/users should be preceded by a concept masterplan, and is which are expected to achieve the following objectives proportionate to the scale of the site and proposed development: 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.~~	Reason – requirement considered unreasonable at concept masterplan stage.	
MM19 (Policy D6) Page 225	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.	To ensure the policy is consistent with national policy to significantly boost the supply of housing.	Change to IIA findings (mixed effects): this modification removes reference to prioritising development of brownfield land. This may help greenfield development sites to come forward more quickly and enable more housing to be delivered, with potential minor positive effects in relation to IIA Objective 6: Housing , in particular. However, it also reduces the policy's previously identified significant positive effect in relation to IIA Objective: 12 Natural resources to a minor positive effect. A minor positive effect is still expected as the policy continues to expect higher densities in areas with good access to facilities and public transport.
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.~~	To delete repetition and improve clarity	No change to IIA findings: this modification amends the wording of supporting text to provide more clarity and does not affect the findings of the IIA.
MM21 (Policy D8)	Supporting text: Revise paragraph 5.90 as follows:	The reason for this is to clarify the amount of information which is required to accompany planning applications.	No change to IIA findings: this modification strengthens the wording of supporting text to provide more stringent requirements of assessing potential contamination. It would not affect the findings of the IIA.

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	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)	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 ~~e~~Control 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. <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</u>	To ensure the policy includes all relevant matters, and delete superfluous supporting text in paragraphs 5.99 and 5.100 which is not in accordance with current practice or concerns matters already dealt with in the Design Guidance.	No change to IIA findings: this modification amends the wording of the policy to provide greater clarity around signage design. However, it would not affect the findings of the IIA which identified significant positive effects with relation to IIA Objective 10: Landscape and Character, and 11: Historic Environment.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	<u>Guidance for the Control of Shopfronts and Signs. General advertising of particular goods for sale will not be permitted.</u>		
	Sustainable Transport and Active Travel		
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 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-	Comments from Hampshire County Council and Network Rail To clarify from points raised at examination	No change to IIA findings: this modification amends the wording of the policy and supporting text to provide more information about 20-minute neighbourhoods and enhancement of the rail network. However, it does not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 228	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.		
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-	To improve clarity, some of the criteria from Policy T3 have been moved to T2	Change to IIA findings (more sustainable): this modification makes clarifications to policy T2. The addition of the new criteria would have positive effects regarding IIA objectives 3: Climate Adaptation, 4: Health and Wellbeing, 5: Community Cohesion and Safety, 10: Landscapes and Character, 13: Water Resources and 14: Flood Risk as requiring overlooked, well-landscaped and safely designed parking with long-term maintenance plans improves everyday safety, comfort and social interaction while enhancing townscape quality; and specifying permeable, context-appropriate surfacing reduces polluted runoff, supports SuDS and urban cooling, and lowers flood risk. Criterion v and vii are not expected

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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> <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.		to be significant enough to affect the findings of the IIA, however, criterion vi will strengthen the effects regarding IIA objectives 3 and 14 from negligible to minor positive as it aids in the mitigation of flooding. N.B. Some of the positive effects identified in relation to the modifications to policy T2 net off against negative effects identified (below) in relation to modifications to policy T3, where they relate to criteria that have been moved from one policy to the other.
MM25 (Policy T3) Page 229	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>	Deleted criteria have been moved to T2 or T4. To clarify from points raised at examination	Change to IIA findings (less sustainable): this modification makes clarifications to supporting text and policy T3. The removal of criteria would have negative effects regarding IIA objectives 1: Climate Change Mitigation 2: Transport and Air Quality, 3: Climate Adaptation, 4: Health and Wellbeing, 5: Community Cohesion and Safety, 10: Landscape and Character, 13: Water Resources and 14: Flood Risk, though the changes to the policy are largely not significant enough to affect the majority of these objectives effects of the IIA findings. However, the edited policy drops the explicit requirements for overlooked, landscaped, safe parking areas and a long-term maintenance plan, so benefits for everyday safety, surveillance and informal interaction are weaker than before, which will change the significant positive effect regarding IIA objective 5 to a minor positive effect. In addition, the edited policy removes the requirement for permeable parking surfaces, so it no longer directly supports SuDS or surface-water flood management, therefore changing the minor positive effect regarding IIA objective 14 to a negligible effect.

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M26 Policy T4)	~~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.~~		N.B. Some of the positive effects identified in relation to the modifications to policy T2 (above) net off against negative effects identified in relation to modifications to policy T3, where they relate to criteria that have been moved from one policy to the other.
	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; 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>	To improve clarity, some of the criteria from Policy T3 have been moved to T4	No change to IIA findings: this modification amends the wording of the policy to provide more clarity around parking provision. However, it does not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	~~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.		
	Biodiversity and the Natural Environment		
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 – 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 -	Comments from Historic England, the Environment Agency, and Hampshire County Council To reflect the deletion of the phasing policy.	No change to IIA findings: this modification amends the wording of the supporting text and policy to make reference to the Hampshire Local Nature Recovery Strategy and offsite mitigation. However, it does not affect the findings of the IIA which identified significant positive effects with relation to IIA objective 9: Biodiversity and Geodiversity.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 the proposed mitigation is deliverable and effective; and		
MM28 (Policy NE2) Page 232	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.	To improve the clarity of the criterion.	No change to IIA findings: this modification amends the wording of policy text to provide more clarity and does not affect the findings of the IIA.
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.	Comments from Hampshire County Council and HIWWT. To ensure clarity.	No change to IIA findings (more sustainable): this modification amends the wording of supporting text to provide more clarity with regards to open space and sports facilities and does not affect the findings of the IIA. It also supports partnership working to provide additional SANG, which reinforces the minor positive effect already identified by the Reg. 19 IIA for the policy in relation to IIA Objective 9: Biodiversity and geodiversity.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 233	<u>The Council will seek to enhance and improve the quality of existing open spaces particularly where deficiencies 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: ~~1.0 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); • 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,	Comments from Historic England and Natural England. For clarity and effectiveness.	No change to IIA findings: this modification amends the wording of supporting text and policy to provide more clarity. However, it does not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 infrastructure network identified at a district and sub district level, including strategic blue and green corridors and spaces, as illustrated on Map 9 <u>and as shown on the Policies Map</u>, 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;		

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Page 235	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; • 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.		
	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	Update in response to the HRA Addendum and comments from Natural England and Nature Space. Recommendations in the HRA on the draft Proposed Modifications	No change to IIA findings: this modification amends the wording of supporting text and the policy to provide more clarity with relation to mitigation of designated sites and great crested newt licensing. However, it does not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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, including a strategic assessment of the Plan to consider potential impacts from air quality. 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 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</u> mitigated ~~by contributing or~~ <u>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		

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 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) Page 237	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	Comments from Southern Water, Historic England and the Environment Agency	Change to IIA findings (more sustainable): this modification provides additional information within the supporting text and policy text about the reinforcement of water networks and floodplain storage capacity. The supporting text also provides further detail with regards to the impact of flooding on historic environment. The negligible effects identified with relation to IIA Objective 11: Historic Environment would increase to minor positive. Effects on water resources and flood risk would remain significant positive.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	Flooding, Flood Risk and the Water Environment 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)	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. <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>	To improve clarity and to align the wording of Policy NE7 with the PUSH guidance.	No change to IIA findings: this modification amends the wording of the policy to provide more clarity. However, it does not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
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 The South Downs National Park is an International Dark Sky Reserve. The adopted South Downs National Park <u>Local</u> Plan identifies a dark sky core and buffer and transition zones. Development proposals <u>that are</u> ~~in close proximity to~~ <u>within the setting of</u> the National Park and include significant <u>proposals for</u> 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 <u>Local</u> Plan is supported by assessments of landscape character and tranquillity. Policy NE8	Comments from South Downs National Park Authority To improve the clarity. Comments from SDNPA.	No change to IIA findings: this modification amends the wording of the policy and its supporting text to reference to the setting of the South Downs National Park. However, it does not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 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.	To improve the clarity.	
MM35 (Policy NE10) Page 240	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 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>	Comments from Hampshire County Council	No change to IIA findings: this modification amends the wording of supporting text. However, it does not affect the findings of the IIA.
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	Paragraphs not specifically related to policy NE12 For clarification	No change to IIA findings: this modification slightly amends the wording of policy text. However, it does not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 241	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 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.		
	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.	Comments from Natural England Identified by the Council in the MIQ's for clarity and effectiveness/ completeness	No change to IIA findings: this modification amends the wording of the policy and its supporting text to provide more clarity around nutrient neutrality. However, it does not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 242	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 party mitigation schemes are provided on the Council’s website¹.</u>	To clarify how mitigation can be achieved	
	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>	To signpost people to where they can locate additional information.	
	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:	To improve the clarity.	

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

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 243	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> • <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	To provide an update situation regarding the Local Nature Recovery Strategy.	
		To provide clarity.	
		To provide clarity.	
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	Update in response to the HRA Addendum and comments from Natural England and the Environment Agency.	No change to IIA findings: this modification amends the wording of the policy and its supporting text to provide additional information about ecological surveys, watercourse buffer zones and flood risk management. However, the changes do not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 minimum 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: 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		

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 do not require project level HRA but <u>and if identified</u> mitigation / compensation should be provided in line with the SWBGS.		
	The Historic Environment		
MM39 (Policy HE1) Page 245	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.	Comments from Historic England	No change to IIA findings: this modification amends the wording of policy text slightly but does not affect the findings of the IIA.
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, <u>including any contribution made by their settings,</u> 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 <u>(including any contribution to significance made by and/or their settings),</u> 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 <u>directly</u>~~	Comments from Historic England To improve clarity	No change to IIA findings (more sustainable): this modification makes clarifications to supporting text and policy HE2. The new policy requirements have positive effects particularly regarding IIA objective 11: Historic environment, strengthening the positive effect, as it explicitly requires assessing the contribution of setting to significance and mandates a detailed, evidenced schedule of works for assets on the Buildings/Heritage at Risk registers, making conservation obligations clearer, more enforceable, and more likely to deliver enhancement and removal from risk. However, the effect was assessed at Reg. 19 as significant positive and so cannot be strengthened further. Therefore wording

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	~~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. <u>improve the condition of those buildings/structures.</u> <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>		amendments within the policy would not affect the findings of the IIA.
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....'	Result of hearing session	No change to IIA findings: this modification amends the wording of footnote 1 slightly but does not affect the findings of the IIA.
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 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</u>	Comments from Historic England	No change to IIA findings: this modification makes clarifications to supporting text and policy HE6. Wording amendments to the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 247	<u>its setting.</u> Applications which affect, or may affect, a non- designated ~~heritage~~ archaeological asset that is potentially of national importance will be required to provide 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 <u>firstly</u> avoid <u>harm and if unavoidable to</u> ~~and~~ minimise harm. The Winchester City Council Archaeological Advisor / Archaeologist should be consulted on proposals that have the potential to affect either type of asset to determine what evidence would be required. Applications will be determined also in accordance with Policy HE3 on designated heritage assets. ~~Additionally, proposals should take a positive approach to archaeology, by avoiding locating development on sensitive areas and designing development that responds positively to the significance of archaeological features, including their settings.~~		
		Further changes from Historic England in their hearing statement	
MM43 (Policy HE7)	Policy HE7 Non-designated Archaeological Assets Amend policy as follows: ~~In addition to the policies that apply to all heritage assets and non-designated heritage assets, the following also applies.~~ Development proposals should be supported by proportionate evidence describing the significance of any archaeological assets affected, including any contribution made by their settings. Where a development site includes or has the potential to include archaeological assets, early discussions will need to take place with the Council/archaeological advisor. A desk-based assessment and, where necessary the results of a field evaluation (conducted by a suitably qualified archaeological organisation), must be submitted to the local planning authority. Where development affecting archaeological assets is permitted, developers will be required to	Comments from Historic England	No change to IIA findings: this modification makes edits to policy HE7, primarily removing a duplicated paragraph. Wording amendments to the policy would therefore not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	record and advance understanding of any assets to be lost (wholly or 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. ~~Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or 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) Page 248	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.	Proposed modifications as a result of further Historic England suggested changes.	No change to IIA findings: this modification makes edits to the order of points in policy HE9 and minor wording amendments. Wording amendments to the policy would therefore not affect the findings of the IIA.
MM45 (Policy HE10)	Policy HE10 Development in Conservation Areas Amend first paragraph of policy and criterion viii as follows:	Proposed Modifications as a result of discussions at the hearing session	No change to IIA findings: this modification makes clarifications to policy HE10. Wording amendments to the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 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) Page 249	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>	Proposed Modification as result of discussions at the hearing session	No change to IIA findings: this modification makes clarifications to policy HE11. Wording amendments to the policy would not affect the findings of the IIA.
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).~~	Comments from Historic England. Further comments from Historic England in their hearing statement	No change to IIA findings: this modification makes clarifications to policy HE12. Wording amendments to the policy would not affect the findings of the IIA.
MM48 (Policy HE14)	Policy HE14 Improvements or Alterations to Improve the Energy Efficiency of Historic <u>Heritage</u> Assets Amend policy as follows:	To address a point of consistency Comments from Historic England	No change to IIA findings (more sustainable): this modification makes clarifications to supporting text and policy HE14. The new policy requirements have

Page 251

Proposed Modification Ref	Proposed Modification			Reason for Modification	Does it affect IIA findings?	
	2021-2022	6661	666 x 1 = 666	To set out revised figures for housing requirements, supply and unmet needs allowance as a result of changes to align the Plan's housing requirement with the latest calculation of Local Housing Need (2024), housing land monitoring information for the year 2024-2025, and revisions to the capacity of proposed allocations SH1 and SH2.		
	2022-2023	707	707 x 1 = 707			
	2023-2024	691	691 x 1 = 691			
	2024-2040	676	676 x 16 = 10,816			
	Revise paragraphs 9.15 and 9.18 as follows –					
	9.15 The Standard Method need is therefore currently ~~13,565~~ 10,816 dwellings for the district over the ~~Local Plan~~ period to 2040 (see Table H1 -bottom left)...					
	9.18 There are a large number of sites which already have consent for residential development, some of which have been completed since the ~~start of the Local Plan period (2020-2023)~~ 2024 , or which are allocated by the existing Local Plan but have not yet been developed.					
	Revise Table H2 as follows -					
	Winchester District Housing Need		Winchester District Housing Provision			
	Standard Method need for Plan period- ~~2020~~ 2024 - 2040 (see Table H1)	~~13,565~~ 10,816	Completions since ~~start of Local Plan period (2020-2023)~~ 2024-2025)			~~3,170~~ 834
Unmet Needs Allowance (for unmet need in neighbouring authorities)	~~1,900~~ 495**	Outstanding planning permissions	~~6,780~~ 5,186			
		Other Commitments (~~previous Local Plans incl. SDNP~~)	~~745~~ 579			
		Windfall development	~~1,895~~ 1,495			
		Additional allocations made in this Local Plan	~~2,875~~ 2,905			

Page 252

Proposed Modification Ref	Proposed Modification				Reason for Modification	Does it affect IIA findings?
			<u>SDNP completions, permissions and windfall</u>	<u>312</u>		
	Total District Housing Requirement	~~15,465*~~ <u>11,311*</u>	Total District Housing Provision*	~~15,465~~ <u>11,311</u>		
* Includes approximately ~~350~~ <u>312</u> dwellings within the South Downs National Park part of Winchester district. <u>** It has been agreed that to reflect the total unmet need in the housing market area would necessitate the following:</u> <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 ~~1,900~~495 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 – 9.20 Table H2 shows that sufficient housing provision is proposed to meet the Winchester district housing requirement, which includes an estimated ~~350~~<u>312</u> dwellings within the South Downs National Park part of the district and an unmet needs allowance of ~~1,900~~ <u>495</u> 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~~ <u>312</u> in the South Downs National Park part of the district) is ~~15,115~~ <u>10,999</u> dwellings. Some ~~64%~~ <u>53%</u> of the district requirement is met by dwellings that have either been completed or which already have planning consent. A further ~~12%~~ <u>13%</u> are expected from windfall development <u>2024-2040</u> and this is based on cautious assumptions derived from the Assessment of Windfall Trends and Potential 2021. Therefore, less than ~~25%~~ <u>34%</u> 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						To update all figures as a result of the changes to Table H2.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 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 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 –	Policy H2 would not accord with national policy to significantly boost the supply of housing. To reflect changes in policy H2 under MM49. Revised trajectory chart and table incorporated in this MM to comply with the requirement in the NPPF that strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period. The trajectory is set out in Appendix 5 to the Main modifications document. To align the Plan's housing	No change to IIA findings: this modification makes clarifications to supporting text. Wording amendments to the supporting text would not affect the findings of the IIA.

Page 254

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?												
	9.25 The NPPF expects that at least 10% of the housing requirement (about 1,514 1,130 dwellings) should be provided on sites no larger than 1 hectare. In Winchester about ~~45~~40% of the Local Plan housing requirement will be provided on three strategic scale sites ~~over the Plan period 2024-2040~~. 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 ~~46~~17% of the Local Plan housing requirement. Revise Table H3 as follows – <table><tr><td>Expected source of small sites</td><td>Dwellings</td></tr><tr><td>Completions ~~2020-2023~~ 2024-2025 (sites under 10 dwellings)</td><td>~~388~~70</td></tr><tr><td>Planning consents at April 2023~~5~~ (sites under 10 dwellings)</td><td>~~283~~291</td></tr><tr><td>Windfall allowance (all assumed to be sites under 1ha.)</td><td>~~1,725~~ 1,495</td></tr><tr><td>Local Plan allocations under 1ha. (Policy W3 and CC4 only)</td><td>40</td></tr><tr><td>Local Plan Area Total</td><td>~~2,436~~1,896</td></tr></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	requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-2025 and permissions as at 1 April 2025.	
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														

Proposed Modification Ref	Proposed Modification		Reason for Modification	Does it affect IIA findings?
	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			

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?																																
	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) - Strategic Policy H2 Housing Phasing and Supply • CC2 — Colden Common Farm, Colden Common (45 dwellings) • CC3 — Land at Main Road, Colden Common (35 dwellings) • CC4 — Land adj 85 Church Lane, Colden Common (10 dwellings) • DEN1 — Denmead Neighbourhood Plan, Denmead (100 dwellings) • WK5 — Mill Lane, Wickham (40 dwellings) • WK6 — Southwick Road / School Road, Wickham (60 dwellings) • OT01 — Land East of Main Road, Otterbourne (55 dwellings) • SW01 — Land at West Hill Road North, South Wonston (40 dwellings) • SU01 — Brightlands, Sutton Scotney (60 dwellings)																																		
MM51 Policy H3)	Strategic Policy H3 Spatial Housing Distribution Amend housing provision figures in the table as follows: <table><tr><td>Spatial Area</td><td>Settlements / Area</td><td>Housing Provision</td><td>New Allocations Proposed</td></tr><tr><td>Winchester Town</td><td></td><td>5,6404,445</td><td>1,410</td></tr><tr><td></td><td>Winchester</td><td></td><td></td></tr><tr><td>South Hampshire Urban Areas</td><td></td><td>5,6503,880</td><td>500 530</td></tr><tr><td></td><td>Newlands (West of Waterlooville)</td><td></td><td></td></tr><tr><td></td><td>Whiteley</td><td></td><td></td></tr><tr><td></td><td>Botley</td><td></td><td></td></tr><tr><td>Market Towns and Rural Area</td><td></td><td>3,8252,675</td><td>965</td></tr></table>	Spatial Area	Settlements / Area	Housing Provision	New Allocations Proposed	Winchester Town		5,640 4,445	1,410		Winchester			South Hampshire Urban Areas		5,650 3,880	500 530		Newlands (West of Waterlooville)				Whiteley				Botley			Market Towns and Rural Area		3,825 2,675	965	To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a	No change to IIA findings: this modification makes amendments to housing provision figures, which will not affect the findings of the IIA for the reasons described in relation to MM49.
Spatial Area	Settlements / Area	Housing Provision	New Allocations Proposed																																
Winchester Town		5,640 4,445	1,410																																
	Winchester																																		
South Hampshire Urban Areas		5,650 3,880	500 530																																
	Newlands (West of Waterlooville)																																		
	Whiteley																																		
	Botley																																		
Market Towns and Rural Area		3,825 2,675	965																																

Proposed Modification Ref	Proposed Modification				Reason for Modification	Does it affect IIA findings?
Page 257		Market Towns:	~~1,375~~ 850	200		
		Bishops Waltham New Alresford				
		Larger Rural Settlements:	~~4,570~~ 880	~~610~~ 410		
		Colden Common Denmead Kings Worthy Swanmore Wickham				
		Intermediate Rural Settlements:	~~360~~ 340	155		
		Hursley Otterbourne South Wonston Sutton Scotney Waltham Chase				
		Remining rural Area	~~520~~ 605	~~0~~ 200		
	Winchester District		~~15,115~~ 11,000	~~2,875~~ 2,905		
MM52 (Policy H6)	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				To clarify the circumstances in which the Council envisages the review of costs set out in the third paragraph of Policy H6 will be undertaken. To ensure the Policy is in line with paragraph 9.42 of the supporting text.	No change to IIA findings: this modification makes clarifications to supporting text and policy H6. Wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 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) Page 258	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;	Reason – to provide clarity on what is meant by the local area when considering needs. For clarification in response to Reg 19 comment from English Rural Housing Association.	No change to IIA findings: this modification makes clarifications to supporting text and policy H7. Wording amendments within the policy would not affect the findings of the IIA.
MM54 (Policy H9)	Supporting text: Proposed new paragraph to follow 9.67 – 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.	Reason – to clarify how proposals relating to boarding schools will be addressed	No change to IIA findings: this modification makes clarifications to supporting text and policy H9. Wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	Policy H9 Purpose built student accommodation (PBSA) Proposed new modification to Policy H9 on page 238 of the Plan as follows – Deletion of criterion v and consequential renumbering of remaining criteria accordingly.	The reason for this is to improve the clarity of the policy and avoid unnecessary duplication.	
Page 259 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 for a period of twelve months, 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. Policy H10 Houses in Multiple Occupation (HMOs) Amend criterion iii as follows - iii. Would not be detrimental to the amenities of nearby residents, or the overall character and amenity of the surrounding area.	Reason – to provide clarity on the expected period of marketing. Post-consultation comments from Historic England	No change to IIA findings: this modification amends the wording of policy text to improve clarity but does not affect the findings of the IIA.
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 or historic environment and biodiversity.	Post-consultation comments from Historic England	More sustainable (change to IIA effect score): this modification amends the wording of policy text to include reference to avoiding adverse effects on the historic environment. Therefore, the negligible effect identified for IIA Objective 11: Historic Environment will change to minor positive.
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 (including the or setting) of	Post-consultation comments from Historic England	No change to IIA findings: this modification slightly amends the wording of the policy text but does not affect the findings of the IIA.

Page 260

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?																					
	heritage assets or biodiversity interests;																							
MM58 (Policy H13)	Policy H13 Safeguarding Traveller Sites Add footnote as follows - <u>*Site reference numbers relate to sites included in the 2016 Gypsy and Traveller Accommodation Needs Assessment. Sites without a reference number have been permitted since the publication of this document.</u>	For clarification purposes	No change to IIA findings: this modification includes a new footnote for the purposes of clarity but does not affect the findings of the IIA.																					
	Creating a vibrant economy																							
MM59 (Policy E1)	Supporting text: Amend paragraph 10.13 and Table B as follows: 10.13 The economic strategy of the local plan has been informed by an updated employment land study; the Employment and Town Centre Uses Study 2024 (ETCUS). The main findings of this study regarding future needs for employment land are set out below: • Additional employment land need 2022-2040 of between 27.6ha – ~~37.8~~38.9ha for the Winchester Plan area. • The current identified supply suggests sufficient land to meet identified needs. • No need for large warehousing or logistics sites, but localised needs for mid-sized units, with flexibility between B2/B8 uses. • Rural areas are an important contribution to supply, development is coming forward, no justification to change current approach. Table B: Allocated Sites and Estimated employment land (p.263) <table><tr><th>Site name and notes</th><th>Total area of site (ha)</th><th>Estimated amount of employment land (ha)</th></tr><tr><td>Bushfield Camp (Policy W5)</td><td>20.0</td><td>11.8</td></tr><tr><td>Central Winchester Regeneration (Policy W7)</td><td>4.5</td><td>1.0</td></tr><tr><td>Solent Business Park (Policy SH4)</td><td>4.0</td><td>~~4.0~~2.0</td></tr><tr><td>Tollgate Sawmill (Policy BW3)</td><td>2.2</td><td>2.2</td></tr><tr><td>Morgan’s Yard (Policy WC1)</td><td>2.8</td><td>0.18</td></tr><tr><td>Total</td><td>33.2</td><td>~~49.18~~17.18</td></tr></table> Amend paragraph 10.17 and Table C as follows: 10.17 Therefore, in total the Plan makes provision for an estimated 39.36ha of employment land, against an identified need of 27.6ha – ~~37.8~~38.9ha.	Site name and notes	Total area of site (ha)	Estimated amount of employment land (ha)	Bushfield Camp (Policy W5)	20.0	11.8	Central Winchester Regeneration (Policy W7)	4.5	1.0	Solent Business Park (Policy SH4)	4.0	~~4.0~~ 2.0	Tollgate Sawmill (Policy BW3)	2.2	2.2	Morgan’s Yard (Policy WC1)	2.8	0.18	Total	33.2	~~49.18~~ 17.18	To correct typographical errors. Consequential amendment following Proposed Modification to policy SH4, increasing the flexibility to the type of uses proposed.	No change to IIA findings: this modification makes clarifications to supporting text. Wording amendments to the supporting text would not affect the findings of the IIA.
Site name and notes	Total area of site (ha)	Estimated amount of employment land (ha)																						
Bushfield Camp (Policy W5)	20.0	11.8																						
Central Winchester Regeneration (Policy W7)	4.5	1.0																						
Solent Business Park (Policy SH4)	4.0	~~4.0~~ 2.0																						
Tollgate Sawmill (Policy BW3)	2.2	2.2																						
Morgan’s Yard (Policy WC1)	2.8	0.18																						
Total	33.2	~~49.18~~ 17.18																						

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?																							
	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>~~37.8~~ 38.9</td></tr><tr><td>Supply – current expectations of uses where known</td><td>~~17.29~~ 13.29</td><td>0.28</td><td>~~17.57~~ 13.57</td></tr><tr><td>Supply – sites with no particular prescription</td><td>~~21.79~~ 23.79</td><td></td><td>~~21.79~~ 23.79</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		
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																							
MM60 (Policy E2) Page 561	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.	To ensure the policy is clear and unambiguous.	No change to IIA findings: this modification makes clarifications to policy E2. Wording amendments within the policy would not affect the findings of the IIA.																							
MM61 (Policy E3)	Supporting text: Amend 10.54 as follows: 10.54 The detailed capacity findings are set out below – <table><tr><th colspan="4">Retail Capacity up to 2040 (sqm net sales area) Employment and Town Centre Uses Study 2024</th></tr><tr><td>Retail Capacity</td><td>2020 RTCUS 2029</td><td>2024 ETCUS 2034</td><td>2020 &/or 2024 Study 2040</td></tr><tr><td>Convenience</td><td>~~507~~ 516</td><td>~~516~~ 507</td><td>395</td></tr><tr><td>Comparison</td><td>~~906~~ 1,401</td><td>~~1,401~~ 906</td><td>741</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	Convenience	~~507~~ 516	~~516~~ 507	395	Comparison	~~906~~ 1,401	~~1,401~~ 906	741	Correction of typographical errors for clarification	No change to IIA findings: this modification edits the table providing supporting information regarding retail capacity. The amendments would not affect the findings of the IIA.							
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																							
Convenience	~~507~~ 516	~~516~~ 507	395																							
Comparison	~~906~~ 1,401	~~1,401~~ 906	741																							
MM62 (Policy E5)	Supporting text: Amend paragraph 10.93 as follows – 10.93 Employment uses are defined as office, industrial and some sui-generis other uses that are employment and business-led, as set out in Policy E5 below. It is recognised that there are also a large number of other activities that generate employment that do not fall within this definition. These activities also make a large contribution to the economy of the district and they will be considered in	To recognise that it may be appropriate for this policy to apply to some other uses that are not sui generis.	No change to IIA findings: this modification makes clarifications to supporting text and policy E5. Wording amendments within the policy would not affect the findings of the IIA.																							

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 262	relation the principles set out within Strategic Policy E1. Amend paragraph 10.96 as follows - 10.96 ~~Sui generis uses are uses that do not fall within any specified use class.~~ Whether a particular proposal that is sui generis not within use classes E~~g~~ and B2-B8 will fall within the terms of this policy will ~~therefore~~ need to be considered on a case-by-case basis. Some activities that are specifically referred to in the legislation as being sui generis, that would fall within the terms of this policy however, are - scrap yards and car breakers yards, fuel stations, car sales sites, retail warehouse clubs and mineral storage and distribution sites. Policy E5 Enhancing Employment Opportunities Amend second paragraph of Policy E5 as follows – <u>For the purposes of this policy,</u> ~~E~~employment uses are considered to be the following: Amend criterion iii of Policy E5 as follows – 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.~~	Criterion vi is unnecessary and potentially reduces the clarity and effectiveness of the policy.	No change to IIA findings: this modification makes clarifications to policy E6. Wording amendments within the policy would not affect the findings of the IIA.
	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> ~~P~~proposals 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	For clarification purposes	No change to IIA findings: this modification makes clarifications to policy E7. Wording amendments within the policy would not affect the findings of the IIA.

Page 26 of 30

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?																
	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> As 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>																		
MM65 (Policy E8)	Supporting text Amend paragraph 10.135 as follows: 10.135 <u>Any proposals for new shops, pubs, arts and cultural services and facilities that serve more than a local catchment and attract visiting members of the public 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.	To make it clear that this paragraph is talking about new shops, pubs and cultural services in respect of local services facilities	No change to IIA findings: this modification makes clarifications to supporting text. Wording amendments to the supporting text would not affect the findings of the IIA.																
	Winchester Site Allocations																		
MM66 (Development Allocations Winchester)	Winchester Site Allocations Replace table on page 307 <table><tr><th>Winchester Town Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net completions in or adjoining settlements ~~(2020—2023)~~(2024-2025)</td><td>879124</td></tr><tr><td>Outstanding permissions (at ~~2023~~2025) (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>45411,324</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></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)	4541 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		No change to IIA findings: this modification edits the table providing supporting information regarding Winchester Town housing sources. The reduction in the total housing provision would not affect the findings of the IIA for the reasons described at MM49.
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																		
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Student Accommodation (dwelling equivalents)	200																		
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New Local Plan allocation (Policy W3, St Peter's Car Park)	30																		

Proposed Modification Ref	Proposed Modification			Reason for Modification	Does it affect IIA findings?											
	<table><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><tr><td>Total Provision 2020 – 2040 <u>2024-2040</u></td><td><u>56434,446</u></td></tr></table>			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	Total Provision 2020 – 2040 <u>2024-2040</u>	<u>56434,446</u>			
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															
Total Provision 2020 – 2040 <u>2024-2040</u>	<u>56434,446</u>															
MM67 (Policy W1) Page 264	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>			Comment from Environment Agency and Southern Water	No change to IIA findings: this modification makes clarifications to supporting text and policy W1. Wording amendments within the policy would not affect the findings of the IIA.											
MM68 (Policy W2)	Supporting text: Delete and replace text on page 313 as follows: Allocated Uses: i) <u>Residential led m</u>Mixed use₁ and ii) <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:			Comments from DIO/Avison Young, ICB and Historic England Discussion with HCC Highways following comments from DIO/Avison Young. To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.	More sustainable (change to IIA effect score): this modification makes clarifications to supporting text and policy W2. New criterion iii with have positive effects regarding IIA objective 10: Landscape as retaining the “generally open and undeveloped” settlement gap helps protect sensitive landscapes, conserve the distinct identities of Winchester and Littleton, and ensure development remains high-quality and appropriately scaled at the settlement boundary. This will strengthen the											

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	~~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: 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. 12.29 Park & Ride facility 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 a need to reduce city centre traffic by increasing the number of Park & Ride facilities with a particular need to provide a car park on Park & Ride to the north side of the city. In order to meet this need, there is an ~~opportunity requirement~~, as part of the comprehensive redevelopment of this site, to provide approximately 850 spaces within the masterplan for a Park & Ride facility. <u>The Park & Ride facility at the SJM Barracks site would need to demonstrate its relationship with the Kings Barton 200 space Park & Ride Light site that is located on the opposite side of Andover Road (Policy W1).</u> ~~This would be in addition to the Kings Barton 200 space Park & Ride Light site that is located on the opposite side of Andover Road which would need to be operationally connected to the Park & Ride facility at the Sir John Moore Barracks site (Policy W4)~~ The scale and location of the Park & Ride facility should be considered as part of the master planning process <u>with full details 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. Policy W2		uncertain negligible effect to an uncertain minor positive effect.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	Sir John Moore Barracks 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; 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		

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 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		

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Page 268	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</u> ~~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~~ <u>should include the provision of charging points and cycle parking that</u> should be determined through the master planning process and <u>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 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 –	Comments from Historic England and the Environment Agency To assist with clarification.	No change to IIA findings (change in sustainability): this modification makes clarifications to supporting text and policy W3. The addition to criterion x may result in positive effects regarding IIA objective 13: Water resources, though this is not significant enough to strengthen the effect from a negligible effect. The deletion of criterion iv would have negative effects in relation to IIA objectives 2: Travel and Air Quality, 7: Services and Facilities and 8: Economy, though this is not significant enough to change their effects in the IIA. Overall, wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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)	Supporting text: 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 <u>Barton Meadows</u> Nature Reserve, the <u>development should</u> scope to enhance <u>the integrity of</u> the Reserve and manage access <u>so as to achieve this and to divert pressure from Barton Meadows Nature Reserve</u>. ~~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;~~	Comments from HIWWT, HCC, ICB and Natural England. Recommendations in the HRA on the draft Proposed Modifications. To reflect the deletion of phasing policy (Policy H4).	No change to IIA findings: this modification makes clarifications to supporting text/information and policy W4. Wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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.		
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 development of the land therefore has ~~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~~	Comments from SDNPA, Natural England and Southern Water. Recommendations in the HRA on the draft Proposed Modifications. Agreement with Natural England in the Updated Statement of Common Ground.	No change to IIA findings (change in sustainability): this modification makes clarifications to supporting text/information and policy W5. New criterion xix would result in positive effects regarding IIA objective 13: Water resources, though this is not sufficient to strengthen the effect from a negligible effect, particularly as the HRA of Main Modifications has concluded this modification is not required to avoid adverse effects on the integrity of River Itchen SAC. The deletion of criterion xv would result in negative effects regarding IIA objectives 2: Travel and Air Quality, 4: Health and Wellbeing, 9: Biodiversity and Geodiversity and 13: Water Resources. This is not a significant enough change to the policy to result in changes to any of these effects, particularly as the HRA of Main Modifications has concluded that the deleted policy wording is not required to avoid adverse effects on the integrity of River Itchen SAC. Overall, wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	~~followed by local Air Quality modelling where required;~~ <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>	Comments from SDNPA and Southern Water and to assist with clarification.	No change to IIA findings (more sustainable): this modification makes clarifications to supporting text/information and policy W6. New criterion vii would result in positive effects regarding IIA objective 13: Water resources, though this is not significant to strengthen the Reg. 19 effect from a negligible effect. Overall wording amendments within the policy would not affect the findings of the IIA.
MM73 (Policy W7)	Policy W7 Central Winchester Regeneration Amend criterion i and delete criterion ii (renumber the other criterion accordingly).	Comment from ICB and the Environment Agency.	No change to IIA findings: this modification makes clarifications to supporting text/information and policy W8. Wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 272	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;	To assist with clarification and consistency with the wording of other criterion.	
	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 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 –	Comments from Historic England and ICB. To assist with clarification.	No change to IIA findings: this modification makes clarifications to supporting text/information and policy W8. Wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	x. The proposals consider and address the need provision of infrastructure needed to make the development acceptable in planning terms together with for education provision (Primary and Secondary) to meet the needs of 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>	Comment from SDNPA And Criterion was incorrectly omitted from the Reg 19 LP.	No change to IIA findings (more sustainable): this modification makes clarifications to supporting text/information and policy W9. New criterion vii would have positive effects regarding IIA objectives IIA2: Travel and Air Quality, IIA4: Health and Wellbeing, IIA7: Services and Facilities and IIA8: Economy, however these are not considered significant enough to change their respective effects in the IIA. The new requirement will also have positive effects in relation to equalities because a safe, step-free footway and cycleway to Winchester Town reduces cost and access barriers to jobs, education, healthcare and services. This is beneficial in particular for disabled people, carers, low-income and unemployed residents, those in deprived/rural areas, and people across protected groups.
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: 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 as well as the 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.	Comments from SDNPA, Historic England, the Environment Agency, and Southern Water	No change to IIA findings (more sustainable): this modification makes clarifications to supporting text/information and policy W10. Additions to criterion v would have positive effects regarding IIA objective 14: Flood Risk and the addition of new criterion vii would have positive effects regarding IIA objective 13: Water resources, however these are not considered significant enough to change their respective effects in the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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>		
Page 274 MM77 (Policy W11)	Supporting text: Amend paragraph 12.120 as follows: 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~~	Comments from Historic England To reflect the deletion of the phasing policy (Policy H2).	No change to IIA findings: this modification makes clarifications to supporting text/information and policy W11. Wording amendments within the policy would not affect the findings of the IIA.
	South Hampshire Urban Area		
MM78 (South Hampshire Urban Area)	South Hampshire Urban Area Allocations Replace table on page 367.		No change to IIA findings: this modification edits the table providing supporting information regarding South Hampshire Urban Areas housing sources. The reduction in the quantum

Proposed Modification Ref	Proposed Modification		Reason for Modification	Does it affect IIA findings?
Page 275	South Hampshire Urban Areas Housing Sources	No. of dwellings		of development would not affect the findings of the IIA for the reasons described under MM49.
	Net Completions at Newlands (West of Waterlooville) (2020—2023 ~~2024-2025~~)	~~293~~ 128		
	Net Completions at Whiteley (2020—2023 ~~2024-2025~~)	~~973~~ 459		
	Net completions at Botley bypass	31		
	Outstanding Newlands (West of Waterlooville) permissions (at 2023 ~~2025~~) / Local Plan allocation carried forward (Policy SH1)	~~4206~~ 1001		
	Outstanding Whiteley permissions (at 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		
	New Sites allocated at Whiteley in this Plan (Policy SH2)	~~200~~ 180		
	Total Provision 2020 – 2040 ~~2024-2040~~	~~5647~~ 3881		
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 ~~440~~160 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 ~~300~~350 dwellings.		Comment by ICB Update in response to the HRA Addendum and Comments from Natural England. To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.	More sustainable (change to IIA effect score): this modification makes clarifications to supporting text and policy SH1. Wording amendments within the policy would result in minor changes to the assessment text regarding dwelling numbers. The new policy requirement will have positive effects in relation to IIA objectives 2: Travel and Air Quality, 4: Health and wellbeing, 9: Biodiversity and geodiversity and 10: Landscape. However, these changes are not significant enough to affect the assessment findings for IIA objective 4, and IIA objective 2 is considered to have a significant positive effect so cannot be strengthened further. The

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 276	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. 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</u>		uncertain negligible effect for IIA10: Landscape is strengthened to an uncertain minor positive effect as designing greenspace as part of a GI Strategy can promote visually attractive development with appropriate landscaping and protect local character, though the effect is uncertain as the magnitude of the effect depends on design location and specifications. A significant negative effect is expected regarding IIA objective 9, and while the new policy requirement for a Green Infrastructure Strategy will likely mitigate some of this negative effect, this is not deemed significant enough to change the effect. The new requirement for a Green Infrastructure Strategy will also have positive effects in relation to equalities because providing safe, accessible local greenspace and dog-walking routes close to homes reduces cost and travel barriers and supports inclusive design that benefits people of all ages, disabled people and those with mobility aids or prams, carers, people on low incomes or benefits, those in rural or more deprived areas, and groups who may feel less safe or welcome when travelling farther afield, thereby widening everyday access to healthy outdoor activity for protected and disadvantaged groups.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	<u>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>		
MM80 (Policy SH2)	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 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.	Update in response to the HRA Addendum and Comments from Natural England. To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.	No change to IIA findings: this modification makes clarifications to supporting text and policy SH3. Wording amendments within the policy would result in minor changes to the assessment text, though would not affect the findings of the IIA. The requirement for a Green Infrastructure Strategy will also have positive effects in relation to equalities because providing safe, accessible local greenspace and dog-walking routes close to homes reduces cost and travel barriers and supports inclusive design that benefits people of all ages, disabled people and those with mobility aids or prams, carers, people on low incomes or benefits, those in rural or more deprived areas, and groups who may feel less safe or welcome when travelling farther afield, thereby widening everyday access to healthy outdoor activity for protected and disadvantaged groups.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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) Page 278	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 with the Development Plan and meet the following specific development requirements:	Comments from Hampshire County Council and Southern Water	No change to IIA findings: this modification makes clarifications to supporting text and policy SH3. Wording amendments within the policy would not affect the findings of the IIA.
MM82 (Policy SH4)	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>	Consequential amendment following Proposed Modification to policy SH4, increasing the flexibility to the type of uses proposed. To delete repetition and improve clarity	No change to IIA findings: this modification makes clarifications to supporting text and policy SH4. Wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 279	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 – i. ~~Provide for a range of high technology and business uses falling within Use Class E(g);~~ <u>business uses falling within Use Class E(g), B2, B8, and other employment generating uses. A limited amount of appropriate commercial uses are also supported subject to other policies in this plan if they contribute to the amenity, sustainability and vibrancy of the Business Park;</u>	To better reflect the position in policy SH4 regarding the aims of the policy and the range of proposed uses. To provide appropriate flexibility regarding the approach to delivering the site and the range of acceptable uses.	
	MM83 (Policy SH6) Policy SH6 Botley Bypass Amendment to first paragraph as follows: Land is safeguarded, <u>as shown on the Policies Map,</u> ~~(as shown on the map above)~~ for the construction of the part of Botley Bypass within Winchester district, between the district boundary at the river Hamble and the junction of the A334/A3051. The Bypass within the Winchester district will be permitted, provided that:	Comments from Southern Water	No change to IIA findings: this modification makes clarifications to policy SH6. Wording amendments within the policy would not affect the findings of the IIA.

Page 280

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?												
	New criterion iii as follows – <u>iii. measures are included to protect and ensure future access for maintenance and upsizing purposes to Southern Water’s water supply infrastructure.</u>														
	The Market Towns and Rural Area														
MM84 (The Market Towns and Rural Area Allocations)	The Market Towns and Rural Area Allocations Replace table on page 389 – 390 <table><tr><th>Area / Settlements</th><th>Housing Approach</th><th>Approximate Housing Provision ~~2020~~2024-2040</th></tr><tr><td>Market Towns</td><td rowspan="3">The more sustainable ‘market towns’ were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop’s Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale. Taking account of recent completions, commitments, windfall and existing allocations which have not y been completed and are carried forward, each settlement can achieve ~~over 600~~ <u>around 300-500 dwellings</u> over the Plan period <u>2024-2040</u>.</td><td rowspan="3">~~1375~~ <u>845</u></td></tr><tr><td>Bishop's Waltham</td></tr><tr><td>New Alresford</td></tr><tr><td>Larger Rural Settlements</td><td rowspan="2">The larger rural settlements were asked to identify new sites for 90 to 100 dwellings each. Sites are allocated for this scale</td><td rowspan="2">~~1570~~ <u>880</u></td></tr><tr><td>Colden Common</td></tr></table>	Area / Settlements	Housing Approach	Approximate Housing Provision ~~2020~~ 2024 -2040	Market Towns	The more sustainable ‘market towns’ were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop’s Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale. Taking account of recent completions, commitments, windfall and existing allocations which have not y been completed and are carried forward, each settlement can achieve ~~over 600~~ <u>around 300-500 dwellings</u> over the Plan period <u>2024-2040</u> .	~~1375~~ <u>845</u>	Bishop's Waltham	New Alresford	Larger Rural Settlements	The larger rural settlements were asked to identify new sites for 90 to 100 dwellings each. Sites are allocated for this scale	~~1570~~ <u>880</u>	Colden Common	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024)in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025, and set out correct categorisation of Knowle in the MTRA.	No change to IIA findings: this modification edits the table providing supporting information regarding the market towns and rural area allocations. The reductions in the quantum of development would not affect the findings of the IIA for the reasons described at MM49.
Area / Settlements	Housing Approach	Approximate Housing Provision ~~2020~~ 2024 -2040													
Market Towns	The more sustainable ‘market towns’ were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop’s Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale. Taking account of recent completions, commitments, windfall and existing allocations which have not y been completed and are carried forward, each settlement can achieve ~~over 600~~ <u>around 300-500 dwellings</u> over the Plan period <u>2024-2040</u> .	~~1375~~ <u>845</u>													
Bishop's Waltham															
New Alresford															
Larger Rural Settlements	The larger rural settlements were asked to identify new sites for 90 to 100 dwellings each. Sites are allocated for this scale	~~1570~~ <u>880</u>													
Colden Common															

Proposed Modification Ref	Proposed Modification			Reason for Modification	Does it affect IIA findings?
Page 281	Denmead Kings Worthy Swanmore Wickham	of housing in Kings Worthy, Colden Common and Wickham. Denmead is taking forward a Neighbourhood Plan and will also need to identify new sites for about 100 dwellings. ~~At Wickham there is also an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services.~~ Taking account of the varying levels of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve between about ~~160 to 360~~ 150-200 dwellings. Following assessment of potential sites and updating of the settlement hierarchy, the settlement of Waltham Chase has been moved from this category to the 'intermediate rural settlements' grouping.			
	<u>Intermediate Rural Settlements</u> Hursley Otterbourne South Wonston	The smaller 'intermediate' rural settlements were asked to identify new sites for 50 to 60 dwellings each. Sites of about 40 to 60 dwellings are allocated at South Wonston, Otterbourne and Sutton Scotney. Hursley has been added	~~360~~ 340		

Proposed Modification Ref	Proposed Modification			Reason for Modification	Does it affect IIA findings?
	Sutton Scotney Waltham Chase	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, ranging from about 20 to 100 dwellings.			
	Remaining Rural Area	In the remaining rural area, planning policies allow for modest development within defined settlements. This is reflected in the level of recent completions, commitments and the windfall allowance, which indicate a capacity of about ~~520~~605 dwellings for this area. ~~No new allocations are made in this area.~~ This includes 200 dwelling at Knowle,	~~520~~ 605		

Proposed Modification Ref	Proposed Modification				Reason for Modification	Does it affect IIA findings?														
		<u>where there is also an opportunity to bring forward a site which has community support.</u>																		
	‘MTRA’ AREA TOTAL		3,825 2670																	
MM85 (Market Town – Bishops Waltham) Page 283	Market Town – Bishops Waltham Replace table on page 391 <table><tr><td>Bishop’s Waltham Housing Sources</td><td>No. of dwellings</td></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)</td><td>~~340~~ 1</td></tr><tr><td>Outstanding permissions (at 2023~~5~~) including Local Plan allocations carried forward (Policy BW1)</td><td>~~225~~ 152</td></tr><tr><td>Remaining Local Plan allocations (at 2023~~5~~) carried forward (Policy BW3)</td><td>10</td></tr><tr><td>Windfall allowance</td><td>~~90~~ 69</td></tr><tr><td>New Site allocated in this Plan (Policy BW4)</td><td>100</td></tr><tr><td>Total Provision 2020 – 2040 2024-2040</td><td>~~765~~ 332</td></tr></table>				Bishop’s Waltham Housing Sources	No. of dwellings	Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	~~340~~ 1	Outstanding permissions (at 2023 ~~5~~) including Local Plan allocations carried forward (Policy BW1)	~~225~~ 152	Remaining Local Plan allocations (at 2023 ~~5~~) carried forward (Policy BW3)	10	Windfall allowance	~~90~~ 69	New Site allocated in this Plan (Policy BW4)	100	Total Provision 2020 – 2040 2024-2040	~~765~~ 332	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding Bishops Waltham housing sources. The reductions in the quantum of development would not affect the findings of the IIA for the reasons described at MM49.
Bishop’s Waltham Housing Sources	No. of dwellings																			
Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	~~340~~ 1																			
Outstanding permissions (at 2023 ~~5~~) including Local Plan allocations carried forward (Policy BW1)	~~225~~ 152																			
Remaining Local Plan allocations (at 2023 ~~5~~) carried forward (Policy BW3)	10																			
Windfall allowance	~~90~~ 69																			
New Site allocated in this Plan (Policy BW4)	100																			
Total Provision 2020 – 2040 2024-2040	~~765~~ 332																			
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.				To reflect that the site is completed.	Change to IIA findings: The allocation has been deleted, therefore the assessment of policy BW1 can be removed from the IIA.														
MM87 (Policy BW3)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.397). Policy BW3 Tollgate Sawmill				Comment from SDNPA.	No change to IIA findings: this modification makes clarifications to supporting text/information and policy BW3. Wording amendments within the policy would not affect the findings of the IIA.														

Page 284

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?												
	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 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.	Comments from SDNPA and Hampshire County Council To reflect the deletion of the phasing policy (Policy H2).	No change to IIA findings: this modification makes clarifications to supporting text/information and policy BW4. Wording amendments within the policy would not affect the findings of the IIA.												
MM89 (Market Towns – New Alresford)	Market Towns – New Alresford Replace table on page 405 <table><tr><th>New Alresford Housing Sources</th><th>No. of dwellings</th></tr><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~~5~~<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></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 ~~5~~ <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	To align the Plan's housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding New Alresford housing sources. The reductions in the quantum of development would not affect the findings of the IIA for the reasons described at MM49.
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 ~~5~~ <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														

Proposed Modification Ref	Proposed Modification			Reason for Modification	Does it affect IIA findings?
	Total Provision ~~2020 – 2040~~ <u>2024-2040</u>	608 515			
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 terms.</u>			Comment by ICB	No change to IIA findings: this modification makes clarifications to policy NA1. Wording amendments within the policy would not affect the findings of the IIA.
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>			Comments from Environment Agency and ICB	No change to IIA findings: this modification makes clarifications to policy NA2. Wording amendments within the policy would not affect the findings of the IIA.
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: i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in			Comments from Southern Water and ICB	No change to IIA findings: this modification provides additional context to the supporting text of the policy. Wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?																		
	general conformity with its strategic approach; ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area, <u>including the provision of other physical and social infrastructure needed to make developments acceptable in planning terms</u>; and Delete criterion iii (phasing). iii. ~~Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.~~ Add new sentence directly underneath the last criteria: If the New Alresford 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.	To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a and the deletion of the phasing policy (Policy H2).																			
MM93 (Larger Rural Settlements – Colden Common) Page 286	Larger Rural Settlements – Colden Common Replace table on page 419 <table><tr><th>Colden Common Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)*</u></td><td>116 ~~-1~~</td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</td><td>0 ~~5~~</td></tr><tr><td>Remaining Local Plan allocations (at 2023) carried forward (Policy CC1)</td><td>48</td></tr><tr><td>Windfall allowance</td><td>~~50~~ <u>47</u></td></tr><tr><td>New Site allocated in this Plan (Policy CC2)</td><td>45</td></tr><tr><td>New Site allocated in this Plan (Policy CC3)</td><td>35</td></tr><tr><td>New Site allocated in this Plan (Policy CC4)</td><td>10</td></tr><tr><td>Total Provision ~~2020 – 2040~~ <u>2024-2040</u></td><td>~~304~~ <u>189</u></td></tr></table> *this figure is negative due to the demolition of a dwelling.	Colden Common Housing Sources	No. of dwellings	Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)*</u>	116 ~~-1~~	Outstanding permissions (at 2023 ~~5~~)	0 ~~5~~	Remaining Local Plan allocations (at 2023) carried forward (Policy CC1)	48	Windfall allowance	~~50~~ <u>47</u>	New Site allocated in this Plan (Policy CC2)	45	New Site allocated in this Plan (Policy CC3)	35	New Site allocated in this Plan (Policy CC4)	10	Total Provision ~~2020 – 2040~~ <u>2024-2040</u>	~~304~~ <u>189</u>	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding Colden Common housing sources. The reductions in the quantum of development would not affect the findings of the IIA for the reasons described at MM49.
Colden Common Housing Sources	No. of dwellings																				
Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)*</u>	116 ~~-1~~																				
Outstanding permissions (at 2023 ~~5~~)	0 ~~5~~																				
Remaining Local Plan allocations (at 2023) carried forward (Policy CC1)	48																				
Windfall allowance	~~50~~ <u>47</u>																				
New Site allocated in this Plan (Policy CC2)	45																				
New Site allocated in this Plan (Policy CC3)	35																				
New Site allocated in this Plan (Policy CC4)	10																				
Total Provision ~~2020 – 2040~~ <u>2024-2040</u>	~~304~~ <u>189</u>																				
MM94 (Policy CC2)	Supporting text: Update maps to include the boundary of the South Downs National Park (p.423).	Comments from SDNPA and Historic England	No change to IIA findings: this modification makes deletions to policy CC2. Wording																		

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 28	Policy CC2 Colden Common Farm Amendment to text as follows – Land at Colden Common Farm, as shown on the Policies Map, is allocated for up to ~~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~~	To reflect the deletion of the phasing policy (Policy H2).	amendments within the policy would not affect the findings of the IIA.
	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~~ ~~The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;~~	Comments from SDNPA To reflect the deletion of the phasing policy (Policy H2).	No change to IIA findings: this modification makes deletions to policy CC3. Wording amendments within the policy would not affect the findings of the IIA.
	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~~	Comments from SDNPA, the Environment Agency and Southern Water To reflect the deletion of the phasing policy (Policy H2).	No change to IIA findings: this modification provides additional context to the supporting text of the policy. Wording amendments within the policy would not affect the findings of the IIA.

Page 288

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?														
	~~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><th>Denmead Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)*</td><td>117 <u>0</u></td></tr><tr><td>Outstanding permissions (at 2023~~5~~5) including Neighbourhood Plan allocation (DNP Policy 2i~~v~~v)</td><td>33 <u>29</u></td></tr><tr><td>Remaining Neighbourhood Plan allocations (at 2023~~5~~5) (DNP Policies 2ii and 2iv)</td><td>28<u>24</u></td></tr><tr><td>Windfall allowance</td><td>50 <u>47</u></td></tr><tr><td>New Sites to be allocated in DNP Review (Policy D1)</td><td>100</td></tr><tr><td>Total Provision 2020 – 2040 <u>2024-2040</u></td><td>~~328~~ <u>200</u></td></tr></table>	Denmead Housing Sources	No. of dwellings	Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)*	117 <u>0</u>	Outstanding permissions (at 2023 ~~5~~ 5) including Neighbourhood Plan allocation (DNP Policy 2i ~~v~~ v)	33 <u>29</u>	Remaining Neighbourhood Plan allocations (at 2023 ~~5~~ 5) (DNP Policies 2ii and 2iv)	28 <u>24</u>	Windfall allowance	50 <u>47</u>	New Sites to be allocated in DNP Review (Policy D1)	100	Total Provision 2020 – 2040 <u>2024-2040</u>	~~328~~ <u>200</u>	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding Denmead housing sources. The reductions in the quantum of development would not affect the findings of the IIA for the reasons described at MM49.
Denmead Housing Sources	No. of dwellings																
Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)*	117 <u>0</u>																
Outstanding permissions (at 2023 ~~5~~ 5) including Neighbourhood Plan allocation (DNP Policy 2i ~~v~~ v)	33 <u>29</u>																
Remaining Neighbourhood Plan allocations (at 2023 ~~5~~ 5) (DNP Policies 2ii and 2iv)	28 <u>24</u>																
Windfall allowance	50 <u>47</u>																
New Sites to be allocated in DNP Review (Policy D1)	100																
Total Provision 2020 – 2040 <u>2024-2040</u>	~~328~~ <u>200</u>																
MM98 (Policy DEN1)	Supporting text: New paragraph after 14.86 as follows –	Comments from Southern Water and ICB	No change to IIA findings: this modification provides additional context to the supporting text of the policy. Wording amendments within														

Page 290

Proposed Modification Ref	Proposed Modification		Reason for Modification	Does it affect IIA findings?										
	<table><tr><td>Outstanding permissions (at 2023~~5~~)</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>247 ~~176~~</td></tr></table>	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~~	247 ~~176~~			
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~~	247 ~~176~~													
	*this figure is negative due to the demolition of a dwelling.													
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. - 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 d~~Development does not take place in advance of the rearrangement of the Basingstoke Road, London Road and B3047 junction;		Comments from SDNPA and Historic England To reflect the deletion of Policy H2.	No change to IIA findings: this modification provides additional context to the supporting text of the policy. Wording amendments within the policy would not affect the findings of the IIA.										
MM101 (Larger Rural Settlements – Swanmore)	Larger Rural Settlements – Swanmore Replace table on page 447. <table><tr><td>Swanmore Housing Sources</td><td>No. of dwellings</td></tr><tr><td>Net Completions in or adjoining settlement (~~2020-2023~~) (2024-2025)</td><td>43 ~~31~~</td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</td><td>65 ~~53~~</td></tr></table>		Swanmore Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (~~2020-2023~~) (2024-2025)	43 ~~31~~	Outstanding permissions (at 2023 ~~5~~)	65 ~~53~~	To align the Plan's housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding Swanmore housing sources. The reductions in the quantum of development would not affect the findings of the IIA for the reasons described at MM49.				
Swanmore Housing Sources	No. of dwellings													
Net Completions in or adjoining settlement (~~2020-2023~~) (2024-2025)	43 ~~31~~													
Outstanding permissions (at 2023 ~~5~~)	65 ~~53~~													

Proposed Modification Ref	Proposed Modification			Reason for Modification	Does it affect IIA findings?												
	<table><tr><td>Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)</td><td>~~36~~<u>17</u></td></tr><tr><td>Windfall allowance</td><td>~~50~~ <u>47</u></td></tr><tr><td>Total Provision 2020 – 2040 <u>2024-2040</u></td><td>~~164~~ <u>148</u></td></tr></table>			Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)	~~36~~ <u>17</u>	Windfall allowance	~~50~~ <u>47</u>	Total Provision 2020 – 2040 <u>2024-2040</u>	~~164~~ <u>148</u>								
Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)	~~36~~ <u>17</u>																
Windfall allowance	~~50~~ <u>47</u>																
Total Provision 2020 – 2040 <u>2024-2040</u>	~~164~~ <u>148</u>																
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 <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms:			Comments from ICB	No change to IIA findings: this modification amends the wording of supporting text and policy SW1 however this change is not significant enough to affect the assessment.												
MM103 Larger Rural Settlements – Wickham and Knowle (Policy WK1)	Larger Rural Settlements – Wickham and Knowle Replace Wickham Housing Sources table on page 453. <table><tr><th>Wickham Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement (~~2020-2023~~) <u>(2024-2025)</u></td><td>118 <u>18</u></td></tr><tr><td>Outstanding permissions (at 2023~~5~~) including Local Plan allocations carried forward (~~Policies WK1, WK2~~)</td><td>~~88~~ <u>4</u></td></tr><tr><td>Windfall allowance</td><td>~~50~~ <u>47</u></td></tr><tr><td>New Sites allocated in this Plan (Policies WK5, WK6)</td><td>100</td></tr><tr><td>Total Provision 2020 – 2040 <u>2024-2040</u></td><td>~~356~~ <u>169</u></td></tr></table>			Wickham Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (~~2020-2023~~) <u>(2024-2025)</u>	118 <u>18</u>	Outstanding permissions (at 2023 ~~5~~) including Local Plan allocations carried forward (~~Policies WK1, WK2~~)	~~88~~ <u>4</u>	Windfall allowance	~~50~~ <u>47</u>	New Sites allocated in this Plan (Policies WK5, WK6)	100	Total Provision 2020 – 2040 <u>2024-2040</u>	~~356~~ <u>169</u>	To align the Plan's housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding Wickham housing sources. The reductions in the quantum of development would not affect the findings of the IIA for the reasons described at MM49.
Wickham Housing Sources	No. of dwellings																
Net Completions in or adjoining settlement (~~2020-2023~~) <u>(2024-2025)</u>	118 <u>18</u>																
Outstanding permissions (at 2023 ~~5~~) including Local Plan allocations carried forward (~~Policies WK1, WK2~~)	~~88~~ <u>4</u>																
Windfall allowance	~~50~~ <u>47</u>																
New Sites allocated in this Plan (Policies WK5, WK6)	100																
Total Provision 2020 – 2040 <u>2024-2040</u>	~~356~~ <u>169</u>																
MM104 (Policy WK1)	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 <u>facilities</u> and pavilion			Comments from SDNPA Response from Wickham and Knowle Parish Council. The development is largely complete apart from the open space and sports pitches. The need for sports facilities across the District	No change to IIA findings: this modification amends the wording of supporting text and policy WK1, in particular in relation to the provision of sports facilities and open space, however these changes are not significant enough to affect the assessment.												

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
Page 292	~~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: 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.	is currently being considered in a Playing Pitch Strategy commissioned by the City Council, and discussions are ongoing with the Parish Council about the affordability of the pitches. Therefore it is considered appropriate to recognise this in the Plan and introduce some flexibility in the policy.	
	MM105 (Policy WK3) Amendment to overview map on page 454 to correct settlement boundary extension. Consequential change to SD05 (policies map) to reflect this change.	Correction to settlement boundary. To reflect the outcome of the Local Plan examination hearing	No change to IIA findings: this modification amends the wording of supporting text and policy WK3, however these changes are not significant enough to affect the assessment.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	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 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</u>	session and the Inspector Note ED38a.	

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	Policies Map, is allocated to will form part of the open areas, to ensure the delivery of Welborne in a coordinated and comprehensive manner. ~~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 (Policy WK5)	Supporting text: 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 network, either through Houghton Way or another suitable route. 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, to minimise any wider views and protect the setting of the SDNP; ix. Retain the surface water overland flow route unless modelling/ evidence demonstrates otherwise.	To retain flexibility in how suitable pedestrian links may be delivered. Comments from South Downs National Park Authority. To reflect the deletion of the phasing policy (Policy H2).	No change to IIA findings: this modification amends the wording of supporting text and policy WK5, however these changes are not significant enough to affect the assessment effects given.
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:	Clarification - the proposed allocation does not extend to Southwick Road	No change to IIA findings: this modification amends the wording of supporting text and policy WK6. The new policy requirement as part of vi will have positive effects in relation to IIA objective 10: Landscape and new

Page 295

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?								
	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>	Post-regulation 19 comments from Historic England Comments from SDNPA and Southern Water. To reflect the deletion of the phasing policy (Policy H2).	requirement xv on IIA13: Water Resources, however these changes are not significant enough to affect the assessment effects given.								
MM108 (Larger Rural Settlements – Wickham and Knowle)	Larger Rural Settlements – Wickham and Knowle Replace Knowle Housing Sources table on page 453 <table><tr><td>Knowle Housing Sources</td><td>No. of dwellings</td></tr><tr><td><u>Net Completions in or adjoining settlement (2024-2025)</u></td><td><u>0</u></td></tr><tr><td><u>Outstanding permissions (at 2025)</u></td><td><u>4</u></td></tr><tr><td>New Sites allocated in this Plan (Policy KN1)</td><td>200</td></tr></table>	Knowle Housing Sources	No. of dwellings	<u>Net Completions in or adjoining settlement (2024-2025)</u>	<u>0</u>	<u>Outstanding permissions (at 2025)</u>	<u>4</u>	New Sites allocated in this Plan (Policy KN1)	200	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding Knowle housing sources. The amendments would not affect the findings of the IIA.
Knowle Housing Sources	No. of dwellings										
<u>Net Completions in or adjoining settlement (2024-2025)</u>	<u>0</u>										
<u>Outstanding permissions (at 2025)</u>	<u>4</u>										
New Sites allocated in this Plan (Policy KN1)	200										

Page296

Proposed Modification Ref	Proposed Modification		Reason for Modification	Does it affect IIA findings?		
	<table><tr><td>Total Provision ~~2020 – 2040~~ <u>2024-2040</u></td><td>~~200~~ <u>204</u></td></tr></table>		Total Provision ~~2020 – 2040~~ <u>2024-2040</u>	~~200~~ <u>204</u>		
Total Provision ~~2020 – 2040~~ <u>2024-2040</u>	~~200~~ <u>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~~ <u>the nearest</u> 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 with Natural England, as part of a project-level HRA</u>		Update received from Southern Water – paragraph 14.141 not necessary Response from Homes England – to provide flexibility given there is more than one provider. Update in response to the HRA Addendum and Comments from Natural England.	More sustainable (change to IIA effect score): this modification amends the wording of supporting text and policy KN1. The new policy requirement will have positive effects in relation to IIA objectives 2: Travel and Air Quality, 4: Health and wellbeing, 9: Biodiversity and geodiversity and 10: Landscape. However, these changes are not significant enough to affect the assessment findings for IIA objectives 2, 4 and 9. The uncertain negligible effect for IIA10: Landscape is strengthened to an uncertain minor positive effect as designing greenspace as part of a GI Strategy can promote visually attractive development with appropriate landscaping and protect local character, though the effect is uncertain as the magnitude of the effect depends on design location and specifications. The new requirement for a Green Infrastructure Strategy will also have positive effects in relation to equalities because providing safe, accessible local greenspace and dog-walking routes close to homes reduces cost and travel barriers and supports inclusive design that benefits people of all ages, disabled people and those with mobility aids or prams, carers, people on low incomes or benefits, those in rural or more deprived areas, and groups who may feel less safe or welcome when travelling farther afield, thereby widening everyday access to healthy outdoor activity for protected and disadvantaged groups.		
MM110	Intermediate Rural Settlements – Hursley		To align the Plan’s housing requirement with the latest	No change to IIA findings: this modification edits the table providing supporting information		

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?										
(Intermediate Rural Settlements – Hursley)	Replace table on page 473 <table><tr><th>Hursley Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)</td><td>0</td></tr><tr><td>Outstanding permissions (at 2023~~5~~5)</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></table>	Hursley Housing Sources	No. of dwellings	Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	0	Outstanding permissions (at 2023 ~~5~~ 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	calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	regarding Hursley housing sources. The amendments would not affect the findings of the IIA.
Hursley Housing Sources	No. of dwellings												
Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	0												
Outstanding permissions (at 2023 ~~5~~ 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) Page 297	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: i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach; ii. 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.	To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.	No change to IIA findings: this modification amends the wording of supporting text and policy HU1, but this change is not significant enough to affect the assessment findings.										
MM112 (Intermediate Rural Settlements – Otterbourne)	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~~ 0</td></tr></table>	Otterbourne Housing Sources	No. of dwellings	Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	~~2~~ 0	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding Otterbourne housing sources. The amendments would not affect the findings of the IIA.						
Otterbourne Housing Sources	No. of dwellings												
Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	~~2~~ 0												

Proposed Modification Ref	Proposed Modification			Reason for Modification	Does it affect IIA findings?
	Outstanding permissions (at 2023 ~~5~~)	~~0~~ 1			
	Windfall allowance	~~20~~ 18			
	New Site allocated in this Plan (Policy OT1)	55			
	Total Provision 2020 – 2040 ~~2024-2040~~	~~77~~ 74			
MM113 (Policy OT01)	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 – <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>			Comments from SDNPA and Historic England To reflect the deletion of the phasing policy (Policy H2).	No change to IIA findings: this modification amends the wording of supporting text and policy OT01, but these changes are not significant enough to affect the assessment findings. The new requirement regarding archaeology is likely to reduce potential for harm but does not include measures for enhancement.
MM114	Intermediate Rural Settlements – South Wonston			To align the Plan’s housing requirement with the latest calculation of Local Housing Need	No change to IIA findings: this modification edits the table providing supporting information regarding South Wonston housing sources.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?												
(Intermediate Rural Settlements – South Wonston)	Replace table on page 483 <table><tr><th>South Wonston Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)</td><td>4 <u>0</u></td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</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></table>	South Wonston Housing Sources	No. of dwellings	Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	4 <u>0</u>	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>	(2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	The amendments would not affect the findings of the IIA.
South Wonston Housing Sources	No. of dwellings														
Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	4 <u>0</u>														
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) Page 299	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 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.	Comment by ICB. To reflect the deletion of the phasing policy (Policy H2).	No change to IIA findings: this modification amends the wording of supporting text and policy SW01, but these changes are not significant enough to affect the assessment findings.												
MM116 (Intermediate Riral Settlements – Sutton Scotney)	Intermediate Riral Settlements – Sutton Scotney Replace table on page 491 <table><tr><th>Sutton Scotney Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)</td><td>0</td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</td><td>0</td></tr></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	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding Sutton Scotney housing sources. The amendments would not affect the findings of the IIA.						
Sutton Scotney Housing Sources	No. of dwellings														
Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	0														
Outstanding permissions (at 2023 ~~5~~)	0														

Proposed Modification Ref	Proposed Modification			Reason for Modification	Does it affect IIA findings?
	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 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>			Comments from Historic England and Southern Water. To reflect the deletion of the phasing policy (Policy H2).	No change to IIA findings: this modification amends the wording of supporting text and policy, but these changes are not significant enough to affect the assessment findings.

Page 301

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?												
	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; 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><tr><th>Waltham Chase Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)</u></td><td>~~8~~ <u>3</u></td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</td><td>~~9~~ <u>86</u></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~~ <u>18</u></td></tr><tr><td>Total Provision 2020 – 2040 <u>2024-2040</u></td><td>~~117~~ <u>107</u></td></tr></table>	Waltham Chase Housing Sources	No. of dwellings	Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)</u>	~~8~~ <u>3</u>	Outstanding permissions (at 2023 ~~5~~)	~~9~~ <u>86</u>	Remaining Local Plan allocations (at 2023) carried forward (Policy WC1)	80	Windfall allowance	~~20~~ <u>18</u>	Total Provision 2020 – 2040 <u>2024-2040</u>	~~117~~ <u>107</u>	To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) and updated figures for completions 2024-25 and permissions as at 1 April 2025.	No change to IIA findings: this modification edits the table providing supporting information regarding Waltham Chase housing sources. The amendments would not affect the findings of the IIA.
Waltham Chase Housing Sources	No. of dwellings														
Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)</u>	~~8~~ <u>3</u>														
Outstanding permissions (at 2023 ~~5~~)	~~9~~ <u>86</u>														
Remaining Local Plan allocations (at 2023) carried forward (Policy WC1)	80														
Windfall allowance	~~20~~ <u>18</u>														
Total Provision 2020 – 2040 <u>2024-2040</u>	~~117~~ <u>107</u>														

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
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>	Comment by ICB	No change to IIA findings: this modification amends the wording of policy WC1, but this change is not significant enough to affect the assessment findings.
	Appendices		
MM120 Appendix II	Appendix II - Existing and New Policy Numbers Updates to the table to show site allocations. (See appendix 2 of this document).	For clarification purposes	No change to IIA findings: this modification makes clarifications to policy numbers and site allocations. These wording amendments would not affect the findings of the IIA, beyond minor adjustments to the text.
	Glossary		
MM120	Various changes to the glossary have been added to assist with clarity.	For clarification purposes	No change to IIA findings: this modification adds various definitions to the Local Plan glossary. These amendments add clarity to the terms used within the Local Plan and would not affect the findings of the IIA.

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Winchester Local Plan Habitats Regulations Assessment

Assessment of Main Modifications

Winchester District Council

Final report

Prepared by LUC

November 2025

Version	Status	Prepared	Checked	Approved	Date
1	Draft report	K Sydney	J Pearson	J Pearson	31.10.2025
2	Final report	K Sydney	J Pearson	J Pearson	17.11.2025



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Contents

Chapter 1	4
Introduction	
Previous HRA work	4
Modifications to the Local Plan	7
Chapter 2	8
Assessment of Main Modifications	
Main Modifications with the potential for likely significant effects	8
Implications for previous HRA findings	11
Chapter 3	15
Conclusions	
Appendix A	17
Main Modifications relevant to the HRA	
Appendix B	61
Site allocations assessed in the HRA	
Table of Tables	
Table A.1: HRA implications of proposed Main Modifications	18

Chapter 1

Introduction

1.1 This report presents an assessment of the implications of the Winchester Local Plan Main Modifications on the previous findings of the Habitats Regulations Assessment (HRA).

1.2 This report assesses the Main Modifications as presented in the schedule dated 27 October 2025; and will be consulted on, along with the proposed amendments to the Local Plan, as part of the Main Modifications consultation.

Previous HRA work

1.3 Assessment of the implications of the Main Modifications has been made with reference to the most recent HRA conclusions for each impact pathway. These are detailed in the following documents and summarised below:

- Winchester Local Plan (Regulation 19) Habitats Regulations Assessment report, July 2024;
- Winchester Local Plan HRA Addendum to Reg.19 HRA, November 2024; and
- Winchester Local Plan HRA Supplementary Information: Air Quality at SAC Compensatory Habitats, March 2025.

Reg.19 HRA

1.4 The Regulation 19 HRA, July 2024, assessed the Proposed Submission version of the Local Plan. The HRA Screening was unable to rule out likely significant effects in relation to:

- Physical damage and loss of habitat;
- Non-physical disturbance;
- Air pollution;
- Changes in water quantity or quality; or
- Recreation pressure.

1.5 However the Appropriate Assessment concluded that safeguards within the Local Plan (primarily policies NE1, NE5, NE16, NE17 and W5; and to a lesser extent CN4, D2, D5, D7, D8, NE3, NE4, NE8, NE11 and NE11) were sufficient to rule out adverse

effects on the integrity of Habitats Sites or their FLL, due to these impacts, (alone or in combination with other plans and projects).

1.6 Although the Local Plan policies were considered sufficient to avoid adverse effects on the integrity of Habitats Sites due to nutrients from wastewater, some of the work on strategic mitigation was still underway at the time of writing; the HRA therefore stated that these would be resolved through a SOCG with Natural England.

1.7 For changes in water quantity and quality relating to abstraction and impacts on the River Itchen SAC, adverse effects on integrity were not anticipated; however, the HRA stated that this would be confirmed via the Statement of Common Ground (SOCG) with Southern Water.

1.8 The conclusions on air quality were based on traffic modelling and air quality assessment, which predicted that one site allocation (W5 Bushfield Camp) would result in significant increases in traffic past the River Itchen SAC. Natural England had advised at the time that a requirement for project level HRA at this site would provide sufficient mitigation for air quality effects.

1.9 The HRA was published for consultation alongside the Proposed Submission Local Plan. Natural England, in its Reg.19 consultation comments, disagreed with the conclusions on air quality, and advised that further mitigation would be required to provide certainty that adverse effects from air pollution on the integrity of River Itchen SAC could be avoided. Natural England also made recommendations in relation to the following:

- A requirement for a district nutrient budget and details of nutrient mitigation throughout the plan period.
- Incorporation of the requirements of recreation mitigation into Local Plan policies.
- The requirement to assess SAC Compensatory Habitats.
- Strengthened policy protection for water quality and functionally linked habitats.

1.10 The Reg.19 HRA assessed one site allocation that was removed from the list of allocated sites prior to publication of the Reg.19 Local Plan for consultation: BW2.

Reg.19 HRA addendum

1.11 The HRA addendum, November 2024, responded to Natural England's Reg.19 comments and provided additional evidence in relation to the following:

- **Air pollution:** updated air quality assessment, based on more detailed traffic modelling, ruled out significant effects at River Itchen SAC due to Bushfield Camp (alone and in combination with the rest of the Local Plan and traffic from other sources).
- **SAC compensatory habitats:** SAC compensatory habitats on the River Test (and tributaries) and River Meon were assessed in same way as other Habitats Sites. Likely significant effects requiring Appropriate Assessment were from direct run-off, abstraction and wastewater (all mitigated as for other Habitats Sites – no adverse effects on integrity) and from air pollution (further work required to assess).
- **Functionally linked habitats associated with Solent Habitats Sites:** updated the interpretation of the Solent Waders and Brent Goose Strategy in the Reg.19 HRA but did not alter the HRA findings (revised policy wording is now captured in Main Modification MM38, see Appendix A).
- **Recreation pressure:** confirmed extension to the Bird Aware Solent mitigation period and made recommendations to ensure that requirements for recreation mitigation at large sites are captured in policy (since addressed in MM79, MM80 and MM109; see Appendix A).
- **Nutrient budget and topic paper:** presented details of the Council's work to quantify and secure strategic mitigation for nutrient neutrality.
- **Agreement of infrastructure provision with Southern Water:** confirmed that proposed infrastructure upgrades align with Local Plan proposals.

1.12 Following this work, Natural England removed their previous objection to the Local Plan, as they agreed that there would be no adverse effects on the integrity of the River Itchen SAC due to air pollution from vehicle emissions (associated with W5 Bushfield Camp).

HRA supplementary information

1.13 The HRA Supplementary Information report on air quality at SAC Compensatory Habitats presented data from the traffic modelling and air quality assessment, to assess the effects of the Local Plan on roads near the River Test (and tributaries: River Bourne, River Dun and River Dever) and River Meon.

1.14 The Appropriate Assessment concluded that there would be no adverse effects on the SAC Compensatory Habitats due to air pollution. Natural England agreed with the conclusions.

Modifications to the Local Plan

1.15 The Main Modifications proposed by Winchester District Council incorporate changes required following the Stage 1 and Stage 2 Examination hearings, and recommendations from the Planning Inspectorate.

1.16 LUC has reviewed all of the proposed modifications and has found that the majority of the proposed Main Modifications and all of the Minor Modifications do not have the potential to affect the HRA findings (as set out in the Reg.19 HRA and its addenda); for example because the changes are minor or because they update a policy that does not result in development or mitigation.

1.17 The modifications that require further consideration as they could affect the HRA findings are those that:

- Alter the overall quantum of development or remove site allocations; or
- Alter the type or scale of development proposed by a policy; or
- Update HRA mitigation embedded within the policies.

1.18 Modifications falling into these categories are reproduced in **Appendix A** and their implications for the HRA findings are assessed in **Chapter 2**.

Chapter 2

Assessment of Main Modifications

2.1 Main Modifications that affect the HRA are set out in Appendix A and assessed below.

Main Modifications with the potential for likely significant effects

Main Modifications that alter quantum of development or remove site allocations

2.2 The following Main Modifications reduce the quantum of development proposed in the Local Plan or remove site allocations:

- MM6, MM49, & MM49: reduce the plan's total quantum of housing provision in Policies SP2 and H1 from 15,115 to 11,000 (with a corresponding reduction across the plan's three spatial areas).
- MM51, MM66, MM78, MM84, MM85, MM89, MM93, MM97, MM99, MM101, MM103, MM112, MM114, MM116 & MM118: carry the overall reduction in quantum of housing provision through to specific locations, in Policy H3 and the lists of site allocations in those areas.
- MM78: identifies one site at which there will be an increase in housing provision – SH1 increases from 300 to 350 homes.
- MM59: increases the plan's identified need for employment development (upper range) and reduces the identified supply at site SH4; the overall quantum provided by the plan remains the same, so the result is a slight redistribution of that development quantum.
- MM86: deletes allocation BW1.

2.3 The following site allocation has also been deleted prior to the Main Modifications, that was assessed in the Reg.19 HRA: BW2 (see Appendix B).

2.4 Changes to the development quantum affect impact pathways associated with air pollution, recreation pressure and water supply/treatment. The deletion of site allocations contributes to changes in development quantum, as above, but also removes location-based impact associated with those allocations, e.g. recreation

pressure, physical damage and loss of habitat, non-physical disturbance and direct pollution. These are considered further below.

Main Modifications that alter the type or scale of development

2.5 The following Main Modifications alter the type or scale of development that a policy applies to:

- MM7: updates the development permitted by Policy SP3 from 'outdoor recreation' to 'essential infrastructure or leisure and recreation development'.
- MM13: revises Policy CN7 so that it applies to 'community energy storage' of less than 100kWh, rather than 'energy storage' more generally; i.e. it restricts development to smaller scale facilities.

2.6 The are considered to be minor in the context of the HRA and do not alter the HRA findings (i.e. the way that these policies were screened in the HRA or the Appropriate Assessment conclusions). These Main Modifications are not considered further in this document.

Main Modifications that update mitigation for HRA

2.7 The following Main Modifications change the wording of policies that have been referred to as mitigation in the HRA:

- MM25: amends Policy T3 to remove reference to parking and update references to 'sustainable transport' to 'walking, wheeling and cycling, and the use of public and shared transport options' and 'active and sustainable modes of travel'. The revisions also now allow applicants to not prioritise 'active and e-mobility travel and car clubs' if it can be demonstrated that they are not appropriate.
- MM29: amends Policy NE3 to say that the Council commits to enhancing and improving the quality of existing open spaces and will work with partner organisations to provide additional strategic open space such as SANGs.
- MM30: clarifies in Policy NE4 that the River Itchen is protected by international and national designation.
- MM31: revises the supporting text of Policy NE5 to add Compensatory SACs to the list of Habitats Sites requiring protection alongside SACs, SPAs and Ramsar sites; refers to the need for strategic assessment of air quality; and clarifies which development the Solent Recreation Mitigation (Bird Aware) applies to.

- MM31: revises Policy NE5 to add Compensatory SACs to the list of Habitats Sites requiring protection alongside SACs, SPAs and Ramsar sites.
- MM32: clarifies in the supporting text to Policy NE6 that, where there is a capacity constraint on the water supply of wastewater network, developers should work with the services provider to deliver required network reinforcement; and that development phasing may need to be delivered in tandem with delivery of infrastructure.
- MM37: clarifies that Policy NE16 applies to any new overnight development, and that nutrient mitigation can be either on-site mitigation or a contribution to strategic mitigation. It also updates references to nutrient mitigation in the supporting text of Policy NE16 to refer to both phosphorus and nitrogen in the River Itchen, references the Council's list of third party mitigation schemes, and says that any new mitigation schemes require Natural England's agreement.
- MM38: adds SAC compensatory habitats to the list of Habitats Sites to which Policy NE17 applies, adds a requirement for buffer zones alongside watercourses, and aligns the policy with the requirements of the Solent Waders and Brent Goose Strategy. These also apply to the policy's supporting text.
- MM70: introduces a new requirement for mitigation in the supporting text of Policy W4 to say that 'due to the proximity of this site to the [Barton Meadows] Nature Reserve, the development should enhance the integrity of the Reserve and manage access so as to achieve this and to divert pressure from the River Itchen SAC.'
- MM71: updates Policy W5 to remove reference to the need for air quality assessment to inform the HRA (following confirmation in the HRA that this is not required); and introduces a new requirement for mitigation into the supporting text for any nutrient neutrality solution that involves on-site wastewater treatment works to assess impacts on River Itchen SAC, including groundwater modelling.
- MM79, MM80 and MM109: incorporate the requirement for a green infrastructure strategy and project level HRA to reduce recreation pressure impacts into strategic policies SH1, SH2, KN1.
- MM92, MM98: adds to the supporting text of Policy NA3 and Policy DEN1 to encourage early engagement with Southern Water as part of the Neighbourhood Planning process.
- MM117: updates references to strategic nutrient mitigation in Policy SU01 to reflect recent work securing infrastructure upgrades.

2.8 These Main Modifications largely strengthen policy safeguards identified as necessary in the HRA, and in some cases introduce additional detail or requirements. The implications of these changes for the previous findings of the HRA are discussed below.

Implications for previous HRA findings

Physical damage & loss of habitat and non-physical disturbance

2.9 The Main Modifications result in the removal of site allocation BW1 and site allocation BW2 has been removed since the Reg.19 HRA. . These were not identified as locations in which physical damage and loss of habitat (directly or via functionally linked habitats) could occur.

2.10 The Main Modifications strengthen two of the policies that ensure that effects associated with physical damage and loss of habitat or non-physical disturbance will be avoided:

- Policy NE5 Biodiversity: MM31 adds SAC Compensatory Habitats to the list of Habitats Sites requiring protection; and
- Policy NE17 Rivers, watercourses and their settings: MM38 adds SAC compensatory habitats to the list of Habitats Sites to which the policy applies, adds a requirement for buffer zones alongside watercourses, and aligns the policy with the requirements of the Solent Waders and Brent Goose Strategy (SWBGS).

2.11 The inclusion of SAC Compensatory Habitats and alignment with the SWBGS is as recommended in the previous HRA work and provides clarity on how adverse effects can be avoided. The requirement for buffer zones alongside watercourses is an additional safeguard which strengthens protection of riparian habitats (which may be within/adjacent to a Habitats Site or its functionally linked habitats).

2.12 The Main Modifications do not change the previous HRA conclusions – there are no adverse effects on integrity associated with physical damage and loss of habitat or non-physical disturbance.

Air pollution

2.13 The previous HRA work (HRA addendum and supplementary information) concluded that the Local Plan would not have an adverse effect on the integrity of any Habitats Site or SAC Compensatory Habitats, as a result of air pollution.

2.14 The Main Modifications reduce the overall development quantum of housing development, which is likely to also reduce predicted increases in traffic flows but will not alter the conclusions of the HRA.

2.15 The slight increase in housing numbers at SH1 (+50 homes; MM78) and the redistribution of employment development that could occur due to the reduction in provision at SH4 (2ha; MM59) could alter the distribution of traffic modelled. However, the changes in quantum are considered minor and occur in a similar location (Burridge), so may offset each other. The nearest strategic road to these sites that was modelled in the HRA is the M27 between junctions 9 & 10. Traffic modelling predicted a reduction in traffic in this location due to the Local Plan, and the changes resulting from the Main Modifications (at SH1 and SH4 and the overall reduction in housing quantum) will not result in additional likely significant impacts.

2.16 The Main Modifications also update the wording of some policies relating to air pollution:

- Policy W5 Bushfield Camp: MM71 removes the previous requirement for air quality assessment, as the HRA addendum confirmed that this was no longer needed. This is in line with recommendations arising from the HRA and does not affect the HRA conclusions set out in the HRA addendum and supplementary information.
- Policy NE5 Biodiversity: MM31 revises a paragraph in the supporting text that refers to the need for strategic assessment of air pollution. This is no longer required and the whole of paragraph 7.44 can be removed from the supporting text of NE5.
- Policy T3 Enabling sustainable modes of transport: MM25 changes to description of sustainable transport measures. However, as no mitigation is required in relation to air pollution, this change does not alter the HRA findings.

2.17 The Main Modifications do not change the previous HRA conclusions – there are no adverse effects on integrity associated with air pollution.

Changes in water quantity or quality

2.18 The reduction in the overall quantum of housing development proposed in the Main Modifications (due to reduction in numbers in MM6, MM49, MM49 etc and the deletion of a site allocation in MM86) will reduce the demand for water supply and wastewater treatment, but will not alter the principle that adverse effects associated with these will be avoided due to safeguards in Local Plan policies. The slight increase in the number of homes at SH1 (+50 homes; MM78) will increase the demand for infrastructure in this location but, within the context of the overall reduction in housing numbers, will not result in significant changes to the impact or the requirement for mitigation.

2.19 The Main Modifications result in the removal of site allocation BW1, and site allocation BW2 has been removed since the Reg.19 HRA work.. These were not identified as posing a risk to water quality due to direct pollution.

2.20 Main modifications also update the wording of mitigation embedded within the following policies:

- Policy NE6 Flooding, flood risk and the water environment: MM32 clarifies in the supporting text that developers should work with the water services provider to deliver required network reinforcement and that development phasing may need to be delivered in tandem with infrastructure delivery.
- Policy NE16 Nutrient neutrality: MM37 clarifies that the policy applies to any overnight development (in line with references elsewhere in the plan). It also updates references to nutrient mitigation in the supporting text of Policy NE16 to refer to both phosphorus and nitrogen in the River Itchen, references the Council's list of third-party mitigation schemes, and says that any new mitigation schemes require Natural England's agreement.
- Policy NA3 New Alresford Neighbourhood Plan designated area (MM92) and Policy DEN1 Denmead Neighbourhood Plan designated area (MM98): encourage early engagement with Southern Water as part of the Neighbourhood Planning process.
- Policy W5 Bushfield Camp: MM71 introduces a new requirement for mitigation into the supporting text that any nutrient neutrality that involves on-site wastewater treatment works must assess impacts on River Itchen SAC, including groundwater modelling. This is not required for the HRA and it is recommended that this paragraph is reworded.

2.21 These modifications strengthen and/or add clarity to the mitigation within Local Plan policies, but do not alter the previous HRA conclusions – there are no adverse effects on integrity associated with changes in water quantity or quality.

Recreation pressure

2.22 The reduction in the overall quantum of housing development proposed in the Main Modifications (due to reduction in numbers in MM6, MM49, MM49 etc) will reduce recreation pressure - i.e. the number of new homes proposed within zones of influence for recreation pressure - and will not alter the principle that adverse effects associated with recreation pressure will be avoided due to safeguards in Local Plan policies. The site allocations that have been deleted (BW1 in MM86, and BW2 since the Reg.19 HRA work) are not within the zones of influence of any Habitats Site.

2.23 The slight in the number of homes at SH1 (+50 homes; MM78) will increase the number of homes within the zone of influence of Portsmouth Harbour SPA, Chichester & Langstone Harbours SPA and Ramsar site, and Solent & Dorset Coast SPA. However, the Solent Recreation Mitigation Strategy (Bird Aware Solent) applies to new overnight development in this location, and the Main Modifications do not change that.

2.24 Main modifications also update the wording of mitigation embedded within the following policies:

- Policy NE3 Open space, sport and recreation: MM29 states that the Council commits to enhancing and improving the quality of existing open spaces and will work with partner organisations to provide additional strategic open space such as SANGs.
- Policy NE5 Biodiversity: MM31 clarifies which development the Solent Recreation Mitigation (Bird Aware) applies to.
- Policy SH1 Newlands (West of Waterlooville), Policy SH2 North Whiteley, Policy KN1 Ravenswood: MM79, MM80 and MM109 incorporate the requirement for a green infrastructure strategy and project level HRA to reduce recreation pressure impacts into strategic policies, in line with HRA recommendations.
- Policy W4 Land west of Courtenay Road: MM70 introduces a new requirement for mitigation to 'divert pressure from the River Itchen SAC'. This is not required for the HRA and it is recommended that this is removed or re-worded.

2.25 These modifications strengthen and/or add clarity to the mitigation within Local Plan policies, but do not alter the previous HRA conclusions – there are no adverse effects on integrity associated with recreation pressure.

Chapter 3

Conclusions

3.1 The proposed Modifications to the Local Plan will not alter the previous HRA conclusions, either because they do not result in significant negative changes or because they strengthen or clarify existing safeguards within policy.

3.2 The Local Plan, as proposed to be modified, will not result in adverse effects on the integrity of any Habitats Site, alone or in combination with other plans or projects.

3.3 Whilst the findings of the HRA would not be affected, in the interest of clarity and legibility, the Local Plan Inspector may wish to consider recommending to the Council that the main modifications are amended prior to public consultation, as follows:

- MM31: updates a paragraph in NE5 that refers to strategic air quality assessment. This is no longer required, as the HRA (addendum and supplementary information) demonstrated that the Local Plan will not have an adverse effect due to air pollution. It is recommended that paragraph 7.44 is deleted in its entirety.
- MM70: introduces a new requirement to site Policy W4 to 'divert pressure from the River Itchen SAC'. This is not required for the HRA and has not been raised by Natural England. The proposed modification appears to relate to comments raised by Hampshire and Isle of Wight Wildlife Trust in their Reg.19 representation. Those are concerned with increased visitor numbers to Barton Meadows Nature Reserve, and not the SAC. It is recommended that MM70 is revised to refer to Barton Meadows Nature Reserve, rather than River Itchen SAC.
- MM71: updates a requirement for nutrient mitigation to site Policy W5. The site allocation for W5 does not include residential or overnight accommodation; therefore, the site has not been identified in the HRA as requiring mitigation for nutrient impacts. However, there is a live planning application at the site that includes student accommodation and on-site wastewater treatment. It is recommended that MM71 is revised such that paragraph 12.52 reads: "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. If a planning application were to come forward at this site that included residential or overnight accommodation, such development would have 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. 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.

LUC

November 2025

Appendix A

Main Modifications relevant to the HRA

A.1 Table A.1 summarises the proposed Local Plan Main Modifications that are relevant to the HRA, and their implications.

A.2 Modifications that are not listed in this table will not affect the HRA findings.

Table A.1: HRA implications of proposed Main Modifications

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
MM6 (Policy SP2)	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...	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
MM7 (Policy SP3)	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:	Clarifies the type of development permitted by the policy and alters impacts associated with type of use (e.g. air pollution, light/noise).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	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 ...	
MM13 (Policy CN7) Page 322	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: i. The <u>community</u> energy storage facility <u>is less than 100kWh and</u> is, where possible, co-located with existing and proposed renewable energy development; ...	Clarifies the scale of development permitted by the policy and alters impacts associated with the scale of energy storage (e.g. light/noise).
MM25 (Policy T3)	Supporting text: Amend paragraph 6.33 as follows:	Updates a policy referred to as mitigation in the HRA (air pollution).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
Page 323	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>	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
Page 324	~~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.~~	
MM29 (Policy NE3)	Supporting text: Amend paragraph 7.29 as follows – 7.29 The Open Space Assessment 2022 specifies the amount and type of facilities currently available, by Parish, together with an assessment of deficiency.	Updates a policy referred to as mitigation in the HRA (recreation pressure).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<u>The Council will seek to enhance and improve the quality of existing open spaces particularly where deficiencies 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>	
MM30 (Policy NE4) Page 325	Supporting text: Amend paragraph 7.35 as follows: 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.	Updates a policy referred to as mitigation in the HRA (general protection).
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	Updates a policy referred to as mitigation in the HRA (general protection, air pollution, recreation pressure).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
Page 326	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 7.45 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 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</u> mitigated ~~by contributing or~~ <u>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.	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
Page 327	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 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</u>	Updates a policy referred to as mitigation in the HRA (abstraction, wastewater).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	~~development.~~ 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 completed prior to occupation of the development, and phasing of the occupation may be required in tandem with the delivery of the infrastructure.</u>	
MM37 (Policy NE16) Page 328	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 <u>and nitrogen</u> 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 party mitigation schemes are provided on the Council's website.</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	Updates a policy referred to as mitigation in the HRA (wastewater).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
Page 329	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:	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	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> • <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	
Page 330 M38 (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:	Updates a policy referred to as mitigation in the HRA (general protection for functionally linked habitats and SAC compensatory habitats).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
Page 331	<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: 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	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
Page 332	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 do not require <u>project level</u> HRA but <u>and if identified</u> mitigation / compensation should be provided in line with the SWBGS.	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA									
MM49 (Policy H1)	Supporting text: Amend supporting text as follows – 9.4 The ~~current (March 2024)~~ Standard Method figure as at March 2024 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 can be determined by the Local Plan, which can also change the minimum discount required for First Homes and set eligibility criteria. Revise Table H1 as follows – <table border="1"> <thead> <tr> <th>~~Years of Plan Period~~ Housing Need</th><th>Standard Method Need</th><th>x Number of Years</th></tr> </thead> <tbody> <tr> <td>~~2020-2021~~</td><td>685</td><td>~~685 x 1 = 685~~</td></tr> <tr> <td>~~2021-2022~~</td><td>666</td><td>~~666 x 1 = 666~~</td></tr> </tbody> </table>	~~Years of Plan Period~~ Housing Need	Standard Method Need	x Number of Years	~~2020-2021~~	685	~~685 x 1 = 685~~	~~2021-2022~~	666	~~666 x 1 = 666~~	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
~~Years of Plan Period~~ Housing Need	Standard Method Need	x Number of Years									
~~2020-2021~~	685	~~685 x 1 = 685~~									
~~2021-2022~~	666	~~666 x 1 = 666~~									

Page 334

Proposed Modification reference	Proposed Main Modification			Implications for the HRA	
	2022-2023	707	~~707~~ x 1 = ~~707~~		
	2023-2024	691	~~691~~ x 1 = ~~691~~		
	2024-2040	676	676 x 16 = 10,816		
	Revise paragraphs 9.15 and 9.18 as follows –				
	9.15 The Standard Method need is therefore currently ~~13,565~~ 10,816 dwellings for the district over the Local Plan period to 2040 (see Table H1 -bottom left)...				
	9.18 There are a large number of sites which already have consent for residential development, some of which have been completed since ~~the start of the Local Plan period (2020-2024)~~ , or which are allocated by the existing Local Plan but have not yet been developed.				
	Revise Table H2 as follows -				
	Winchester District Housing Need		Winchester District Housing Provision		
	Standard Method need for Plan period-2020 2024 - 2040 (see Table H1)	~~13,565~~ 10,816	Completions since start of Local Plan period (2020-2023 2024-2025)		~~3,170~~ 834

Proposed Modification reference	Proposed Main Modification					Implications for the HRA
Page 335	Unmet Needs Allowance (for unmet need in neighbouring authorities)	1,900 <u>495**</u>	Outstanding planning permissions	6,780 <u>5,186</u>		
			Other Commitments (~~previous Local Plans incl. SDNP~~)	745 <u>579</u>		
			Windfall development	1,895 <u>1,495</u>		
			Additional allocations made in this Local Plan	2,875 <u>2,905</u>		
			<u>SDNP completions, permissions and windfall</u>	<u>312</u>		
	Total District Housing Requirement	15,465* <u>11,311*</u>	Total District Housing Provision*	15,465 <u>11,311</u>		

Page 336

Proposed Modification reference	Proposed Main Modification					Implications for the HRA
	* Includes approximately ~~350~~ 312 dwellings within the South Downs National Park part of Winchester district. <u>** It has been agreed that to reflect the total unmet need in the housing market area would necessitate the following:</u> <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 ~~1,900~~495 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 – 9.20 Table H2 shows that sufficient housing provision is proposed to meet the Winchester district housing requirement, which includes an estimated ~~350~~312 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 ~~45,115~~ 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 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					

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
Page 337	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 (2024-2040), 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.	
MM51 (Policy H3)	Strategic Policy H3 Spatial Housing Distribution	Reduces quantum of development and alters impacts associated with

Proposed Modification reference	Proposed Main Modification				Implications for the HRA
Page 338	Amend housing provision figures in the table as follows:				this (e.g. air pollution, recreation pressure, water supply/treatment).
	Spatial Area	Settlements / Area	Housing Provision	New Allocations Proposed	
	Winchester Town		~~5,640~~ 4,445	1,410	
		Winchester			
	South Hampshire Urban Areas		~~5,650~~ 3,880	~~500~~ 530	
		Newlands (West of Waterlooville)			
		Whiteley			
		Botley			
	Market Towns and Rural Area		~~3,825~~ 2,675	965	
		Market Towns:	~~1,375~~ 850	200	
		Bishops Waltham			
		New Alresford			

Proposed Modification reference	Proposed Main Modification				Implications for the HRA
Page 339		Larger Rural Settlements:	1,570 <u>880</u>	610 410	
		Colden Common Denmead Kings 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		15,115 <u>11,000</u>	2,875 <u>2,905</u>	
	MM59 (Policy E1)	Supporting text:			

Page 340

Proposed Modification reference	Proposed Main Modification	Implications for the HRA																					
	Amend paragraph 10.13 and Table B as follows: 10.13 The economic strategy of the local plan has been informed by an updated employment land study; the Employment and Town Centre Uses Study 2024 (ETCUS). The main findings of this study regarding future needs for employment land are set out below: • Additional employment land need 2022-2040 of between 27.6ha – ~~37.8~~38.9ha for the Winchester Plan area. • The current identified supply suggests sufficient land to meet identified needs. • No need for large warehousing or logistics sites, but localised needs for mid-sized units, with flexibility between B2/B8 uses. • Rural areas are an important contribution to supply, development is coming forward, no justification to change current approach. Table B: Allocated Sites and Estimated employment land (p.263) <table><tr><th>Site name and notes</th><th>Total area of site (ha)</th><th>Estimated amount of employment land (ha)</th></tr><tr><td>Bushfield Camp (Policy W5)</td><td>20.0</td><td>11.8</td></tr><tr><td>Central Winchester Regeneration (Policy W7)</td><td>4.5</td><td>1.0</td></tr><tr><td>Solent Business Park (Policy SH4)</td><td>4.0</td><td>~~4.0~~2.0</td></tr><tr><td>Tollgate Sawmill (Policy BW3)</td><td>2.2</td><td>2.2</td></tr><tr><td>Morgan's Yard (Policy WC1)</td><td>2.8</td><td>0.18</td></tr><tr><td>Total</td><td>33.2</td><td>~~19.18~~17.18</td></tr></table>	Site name and notes	Total area of site (ha)	Estimated amount of employment land (ha)	Bushfield Camp (Policy W5)	20.0	11.8	Central Winchester Regeneration (Policy W7)	4.5	1.0	Solent Business Park (Policy SH4)	4.0	~~4.0~~ 2.0	Tollgate Sawmill (Policy BW3)	2.2	2.2	Morgan's Yard (Policy WC1)	2.8	0.18	Total	33.2	~~19.18~~ 17.18	impacts associated with this (e.g. air pollution, water supply/treatment).
Site name and notes	Total area of site (ha)	Estimated amount of employment land (ha)																					
Bushfield Camp (Policy W5)	20.0	11.8																					
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Solent Business Park (Policy SH4)	4.0	~~4.0~~ 2.0																					
Tollgate Sawmill (Policy BW3)	2.2	2.2																					
Morgan's Yard (Policy WC1)	2.8	0.18																					
Total	33.2	~~19.18~~ 17.18																					

Page 341

Proposed Modification reference	Proposed Main Modification	Implications for the HRA																							
	Amend paragraph 10.17 and Table C as follows: 10.17 Therefore, in total the Plan makes provision for an estimated 39.36ha of employment land, against an identified need of 27.6ha – 37.8~~37.8~~38.9ha. 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>~~37.8~~38.9</td></tr><tr><td>Supply – current expectations of uses where known</td><td>~~17.29~~13.29</td><td>0.28</td><td>~~17.57~~13.57</td></tr><tr><td>Supply – sites with no particular prescription</td><td>~~21.79~~23.79</td><td></td><td>~~21.79~~23.79</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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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																						
MM66 (Development Allocations Winchester)	Winchester Site Allocations Replace table on page 307 <table><tr><th>Winchester Town Housing Sources</th><th>No. of dwellings</th></tr></table>	Winchester Town Housing Sources	No. of dwellings	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).																					
Winchester Town Housing Sources	No. of dwellings																								

Page 342

Proposed Modification reference	Proposed Main Modification			Implications for the HRA
	Net completions in or adjoining settlements (~~2020—2023~~)(2024-2025)	879	<u>124</u>	
	Outstanding permissions (at ~~2023~~ 2025) (excluding Barton Farm)	328	<u>238</u>	
	Windfall allowance	1,035	<u>900</u>	
	Student Accommodation (dwelling equivalents)	200		
	Local Plan allocation carried forward (Policy W1, Barton Farm)	1541	<u>1,324</u>	
	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		
	Total Provision ~~2020—2040~~ <u>2024-2040</u>	<u>56434</u>	<u>446</u>	
[Updated numbers are also copied into the relevant site allocation policies – not reproduced here.]				

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
MM70 (Policy W4)	Supporting text: 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 Nature Reserve, the <u>development should</u> ~~scope to~~ enhance <u>the integrity of</u> the Reserve and manage access <u>so as to achieve this and to divert pressure from the River Itchen SAC.</u> ~~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.	Introduces an additional requirement for mitigation relating to the HRA (recreation pressure).
MM71 (Policy W5)	Supporting text: 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. Development of the land therefore has 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 nutrient neutrality solution that involves an onsite wastewater treatment works, will need be accompanied by an assessment of impacts to the River Itchen SAC through discharges from the WwTW including groundwater</u>	Introduces an additional requirement for mitigation relating to the HRA (wastewater).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
Page 344	<u>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;~~ <u>xix. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</u>	
MM78	South Hampshire Urban Area Allocations	Reduces quantum of development and alters

Page 345

Proposed Modification reference	Proposed Main Modification	Implications for the HRA																				
(South Hampshire Urban Area)	Replace table on page 367.	impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).																				
	<table><tr><th>South Hampshire Urban Areas Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions at Newlands (West of Waterlooville) (2020—~~2023~~2024-2025)</td><td>~~293~~ <u>128</u></td></tr><tr><td>Net Completions at Whiteley (2020—~~2023~~2024-2025)</td><td>~~973~~ 459</td></tr><tr><td>Net completions at Botley bypass</td><td>31</td></tr><tr><td>Outstanding Newlands (West of Waterlooville) permissions (at ~~2023~~2025) / Local Plan allocation carried forward (Policy SH1)</td><td>~~4206~~ <u>1001</u></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 ~~2023~~2025) - Local Plan allocation carried forward (Policy SH6)</td><td>~~445~~ <u>84</u></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>~~300~~ <u>350</u></td></tr><tr><td>New Sites allocated at Whiteley in this Plan (Policy SH2)</td><td>~~200~~ 180</td></tr></table>		South Hampshire Urban Areas Housing Sources	No. of dwellings	Net Completions at Newlands (West of Waterlooville) (2020— ~~2023~~ 2024-2025)	~~293~~ <u>128</u>	Net Completions at Whiteley (2020— ~~2023~~ 2024-2025)	~~973~~ 459	Net completions at Botley bypass	31	Outstanding Newlands (West of Waterlooville) permissions (at ~~2023~~ 2025) / Local Plan allocation carried forward (Policy SH1)	~~4206~~ <u>1001</u>	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~~ <u>84</u>	Windfall allowance	0	Additional capacity proposed at Newlands (West of Waterlooville) (policy SH1)	~~300~~ <u>350</u>	New Sites allocated at Whiteley in this Plan (Policy SH2)	~~200~~ 180
	South Hampshire Urban Areas Housing Sources		No. of dwellings																			
	Net Completions at Newlands (West of Waterlooville) (2020— ~~2023~~ 2024-2025)		~~293~~ <u>128</u>																			
	Net Completions at Whiteley (2020— ~~2023~~ 2024-2025)		~~973~~ 459																			
	Net completions at Botley bypass		31																			
	Outstanding Newlands (West of Waterlooville) permissions (at ~~2023~~ 2025) / Local Plan allocation carried forward (Policy SH1)		~~4206~~ <u>1001</u>																			
	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~~ <u>84</u>																			
	Windfall allowance		0																			
	Additional capacity proposed at Newlands (West of Waterlooville) (policy SH1)		~~300~~ <u>350</u>																			
	New Sites allocated at Whiteley in this Plan (Policy SH2)		~~200~~ 180																			

Proposed Modification reference	Proposed Main Modification			Implications for the HRA
	Total Provision 2020 – 2040-2024-2040	56473881		
MM79 (Policy SH1) Page 346	Policy SH1 Newlands (West of Waterloooville) Amend policy as follows: ... <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>			
MM80 (Policy SH2)	Policy SH2 North Whiteley 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			Updates a policy referred to as mitigation in the HRA (general protection, recreation pressure).

Proposed Modification reference	Proposed Main Modification			Implications for the HRA
	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>			
MM84 (The Market Towns and Rural Area Allocations) Page 347	The Market Towns and Rural Area Allocations			Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
	Replace table on page 389 – 390			
	Area / Settlements	Housing Approach	Approximate Housing Provision ~~2020~~ 2024-2040	
	Market Towns Bishop’s Waltham New Alresford	The more sustainable ‘market towns’ were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop’s Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale. Taking account of recent completions, commitments, windfall	~~1375~~ <u>845</u>	

Proposed Modification reference	Proposed Main Modification				Implications for the HRA
Page 348		and existing allocations which have not yet been completed and are carried forward, each settlement can achieve ~~over 600~~ <u>around 300-500 dwellings</u> over the Plan period <u>2024-2040</u>.			
	Larger Rural Settlements Colden Common Denmead Kings Worthy Swanmore Wickham	The larger rural settlements were asked to identify new sites for 90 to 100 dwellings each. Sites are allocated for this scale of housing in Kings Worthy, Colden Common and Wickham. Denmead is taking forward a Neighbourhood Plan and will also need to identify new sites for about 100 dwellings. At Wickham ~~there is also an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services.~~	~~1570~~ <u>880</u>		

Proposed Modification reference	Proposed Main Modification				Implications for the HRA
Page 349		Taking account of the varying levels of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve between about ~~160 to 360~~ <u>150-200</u> dwellings. Following assessment of potential sites and updating of the settlement hierarchy, the settlement of Waltham Chase has been moved from this category to the 'intermediate rural settlements' grouping.			
	<u>Intermediate Rural Settlements</u> Hursley	The smaller 'intermediate' rural settlements were asked to identify new sites for 50 to 60 dwellings each. Sites of about 40 to 60 dwellings	~~360~~<u>340</u>		

Proposed Modification reference	Proposed Main Modification				Implications for the HRA
Page 350	Otterbourne South Wonston 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			

Proposed Modification reference	Proposed Main Modification				Implications for the HRA
Page 351		allocations between these settlements, there is a wide range of housing capacities within the smaller rural settlements, ranging from about 20 to 100 dwellings.			
	Remaining Rural Area	In the remaining rural area, planning policies allow for modest development within defined settlements. This is reflected in the level of recent completions, commitments and the windfall allowance, which indicate a capacity of about ~~520~~ 605 dwellings for this area. ~~No new allocations are made in this area.~~ <u>This includes 200 dwelling at Knowle, where there is also an opportunity to bring forward a site which has community support.</u>	~~520~~ 605		
	'MTRA' AREA TOTAL		~~3,825~~ 2670		

Page 352

Proposed Modification reference	Proposed Main Modification	Implications for the HRA														
MM85 (Market Town – Bishops Waltham)	Market Town – Bishops Waltham	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).														
	Replace table on page 391															
	<table><tr><th>Bishop’s Waltham Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement (~~2020-2023~~) (2024-2025)</td><td>~~340~~<u>1</u></td></tr><tr><td>Outstanding permissions (at 2023~~5~~) including Local Plan allocations carried forward (Policy BW1)</td><td>~~225~~ <u>152</u></td></tr><tr><td>Remaining Local Plan allocations (at 2023~~5~~) carried forward (Policy BW3)</td><td>10</td></tr><tr><td>Windfall allowance</td><td>~~90~~<u>69</u></td></tr><tr><td>New Site allocated in this Plan (Policy BW4)</td><td>100</td></tr><tr><td>Total Provision ~~2020 – 2040~~ 2024-2040</td><td>~~765~~<u>332</u></td></tr></table>		Bishop’s Waltham Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (~~2020-2023~~) (2024-2025)	~~340~~ <u>1</u>	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~~ 2024-2040	~~765~~ <u>332</u>
	Bishop’s Waltham Housing Sources		No. of dwellings													
	Net Completions in or adjoining settlement (~~2020-2023~~) (2024-2025)		~~340~~ <u>1</u>													
	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~~ 2024-2040	~~765~~ <u>332</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.	Deletes an allocation, which will remove any location-based impacts associated with this development location.														

Proposed Modification reference	Proposed Main Modification	Implications for the HRA														
		Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).														
MM89 (Market Towns – New Alresford) Page 353	Market Towns – New Alresford Replace table on page 405	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).														
	<table><tr><th>New Alresford Housing Sources</th><th>No. of dwellings</th></tr><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~~5~~) 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~~ 69</td></tr><tr><td>New Sites to be allocated in Neighbourhood Plan (Policy NA3)</td><td>100</td></tr><tr><td>Total Provision ~~2020 – 2040~~ 2024-2040</td><td>~~608~~ 515</td></tr></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 ~~5~~) 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~~ 69	New Sites to be allocated in Neighbourhood Plan (Policy NA3)	100	Total Provision ~~2020 – 2040~~ 2024-2040	~~608~~ 515
	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 ~~5~~) 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~~ 69													
	New Sites to be allocated in Neighbourhood Plan (Policy NA3)		100													
	Total Provision ~~2020 – 2040~~ 2024-2040		~~608~~ 515													

Proposed Modification reference	Proposed Main Modification	Implications for the HRA												
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>													
MM93 (Larger Rural Settlements – Colden Common)	Larger Rural Settlements – Colden Common Replace table on page 419 <table><tr><th>Colden Common Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement (2020-2023) (2024-2025)*</td><td>116 -1</td></tr><tr><td>Outstanding permissions (at 20235)</td><td>0 5</td></tr><tr><td>Remaining Local Plan allocations (at 2023) carried forward (Policy CC1)</td><td>48</td></tr><tr><td>Windfall allowance</td><td>50 47</td></tr><tr><td>New Site allocated in this Plan (Policy CC2)</td><td>45</td></tr></table>	Colden Common Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)*	116 -1	Outstanding permissions (at 20235)	0 5	Remaining Local Plan allocations (at 2023) carried forward (Policy CC1)	48	Windfall allowance	50 47	New Site allocated in this Plan (Policy CC2)	45	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
Colden Common Housing Sources	No. of dwellings													
Net Completions in or adjoining settlement (2020-2023) (2024-2025)*	116 -1													
Outstanding permissions (at 20235)	0 5													
Remaining Local Plan allocations (at 2023) carried forward (Policy CC1)	48													
Windfall allowance	50 47													
New Site allocated in this Plan (Policy CC2)	45													

Proposed Modification reference	Proposed Main Modification			Implications for the HRA															
	<table><tr><td>New Site allocated in this Plan (Policy CC3)</td><td>35</td></tr><tr><td>New Site allocated in this Plan (Policy CC4)</td><td>10</td></tr><tr><td>Total Provision 2020 – 2040-2024-2040</td><td>304 189</td></tr></table>	New Site allocated in this Plan (Policy CC3)	35	New Site allocated in this Plan (Policy CC4)	10	Total Provision 2020 – 2040-2024-2040	304 189												
New Site allocated in this Plan (Policy CC3)	35																		
New Site allocated in this Plan (Policy CC4)	10																		
Total Provision 2020 – 2040-2024-2040	304 189																		
	*this figure is negative due to the demolition of a dwelling.																		
MM97 (Larger Rural Settlements – Denmead) Page 355	<table><tr><td colspan="2">Larger Rural Settlements – Denmead</td></tr><tr><td colspan="2">Replace table on 435</td></tr><tr><td>Denmead Housing Sources</td><td>No. of dwellings</td></tr><tr><td>Net Completions in or adjoining settlement (2020-2023) (2024-2025)*</td><td>417 0</td></tr><tr><td>Outstanding permissions (at 2023~~5~~) including Neighbourhood Plan allocation (DNP Policy 2iv)</td><td>33 29</td></tr><tr><td>Remaining Neighbourhood Plan allocations (at 2023~~5~~) (DNP Policies 2ii and 2iv)</td><td>28 24</td></tr><tr><td>Windfall allowance</td><td>50 47</td></tr><tr><td>New Sites to be allocated in DNP Review (Policy D1)</td><td>100</td></tr></table>			Larger Rural Settlements – Denmead		Replace table on 435		Denmead Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)*	417 0	Outstanding permissions (at 2023 ~~5~~) including Neighbourhood Plan allocation (DNP Policy 2iv)	33 29	Remaining Neighbourhood Plan allocations (at 2023 ~~5~~) (DNP Policies 2ii and 2iv)	28 24	Windfall allowance	50 47	New Sites to be allocated in DNP Review (Policy D1)	100
Larger Rural Settlements – Denmead																			
Replace table on 435																			
Denmead Housing Sources	No. of dwellings																		
Net Completions in or adjoining settlement (2020-2023) (2024-2025)*	417 0																		
Outstanding permissions (at 2023 ~~5~~) including Neighbourhood Plan allocation (DNP Policy 2iv)	33 29																		
Remaining Neighbourhood Plan allocations (at 2023 ~~5~~) (DNP Policies 2ii and 2iv)	28 24																		
Windfall allowance	50 47																		
New Sites to be allocated in DNP Review (Policy D1)	100																		
	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).																		

Page 35 of 66

Proposed Modification reference	Proposed Main Modification			Implications for the HRA												
	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>															
MM99 Larger Rural Settlements – Kings Worthy	Larger Rural Settlements – Kings Worthy Replace table on page 439. <table><tr><th>Kings Worthy Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)*</u></td><td>36 <u>-1</u></td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</td><td>14 <u>10</u></td></tr><tr><td>Windfall allowance</td><td>50 <u>47</u></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></table>			Kings Worthy Housing Sources	No. of dwellings	Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)*</u>	36 <u>-1</u>	Outstanding permissions (at 2023 ~~5~~)	14 <u>10</u>	Windfall allowance	50 <u>47</u>	New Site allocated in this Plan (Policy KW1)	45	New Site allocated in this Plan (Policy KW2)	75	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
Kings Worthy Housing Sources	No. of dwellings															
Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)*</u>	36 <u>-1</u>															
Outstanding permissions (at 2023 ~~5~~)	14 <u>10</u>															
Windfall allowance	50 <u>47</u>															
New Site allocated in this Plan (Policy KW1)	45															
New Site allocated in this Plan (Policy KW2)	75															

Proposed Modification reference	Proposed Main Modification		Implications for the HRA												
	<table><tr><td>Total Provision ~~2020 – 2040-2024-2040~~</td><td>~~217~~ 176</td></tr></table> *this figure is negative due to the demolition of a dwelling.		Total Provision ~~2020 – 2040-2024-2040~~	~~217~~ 176											
Total Provision ~~2020 – 2040-2024-2040~~	~~217~~ 176														
MM101 (Larger Rural Settlements – Swanmore) Page 357	Larger Rural Settlements – Swanmore Replace table on page 447. <table><tr><td>Swanmore Housing Sources</td><td>No. of dwellings</td></tr><tr><td>Net Completions in or adjoining settlement (~~2020-2023~~) (2024-2025)</td><td>~~13~~ 31</td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</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></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	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
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														
MM103 (Larger Rural Settlements –	Larger Rural Settlements – Wickham and Knowle Replace Wickham Housing Sources table on page 453.		Reduces quantum of development and alters impacts associated with this (e.g. air pollution,												

Page 358

Proposed Modification reference	Proposed Main Modification			Implications for the HRA
Wickham and Knowle)	Wickham Housing Sources	No. of dwellings		recreation pressure, water supply/treatment).
	Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	~~118~~ 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		
	M109 (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, as shown on the Policies Map , is allocated for the		

Page 359

Proposed Modification reference	Proposed Main Modification	Implications for the HRA		
	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 <u>a</u> 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 with Natural England, as part of a project-level HRA</u>			
MM112 (Intermediate Rural Settlements – Otterbourne)	Intermediate Rural Settlements – Otterbourne Replace table on page 477 <table><tr><td>Otterbourne Housing Sources</td><td>No. of dwellings</td></tr></table>	Otterbourne Housing Sources	No. of dwellings	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
Otterbourne Housing Sources	No. of dwellings			

Proposed Modification reference	Proposed Main Modification			Implications for the HRA
	Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	~~2~~ 0		
	Outstanding permissions (at 2023 ~~5~~)	~~0~~ 1		
	Windfall allowance	~~20~~ 18		
	New Site allocated in this Plan (Policy OT1)	55		
	Total Provision ~~2020 – 2040~~ 2024-2040	~~77~~ 74		
P a g e 3 0 IM114 (Intermediate Rural Settlements – South Wonston)	Intermediate Rural Settlements – South Wonston			Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
	Replace table on page 483			
	South Wonston Housing Sources		No. of dwellings	
	Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)	~~4~~ 0		
	Outstanding permissions (at 2023 ~~5~~)	~~2~~ 0		
	Windfall allowance	~~20~~ 18		
	New Site allocated in this Plan (Policy SW1)	40		
	Total Provision ~~2020 – 2040~~ 2024-2040	~~66~~ 58		

Page 361

Proposed Modification reference	Proposed Main Modification	Implications for the HRA												
MM116 (Intermediate Rural Settlements – Sutton Scotney)	Intermediate Rural Settlements – Sutton Scotney Replace table on page 491 <table><tr><th>Sutton Scotney Housing Sources</th><th>No. of dwellings</th></tr><tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ (2024-2025)</td><td>0</td></tr><tr><td>Outstanding permissions (at 2023~~5~~)</td><td>0</td></tr><tr><td>Windfall allowance</td><td>~~20~~ 18</td></tr><tr><td>New Site allocated in this Plan (Policy ~~xx~~SU01)</td><td>60</td></tr><tr><td>Total Provision ~~2020 – 2040~~ <u>2024-2040</u></td><td>~~80~~ <u>78</u></td></tr></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~~ <u>2024-2040</u>	~~80~~ <u>78</u>	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
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~~ <u>2024-2040</u>	~~80~~ <u>78</u>													
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</u>	Updates the requirements for mitigation (wastewater).												

Proposed Modification reference	Proposed Main Modification	Implications for the HRA	
Page 362	<u>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> ... Policy SU01 Land at Brightlands 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 ~~delivery of Wastewater Infrastructure upgrades at~~ Sutton Scotney, and South Wonston, and Harestock 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;		
	MM118 (Intermediate Rural Settlements – Waltham Chase) Intermediate Rural Settlements - Waltham Chase Replace table on page 497 <table><tr><td>Waltham Chase Housing Sources</td><td>No. of dwellings</td></tr></table>	Waltham Chase Housing Sources	No. of dwellings
Waltham Chase Housing Sources	No. of dwellings		

Proposed Modification reference	Proposed Main Modification			Implications for the HRA
	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		

Appendix B

Site allocations assessed in the HRA

B.1 List of site allocations assessed in the Reg.19 HRA and those that have been removed or amended since – revisions are shown ~~struck through~~.

Table B.1 Site allocations assessed in the HRA

Policy reference	Site name	Type of site (main uses)
BW1	~~The Vineyard/Tangier Lane~~	Residential Deleted in MM86
BW2	~~Albany Farm~~	Residential Deleted before Reg.19 Local Plan was published for consultation
BW3	Tollgate Sawmill	Residential
BW4	Land north of Rareridge Lane	Residential
CC1	Clayfield Park	Residential
CC2	Colden Common Farm	Residential
CC3	Land at Main Road	Residential
CC4	Land adjoining 85 Church Lane	Residential
D1	Denmead Neighbourhood Plan	Residential
H16	The Nurseries	Residential
H18	Tynefield	Residential
KN1	Ravenswood	Residential
KW1	Cornerways and Merrydale	Residential
KW2	Land adjoining Cart and Horses PH	Residential
HU1	Hursley Neighbourhood Plan	Residential
NA1	The Dean	Residential
NA2	Sun Lane	Residential Employment Burial ground

Policy reference	Site name	Type of site (main uses)
NA3	Alresford Neighbourhood Plan	Residential
OTO1	Land Off Main Road Otterbourne	Residential
SH1	West of Waterlooville Newlands	Residential Employment
SH2	North Whiteley	Residential
SH3	Whiteley Green	Residential Education
SH4	Solent 1 Business Park	Employment
SH6	Botley Bypass	Transport
SU01	Brightlands, Sutton Scotney	Residential
SW1	The Lakes	Residential
SWO1	Land at West Hill Road North	Residential
W1	Barton Farm	Residential Employment
W2	Sir John Moore Barracks	Residential Park & ride
W3	St Peter's Car Park	Residential
W4	Courtenay Road	Residential
W5	Bushfield Camp	Employment Education
W6	Winnall	Employment
W7	Central Winchester Regeneration Scheme	Residential Employment
W8	Station Approach	Employment Residential
W9	Bar End Depot	Residential Employment
W10	River Park Leisure Centre	Employment Education
W11	University Hospital Area	Residential
WC1	Morgans Yard	Residential

Policy reference	Site name	Type of site (main uses)
		Employment
WK1	Winchester Road	Residential
WK3	Welborne	Open space
WK5	~~Land at Junction of Mill Lane~~	Residential
WK6	Land at Southwick Road / School Road	Residential

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YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Winchester District Local Plan 2040

**Integrated Impact Assessment (IIA)
and Habitats Regulations
Assessment**

Adoption Statement

May 2026



Winchester
City Council

Page 369

Table of Contents

1. Introduction	3
Integrated Impact Assessment	4
Habitats Regulations Assessment	4
2. Stages of the Local Plan Preparation	6
Regulation 18 Consultation.....	6
Regulation 19	7
Submission and Examination of the Local Plan	7
Inspectors Report and Adoption	7
3. Integrated Impact Assessment.....	8
Regulation 19 Consultation.....	13
Main Modifications	14
The Inspectors Report	15
4. The reasons for adopting the plan in light of other reasonable alternatives	16
5. Habitats Regulations Assessment.....	22
Regulation 19 Consultation.....	23
Main Modifications	24
The Inspectors Report	24
6. Conclusions	25
Appendix A	26
Appendix B.....	28
Appendix C.....	30

1. Introduction

- 1.1 Winchester City Council is required by law, to carry out Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) together with a Habitats Regulations Assessment (HRA) of the Local Plan.
- 1.2 The Council commissioned Land Use Consultants (LUC) to prepare its Integrated Impact Assessment (IIA) Report and Habitats Regulations Assessment (HRA) for the Winchester District Local Plan 2040.
- 1.3 The purpose of this adoption statement, which has been prepared by Winchester City Council and quality assured by LUC, is to demonstrate that a legally robust IIA and HRA process was undertaken alongside plan making, with appraisal findings and consultation responses feeding into decision-making at key stages. It meets Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004 which sets out the post-adoption requirements for sustainability appraisal, which also accords with the requirements of the SEA Regulations and as guided through [Government Planning Practice](#).
- 1.4 In addition, Regulation 26 of the Local Plan Regulations 2012, also includes a requirement for the final SA report to be published alongside the adopted plan. The SEA Regulations also require a number of steps to be taken upon adoption of a plan (in this case the Local Plan). Specifically, SEA Regulation 16 sets out the post-adoption procedures and requirements for SEA. The planning authority must, as soon as is reasonably practicable after the adoption of a plan (for which an SA/SEA has been carried out) make a copy of the plan publicly available alongside a copy of the SA report and a statement explaining the following:
 - How environmental (and sustainability) considerations have been integrated into the adopted Local Plan (see Chapters 2, 3 and 5);
 - How the environmental report (i.e. Sustainability Appraisal) has been taken into account during preparation of the Local Plan (see Chapter 3);
 - How opinions expressed through public consultation have been taken into account (see Chapter 3,4 and 5);
 - The reasons for adopting the plan in light of other reasonable alternatives (see Chapter 4); and
 - The measures that are to be taken to monitor the environmental effects of the implementation of the plan (see Chapters 3,6 and Appendix C).

The council must also inform the public, Historic England, Natural England and the Environment Agency about the availability of these documents.

- 1.5 Appendix A provides a summary overview of the stages of local plan preparation, together with links to IIA/HRA reports published at each stage, to illustrate that the IIA/HRA were undertaken iteratively throughout plan making.

Integrated Impact Assessment

- 1.6 The IIA comprises Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), and Equalities Impact Assessment (EqIA).
- 1.7 The SA assesses the likely effects of a plan on social, economic and environmental issues – together, these topics are referred to as ‘sustainability’ issues. The IIA considers the topics of equalities (via an EqIA) and health (via a HIA) in more depth than an SA.
- 1.8 The IIA was undertaken iteratively, such that at each stage of the Local Plan’s preparation, the sustainability and environmental effects of the options for the Local Plan were assessed. The IIA assessed a range of options, and the Council considered the IIA findings to inform which options to take forward and what mitigation may need to be incorporated in the Local Plan to address any adverse effects identified by the IIA. In this way, environmental and sustainability considerations were integrated into the Local Plan as it was developed. Chapters 2 and 3 of this report expand on how the IIA was carried out alongside plan-making, how the findings of the IIA process have been taken into account through the plan-making process; how opinions expressed through public consultation have been taken into account and how monitoring of the IIA objectives will be undertaken. Chapter 4 focuses on the reasonable alternatives considered during the plan preparation process.

Habitats Regulations Assessment

- 1.9 HRA refers to the assessment of the potential effects of a development plan on one or more sites afforded the highest level of protection in the UK: Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).
- 1.10 These were originally classified under European Union (EU) legislation but, since 1 January 2021, are protected as nationally significant sites in the UK by the Habitats Regulations 2017 (as amended).
- 1.11 The overall purpose of an HRA is to conclude whether or not a proposal or policy, or whole development plan would adversely affect the integrity of the site in question. The sites include:
- SACs are designated under the Habitats Regulations and target particular habitat types and species. The listed habitat types and species (excluding birds) are those considered to be most in need of conservation at a European level.

- SPAs are classified under the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales (including the adjacent territorial sea) and to a limited extent in Scotland (reserved matters) and Northern Ireland (excepted matters).
- 1.12 In addition, Ramsar sites (international designated sites under the Ramsar Convention) are sites designated as 'Wetlands of International Importance', often these overlap with SACs and SPAs and may be designated for the same or different species and habitats. The National Planning Policy Framework and Planning Practice Guidance state that competent authorities responsible for carrying out HRA should treat Ramsar sites in the same way as SACs and SPAs. The legislative requirement for HRA does not apply to other nationally designated wildlife sites such as Sites of Special Scientific Interest or National Nature Reserves. Therefore, for clarity the HRA reports use the term 'European sites' rather than 'national site network'¹.
- 1.13 Chapter 5 expands on how the HRA was carried out alongside plan-making and outlines its findings.

¹ See para 1.8 - 1.11 of HRA (Oct 2022) report.

2. Stages of the Local Plan Preparation

2.1 Key stages of preparation of the Winchester District Local Plan were as follows:

- Regulation 18 consultation (including the Local Plan launch) (2018 - 2024)
- Regulation 19 publication (2024)
- Main Modifications (2025/2026)
- The Inspectors' Report (2026)

Regulation 18 Consultation

2.2 The Council undertook a number of consultation exercises that fall under the Regulation 18 umbrella:

- an initial [Local Plan launch](#) consultation during the summer of 2018 to gather feedback on key issues of particular concern to residents in Winchester District and issues that will most likely become prevalent in the coming decades, as well as options for addressing these key issues;
- [Strategic Issues and Priorities \(SIP\)](#) document, was consulted on in Spring 2021. The SIP document did not present a preferred option for the spatial distribution of development in the District or individual sites for allocation, but instead presented four alternative strategic alternatives for housing growth and a range of questions for the type of strategy that might be considered. The reasonable alternatives for spatial distribution included:
 - Option 1 - a development strategy based on the approach in the existing Local Plan of distributing development to a sustainable hierarchy of settlements;
 - Option 2 - to focus development on Winchester itself and other larger and more sustainable settlements;
 - Option 3 - a strategy that includes one or more completely new strategic allocations or new settlements;
 - Option 4 - a strategy of dispersing development around the district largely in proportion to the size of existing settlements
- A consultation on the draft [Winchester District \(Regulation 18\) Local Plan](#) was held during November and December 2022 and included:
 - The proposed development strategy (how the development will be distributed across the areas of District);
 - The specific sites to be allocated for development in order to deliver the growth needed;
 - A set of strategic policies and development management policies that are needed to support the implementation of the new Local Plan against which planning proposals will be assessed; and.

- A monitoring framework which reflected the monitoring indicators expressed in the IIA.
- 2.3 The comments received as part of the consultation process at each stage have helped to inform the development of policies and selection of preferred site allocations and the spatial strategy for development.

Regulation 19

- 2.4 This version of the [Local Plan](#) was prepared taking into account the evolution of the Local Plan to date and then subject to consultation from 29 August to 13 October 2024.

Submission and Examination of the Local Plan

- 2.5 The Local Plan was [submitted](#) for examination in November 2024. Planning Inspector R Barrett MRTPI IHBC was appointed in December 2024 to hold an independent examination of the Winchester District Local Plan.
- 2.6 [Hearing sessions](#) commenced in April 2025 and concluded in June 2025. The Council then published [Proposed Main Modifications](#) for consultation from 21 November 2025 to 16 January 2026.

Inspectors Report

- 2.7 The Inspectors report has found the Local Plan 2040 to be ‘sound’ and is published on the Local Plan website.

3. Integrated Impact Assessment

- 3.1 Legislation requires the preparation of SA (incorporating SEA), as an integral part of the plan making process. Utilisation of an IIA approach, rather than a more focussed SA/SEA, enabled broader matters such as Health and Equalities to also be comprehensively assessed.
- 3.2 The IIA process comprised a number of stages:
- Stage A: Setting the context and SA/SEA objectives, establishing the baseline and deciding on the scope.
- Stage B: Developing and refining options and assessing effects.
- Stage C: Preparing the SA(IIA) Report.
- Stage D: Consulting on the Local Plan and the SA(IIA) Report.
- Stage E: Monitoring the significant effects of implementing the Local Plan.
- 3.3 Preparation of the [Scoping Report](#) was undertaken during 2020 with consultation with the statutory consultees (the Environment Agency, Historic England, and Natural England) during July 2020, on both the scope of matters covered and expression of the proposed sustainability objectives.
- 3.4 This stage involved understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context. The purpose is to identify key sustainability issues facing the plan area and these issues, in turn, inform a set of sustainability objectives for the plan against which it is appraised – the “IIA framework”.
- 3.5 The purpose of the IIA Framework is to ensure consistency and transparency when assessing the likely sustainability effects of emerging policies and development site options considered for allocation in the Local Plan. The IIA framework is supported by a set of site assessment criteria, which adds further details to each IIA objective. This enables the performance of the sites to be consistently assessed, alongside other technical appraisals, to inform the Council’s selection of individual site allocations.
- 3.6 The Scoping report highlights how the IIA framework is to be applied and presented utilising colour coding to allow for likely significant effects (both positive and negative) to be easily identified:

++	Significant positive effect likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/- or ++/--	Mixed minor or significant effects likely
-	Minor negative effect likely
--/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
0	Negligible effect likely
?	Likely effect uncertain

Source: WCC IIA Scoping Report July 2020, Key to symbols and colour coding used in the SA of the Winchester District Local Plan

3.7 The IIA framework therefore includes:

- The SA objectives.
- A series of appraisal questions supporting each SA objective – *does/is the Local Plan /Policy...?*
- The topic(s) requiring assessment under the SEA Regulations to which each SA objective relates.

3.8 The full SA framework published as part of the Scoping Report is set out at Appendix A.

3.9 The appraisal methodology described in the IIA Scoping Report recognises that the dividing line between sustainability scores is often quite small and requires application of the appraisal questions and criteria, together with applying professional judgement, to determine the significance of effects. An example of application of the appraisal framework when applied to the economic objectives reveals the following output:

SA Objective	1. Employment Growth	2. Living locally	3. Local employment opportunities	4. Leisure developments	5. Accessible Workplaces	6. Retail	7. Younger Population	8. Supporting enterprise and entrepreneurship	9. Spaces for innovation	10. Economic recovery	11. Green Growth	12. Visitor Offer	13. Rural economy	14. Design	15. Infrastructure	16. Digital connectivity
SA1: Climate Change Mitigation	-	+	+	0	+	+	0	0	0	+	+	-	+	++	++	+
SA2: Transport and Air Quality	-	++	+	0	++	+	0	0	0	+	+	-	+	+	++	+
SA3: Climate Change Adaptation	0	0		0	0	0	0	0	0	0	+	0		+	0	0
SA4: Health and Wellbeing	+	+	+	0	+	+	+	0	0	+	+	0	0	0	++	+
SA5: Community Cohesion and Safety	+	++	+	0	+	+	+	+	++	0	+	+	++	+	+	+
SA6: Housing	0	0		0	0	0	0	0	0	0	0	0	0	+/-	0	0
SA7: Access to Services, Facilities and Jobs	+	++	+	+	++	++	0	+	+	+	+	0	+	0	++	+
SA8: Sustainable Economic Growth	++	++	++	++	++	++	+	++	++	++	++/-?	+	+	++/-?	+	+
SA9: Biodiversity and Geodiversity	-?	0	0	0	-?	0	0	0	0	0	+	0	0	0	-?	0
SA10: Landscapes and Character	-?	0	0	0	-?	0	0	0	0	0	+	0	0	++	-?	0
SA11: Historic Environment	-?	0	0	0	-?	0	0	0	0	0	+	0	0	++	-?	0
SA12: Natural Resources	-?	0	0	0	-?	0	0	0	0	0	+	0	0	0	-?	0
SA13: Water Resources	-?	0	0	0	-?	0	0	0	0	0	+	0	0	0	-?	0
SA14: Flood Risk	-?	0	0	0	-?	0	0	0	0	0	+	0	0	+	-?	0

3.10 The IIA Scoping Report, was subject to consultation from 8th July to 11th August 2020. A number of comments were received and the IIA objectives and baseline data, were amended as a result, comments were received from:

- Environment Agency (Solent and South Downs Area) - appraisal questions for IIA objective 13: water resources have been updated; review of plans and programme updated to include reference to PfSH Integrated Water management Strategy and the Green Infrastructure Strategy;
- Historic England - plans and programme review updated to include reference to the Historic England advice notes, comments on IIA objectives were noted pending agreement with the Council on the identification of site options;
- Natural England – SA framework updated to reflects comments made for IIA objectives 4: health, IIA objective 8: economic growth, and 9: biodiversity and geodiversity. Matters raised also included reference to air and water quality, accordingly the SA framework was amended
- South Downs National Park Authority – appraisal questions for IIA objective 10: landscape were updated to specifically include reference to ‘the setting, views, tranquillity and dark skies of the South Downs National Park’ and to ‘...landscaping with a scale of development appropriate to the sensitivity of the landscape?’.

3.11 The IIA must appraise not only the preferred options for inclusion in the Local Plan but also ‘reasonable alternatives’ to these options. Part (b) of Regulation 12(2) notes that ‘reasonable alternatives will take into account the objectives of the plan, as well as its geographical scope’. Therefore, alternatives that do not meet the objectives of national policy, or are outside the Plan area are unlikely to be reasonable. Chapter 4 sets out in more detail the reasonable alternatives that were considered and assessed.

3.12 As the Local Plan evolved over a number of years, with two consultations under Regulation 18, this also involved the preparation of an accompanying IIA report:

- IIA of [Strategic Issues and Priorities](#) 2021, included
 - a high level appraisal of the options for the distribution of development in the district, which found:
 - Option 1 (Development Strategy based on the existing Local Plan) and option 2 (Focus on Winchester Town) perform most favourably across the SA objectives as a whole. Option 1 would concentrate the additional development at settlements which provide access to a wide range of services and facilities and jobs opportunities. Large scale growth could also support increased affordable housing in the area of greatest need. It may also allow for a more coordinated approach to green infrastructure provision.
 - Option 3 (New settlement) would be a significant departure from the existing settlement hierarchy for the district, which could achieve some sustainability benefits. However, considering the long lead in time and potential issues of viability uncertainty is attached;
 - Option 4 (Dispersed development strategy), performs least well of all the options. Although this option could provide benefits in terms of maintaining and promoting the viability of the smaller more rural settlements, the level of development at each of these rural settlements would not be of a scale to support substantial new service provision.
 - appraisal of the alternative policy topic options, which found:
 - The objectives and policy themes would generally have positive sustainability effects in relation to the subject matter of the objective or policy option, there will often be a degree of trade-off in terms of potential effects on the natural environment and built elements of historic environment.
 - Consultation on the IIA was undertaken from 15th February to 12th April 2021, [Appendix A of the Regulation 18 IIA](#), lists the comments that were received and describes how each one has been addressed. In light of the comments received, a number of amendments were made to the review of policies, plans, and programmes, the baseline information, key sustainability issues and the IIA framework.
- IIA of [Reg 18 Local Plan](#) 2022 (dated October 2022), covered the following:
 - Assessment of options for sites (nearly 400 individual sites were assessed against each of the 14 IIA objectives) and distribution of

growth including reasonable alternatives (see chapter 4 for further details):

- The IIA assessed at this stage an additional Option 1A² in response to the results of the IIA report for the SIP and consultation feedback. The resultant spatial strategy directing much of the development to the main settlement of Winchester Town and the planned neighbourhoods of West of Waterlooville and North Whiteley, with development distributed across the larger settlements within the Market Towns and Rural Area. This approach making good use of existing services and facilities in the large settlements and areas that allow for access to jobs.
- Appraisal of the topic based policies.
- Appraisal of cumulative effects, the total effects of the policies and site allocations in the draft Local Plan document taken as a whole on each of the IIA objectives.
- Proposed IIA monitoring framework.
- The results revealed that the policies appraised have a wide range of minor positive and significant positive effects in relation to the IIA objectives, with some minor and significant negative impacts also identified, typically in relation to the location of development.
- Equalities Impact assessment was reported in [Appendix B](#) of the Regulation 18 IIA.
- Health Impact Assessment as carried out as part of the SA.
- An [erratum report](#) was published in November 2022, to provide corrections to the previous version, in respect of Appendix F [site assessments proformas](#); likely sustainability effects of residential site options and likely sustainability effects of employment site options.
- Consultation on the IIA was undertaken alongside publication of the draft Local Plan (2 November – 14 December 2022). A number of comments were received (see [Appendix A](#) IIA Regulation 19) and amendments made as necessary in recognition that updates to the baseline information and sustainability issues would be included in the next iteration of the IIA and that this would also consider the cumulative residual effects of the Plan as a whole and in-combination with other Plans, Projects and Programmes.

² Option 1A is a hybrid option which provides for a higher total number of homes than the four options previously appraised taking into account up to date delivery commitments

Regulation 19 Consultation

- 3.13 The outcome of the IIA at Regulation 18, including feedback through the consultation process informed the evolution and decision making of the Council in the preparation of the Submission Local Plan (Regulation 19).
- 3.14 Consultation on the [Submission Local Plan](#) was undertaken during August to October 2024. This was accompanied by a further iteration of the [IIA](#) which concluded:
- Policies appraised were found to have a wide range of minor positive and significant positive effects in relation to the following IIA objectives;
 - IIA objective 1: climate change mitigation;
 - IIA objective 2: travel and air quality (combined with a minor negative effect);
 - IIA objective 3: climate change adaptation;
 - IIA objective 4: health and wellbeing (combined with a minor negative effect);
 - IIA objective 5: community cohesion;
 - IIA objective 6: housing;
 - IIA objective 7: access to job, services and facilities (combined with a minor negative effect);
 - IIA objective 8: sustainable economic growth
 - Negative effects were mostly identified in relation to the location of development where it is close to sensitive environmental receptors in Winchester District, with a significant negative effect combined with a minor positive effect identified in relation to:
 - IIA objective 9: biodiversity and geodiversity;
 - The plan sets out three area-specific policies for the approach to development within Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Area. These policies are included to respond to the sensitivities of these areas and support the overarching spatial strategy for the District;
 - The site specific policies included in the plan include requirements for mitigation and enhancement that address many of the potential adverse effects;
 - The spatial strategy directs much of the development to the main settlement of Winchester Town, planned neighbourhoods at West of Waterlooville and North Whiteley, with development also to be distributed across the larger settlements within the Market Towns and Rural Areas. This approach will make good use of existing services and facilities in the large settlements and areas that allow for access to jobs;
 - The plan provides for development to meet the needs of the District in line with the Government's Standard Method calculation (that was in force at that time);

- Larger scale allocations in Winchester Town and South Hampshire Urban Areas also support affordable housing delivery, together with the incorporation of new services and facilities to benefit both existing and new residents;
- The plan includes policies that seek to conserve and enhance the District's key landscape, heritage and biodiversity assets, including the need to avoid adverse effects on the international sites of the Solent and River Itchen, with particular regard to the issue of nutrient neutrality;
- The plan includes support for travel by more sustainable and active modes with development to prioritise public transport, walking and cycling in the hierarchy transport modes, including reference to 20 minute neighbourhoods;
- Includes requirements for development proposals to accord with the energy hierarchy, prioritising the minimisation of energy demand and for developments to demonstrate the lowest possible level of carbon emissions that is practical and viable and to support the District's long term adaptation to the effects of climate change.

Main Modifications

3.15 Following the examination hearings of the Local Plan, the Council published a series of Main Modifications to enable the Plan to be found sound and proceed to adoption. A further [IIA](#) was undertaken on the proposed Main Modifications prior to the consultation, held during November to January 2026. This entailed considering each modification individually and then a record of whether the proposed modification was considered likely to change the IIA findings.

3.16 Most of the modifications are minor wording changes that improve clarity or update contextual information, and while some of them make the policies slightly more or less sustainable (as detailed in Appendix A to the November 2025 IIA of Main Modifications) they do not affect the findings of the IIA. A small number of Main Modifications resulted in mostly positive changes to the IIA effects ratings previously identified for the Proposed Submission Local Plan thematic policies:

- Policy SP3 (Development in the Countryside) - more positive effects in relation to IIA Objective 14: Flood Risk;
- Policy D6 (Brownfield Development and making the best use of land) - a new, minor positive effect in relation to IIA Objective 6: Housing and a reduction in the policy's previously identified significant positive effect in relation to IIA Objective: 12 Natural resources to a minor positive effect;

- Policy T2 (Parking for New Developments) - enhanced positive effects in relation to IIA Objective 3: Climate Adaptation and IIA Objective 14: Flood Risk (from negligible to minor positive);
 - Policy T3 (Prioritising Active and Sustainable Modes of Travel) - slightly reduced strength of previously identified positive effects in relation to IIA Objective 5: Community Cohesion and Safety (from significant to minor positive) and IIA Objective 14: Flood Risk (from minor positive to negligible).
 - Policy NE6 (Flooding, Flood Risk and the Water Environment) – new, minor positive effects in relation to IIA Objective 11: Historic Environment;
 - Policy H11 (Housing for Essential Rural Workers) new, minor positive effect in relation to IIA Objective 11: Historic Environment.
- 3.17 Similarly, Main Modifications resulted in a small number of changes to the IIA effects ratings previously identified for the site allocation policies:
- Policy W2 (Sir John Moore Barracks); Policy SH1 (Newlands (West of Waterlooville)); and Policy KN1 (Ravenswood) - more positive effects in relation to IIA objective 10: Landscape and Character; and
 - Deletion of Policy BW1 (The Vineyard / Tangier Lane) removes the previous site appraisal from the IIA.
- 3.18 The IIA noted that the Main Modifications were not expected to change the cumulative effects which were reported at Regulation 19 Stage and no amendments were required to the IIA monitoring indicators.
- 3.19 In response to feedback received to the Main Modifications further minor changes were made and these were also subject to [IIA](#) in January 2026. This concluded that as the changes were minor to improve clarity, update contextual information or remove duplication, that they did not alter the magnitude or direction of the effects previously identified.

The Inspectors Report

- 3.20 The Inspectors Report concluded that the IIA has informed the development of the Plan at every stage. It has been an iterative process with the consideration and selection of strategic options fundamental to the approach to housing delivery and was based on proportionate evidence. The appraisal was updated to assess the Main Modifications. Accordingly, the IIA meets the requirements of the 2004 Act and 2012 Regulations, and also accords with the Planning Practice Guidance (PPG).

4. The reasons for adopting the plan in light of other reasonable alternatives

- 4.1 A key element of the SEA Regulations (Environmental Assessment of Plans and Programmes Regulations 2004) in addition to the above, is to express how the local plan as submitted has been chosen in light of the reasonable alternatives considered.
- 4.2 The Council prepared a [Development Strategy and Site Selection background paper \(2024\)](#) to provide further detail on the process which was followed in arriving at the proposed allocations included in the Regulation 19 Local Plan. The background paper includes matters that informed the decision making for the selection of the preferred spatial strategy and site allocations included in the Regulation 19 Local Plan. A summary is provided below.

Level of Growth

- 4.3 The starting point for considering the minimum level of housing development is the Government's "Standard Method". The expectation is that this will be followed unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.
- 4.4 The Council commissioned evidence to consider future [local housing need](#) and a [strategic housing market assessment](#), but no exceptional circumstances had been identified which would justify an alternative approach to the Standard Method as set out in national policy and as such no reasonable alternatives have been considered through the IIA Report.
- 4.5 The housing number changes annually as the components that feed into the standard method calculation are updated. The Future Local Housing Need assessment document published in January 2020 calculated the local housing need to be 666 dwellings per annum. By the time of the [Strategic Issues and Priorities](#) consultation in February 2021, the methodology produced a figure of 692 dwellings per annum. Hence the SIP consultation was based on a figure of 'about 700' dwellings per annum, or 14,000 over a 20-year Plan period (2018-2038). The data in March 2022 resulted in a local housing need of 715 dwellings per annum, and that was the basis of the draft (Regulation 18) Local Plan. In 2024 the figures resulted in a standard methodology figure of 676 dwellings per year.
- 4.6 It should be noted that this is the figure for the whole of Winchester District as the data is only published at District level. Approximately 10% of the population of the District falls within the South Downs National Park. It is considered appropriate for the Plan to set out how the whole of the figure generated by the Standard Methodology will be delivered, given the relatively small proportion of the population concerned, and the Council's role as Housing Authority for the whole of the District, and the likelihood that any housing shortfall arising in that

part of the National Park would need to be met in the Winchester plan area. However, the housing requirement set in policies SP2, H1 and H3 relates to the Local Plan area only, having estimated the delivery of about 350 dwelling within the National Park part of the District. The requirement also includes an 'unmet needs allowance' to contribute towards the unmet needs of neighbouring areas (see below).

Distribution of growth.

- 4.7 The SIP consultation set out four potential approaches to an updated development strategy in the Local Plan. Full details are in the SIP document but they are summarised as follows:
- Approach 1 - Existing local plan settlement hierarchy.
 - Approach 2 - Focus on Winchester Town.
 - Approach 3 - Strategic allocation or new settlement.
 - Approach 4 - Disperse development in proportion to settlement size.
- 4.8 The responses to the consultation and the findings of the IIA of each of the growth options were taken into account in the report to [Local Plan Advisory Group](#) (LPAG) in September 2021. The report concluded that Approach 3 should be rejected, and that "Approach 1 received the most support and performs well in terms of its potential to support existing settlements, use brownfield sites and reduce the need to travel. It is likely to need adjustment to add elements of Approaches 2 and 4, which were also fairly well-supported" (para. 3.35).
- 4.9 A hybrid option, based upon Approach 1 but with elements of 2 and 4, was developed. This was subjected to initial testing through further consideration of the Settlement Hierarchy Update; the availability of suitable, sustainable sites in each settlement; the presence of any "showstoppers" or constraints, for development; the initial IIA of potential allocations in each settlement; and discussions with town and parish councils. Together this further refined the emerging strategy to that presented and discussed at LPAG, resulting in the draft (Regulation 18) Local Plan's proposed housing distribution as follows:
- Winchester Town: 5,670 dwellings.
 - South Hampshire Urban Areas: 5,700 dwellings.
 - Market Towns and Rural Area: 4,250 dwellings (of which 500 to be delivered in the South Downs National Park Local Plan area).
- 4.10 Following the publication of the draft (Regulation 18) Local Plan, a number of responses were made which questioned the development strategy, and in particular the total quantum and location of development. The main arguments put forward were as follows –
- There should be additional development in light of unmet needs elsewhere in the Partnership for South Hampshire area;
 - Delivery of certain sites, including Sir John Moore Barracks was not certain and other sites should be added or substituted to ensure delivery;

- The development strategy was focused too heavily on Winchester City, and that other settlements should have more development in recognition of the services and facilities;
- The settlement hierarchy used to inform the development strategy is inaccurate and should not have resulted in allocations in places such as South Wonston;
- The potential for development to be delivered in settlements such as Sutton Scotney and Wickham should be reconsidered; and
- The development strategy relied too heavily on windfall to be certain of delivery.

4.11 These responses were considered and responses to each of the issues raised and updates in relation to the way forward for the Local Plan are set out in detail in the Housing Topic Paper 2024 and summarised below:

- PfSH have recently agreed a Spatial Position Statement [See reference 36] to meet a housing shortfall in the South Hampshire area. It is considered that this is the best approach to assessing and supporting any unmet housing. neighbouring areas. The draft (Regulation 18) Local Plan included a 'buffer' of 1,450 dwellings to meet any unmet housing need or changes to the Government's standard methodology.
- Following the Regulation 18 consultation the Council has considered further the delivery of the proposed allocations and sought delivery statements from the promoters of sites. This has led to some revisions to the development strategy, including the removal of sites where appropriate (where a site has been built out) or a revised estimate of development yield.
- Following new figures arising from the Standard Method for calculating housing need, and the revisions to the development strategy, the submission version of the Regulation 19 Local Plan allowed for about 1,900 homes in excess of Standard Method as an 'unmet needs allowance' to help meet unmet needs elsewhere. This unmet need allowance can contribute to meeting the needs of PfSH authorities which include Duty to Co-operate letters that the city council have received from Portsmouth City Council and Havant Borough Council who have asked for assistance to meet their unmet housing need.
- Winchester is the settlement with the widest range of services and facilities, and it is still considered appropriate for it to be the main sustainable focus of development.
- The settlement hierarchy has been reviewed which has resulted in some minor rescoring of settlements and one – Swanmore – has been recategorized as a higher order Larger Rural Settlement. In no other cases has this exercise resulted in a revision of the settlement hierarchy, or indicated a different approach should be taken.
- The suitability of making allocations in Sutton Scotney and Wickham has been reassessed. Full details are provided in the Council's Development Strategy and Site Selection background paper (2024).

- The evidence on windfall is considered robust and it is appropriate that the development strategy does take into account what is anticipated to come forward from this and other suitably evidenced sources.

4.12 Following publication of the draft (Regulation 18) Local Plan, the PfSH published their [Spatial Position Statement](#) in December 2023. This identified an overall unmet housing need of some 11,000 dwellings at that point in time. The Statement outlined that the PfSH authorities are taking a two-stage approach to addressing the needs of those authorities that may demonstrate that they are unable to meet their housing needs in full.

Stage one – some authorities (including Winchester) should be able to meet and potentially exceed their housing needs in their plan area.

Stage two - in the longer term, Broad Areas of Search for Growth will be considered in Local Plans, including the contribution they can make to ongoing unmet housing need in the sub-region. 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 Local Plan process to see if it should be included in the next review of the Local Plan.

4.13 Therefore, in broad terms, the Regulation 19 Local Plan sets out a development strategy broadly similar to that in the draft (Regulation 18) Local Plan. The changes largely arising from an evolving understanding of the opportunities presented in each site and settlement and an increased unmet housing need allowance (1,900 homes) in the Regulation 19 Local Plan.

Site selection

4.14 Throughout the plan making process, consideration was given to how the emerging development strategy could be delivered. First, testing whether any of the existing site allocations in the adopted Local Plan (which had not been completed) could be considered developable and whether there was evidence for them to be carried forward as allocations into the Local Plan. These sites had already been found to be suitable and deliverable through the existing Local Plan process and the presumption was that they should be carried forward unless new issues had arisen that clearly demonstrated that they are not deliverable and the site should not be rolled forward. These sites were reappraised in the IIA to consider how they scored against a revised Sustainability Appraisal framework and evolving Habitats Regulations context.

4.15 When considering new allocations, the starting point concerning the availability of suitable sites was the [2021 SHELAA](#). The SHELAA undertook an initial assessment of the suitability, availability and achievability of sites promoted for development in the plan area. All of the SHELAA sites were assessed through the IIA and this helped to inform the shortlisting of sites for inclusion in the draft (Regulation 18) Local Plan. An [updated SHELAA](#) was subsequently published in 2023. For completeness, all of the SHELAA sites that were put forward in the 2023 were also assessed through the IIA.

- 4.16 IIA objectives used in the IIA Report which were relevant to the identification of sites were used to prepare individual site assessments to inform the selection of sites proposed to be developed in the emerging Plan. This includes a consideration of IIA objectives that assess the location of sites in relation services and facilities and sensitive receptors. Further detail about the relevant IIA objectives that informed the selection of sites is provided in the Development Strategy and Site Selection background paper (2024).
- 4.17 Discussions were held with Town and Parish Councils regarding the emerging development strategy and potential SHELAA sites to meet the level of development identified. In Winchester, discussions were held with the Winchester Town Forum and neighbouring Parish Councils. The discussions varied in scope and nature, but generally covered:
- the emerging development strategy, issues relating to planning and development in each parish / settlement;
 - existing development allocations and recent completions;
 - windfall allowances, the availability of sites in settlements identified for potential further development; and
 - any work undertaken to date by the parish council in considering potential development sites and the engagement that the parish council has undertaken with their communities.
- 4.18 Responses from Parish Councils were varied. Many were able to nominate one or more preferred sites to meet the level of development identified in the emerging development strategy. Others provided a shortlist of sites or were unable to identify options. Some needed to undertake further community engagement while others were able to provide a view to the council on the basis of previous consideration of the sites. If a Town/Parish Council was unable to nominate a site(s) for consideration, then officers considered the options as set out in the SHELAA and assessed sites for potential allocation. The responses received from Town/Parish Councils are set out in the Development Strategy and Site Selection background paper (2024).
- 4.19 There was then a period of further assessing the responses and feedback that had been received from the parish and town councils. Sites were considered against a standardised set of considerations. In the first instance, in order to ensure that a site was within easy walking distance to existing services and facilities, potential sites were expected to be adjacent to the existing built form of the identified settlement – i.e. not isolated parcels of land. This then led to an initial shortlisting of sites and initial assessments were undertaken of the impacts that developing these sites could have upon the historic environment, transport (highways) and landscape. The outcomes of the IIA for each site were considered alongside these outputs and any other relevant factors to ensure the most suitable site(s) in each settlement were selected to meet the identified level of development. Constraints which required a response in the emerging local plan policy were identified, along with an initial consideration of infrastructure requirements. In some cases, this “bottom up” approach identified

issues which led to a refinement of the overall development strategy. In particular, this has led in some instances to no allocation being included in the Regulation 19 Local Plan even if the Parish Council considered some SHELAA sites might be potentially suitable for development.

5. Habitats Regulations Assessment

- 5.1 The Local Plan has been subject to ongoing HRA in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).
- 5.2 A [HRA Scoping Report](#) was prepared in July 2020, which set out the proposed methodology for the HRA of the Local Plan and identified key impact pathways that would require assessment. It was then subject to consultation with Natural England to confirm that the proposed scope of the assessment was appropriate. In addition, the HRA Scoping Report was published for public consultation for a five week period from 8th July 2020.
- 5.3 Following work on the preparation of a draft local plan for consultation under Regulation 18, a further iteration of the [HRA](#) was prepared in October 2022 and published for consultation for six weeks from 2 November – 14 December 2022. The HRA determined that Appropriate Assessment was required for some of the local plan policies, as the likely significant effects from the plan's policies could not be ruled out through screening. This element of the HRA also reflected Natural England's guidance at the time on Nutrient Neutrality.
- 5.4 Likely significant effects were identified in relation to:
- Physical damage and loss of habitat;
 - Non-physical disturbance;
 - Air pollution;
 - Changes in water quantity or quality; or
 - Recreation pressure and urban edge effects.
- 5.9 Consequently, the Appropriate Assessment considered whether the above likely significant effects would, in light of mitigation and avoidance measures, result in adverse effects on integrity of nationally significant sites either alone or in-combination with other plans or projects. The Appropriate Assessment concluded that safeguards within Local Plan through policies in particular NE1 and NE16, were sufficient to rule out adverse effects on the integrity of nationally significant sites (alone or in combination with other plans and projects) relating to the following:
- Physical damage and loss of habitat within the European sites, including due to run-off from adjacent development; and
 - Changes in water quantity or quality relating to wastewater and nitrogen / phosphorus
- 5.10 But it was not possible to rule out adverse effects on the integrity of European sites, relating to the following effects, which resulted in recommended changes to Policy NE1 and for additional traffic data to enable an air quality assessment to enable the HRA to conclude no adverse effects from the Local Plan either alone or in combination with other plans or projects:

- Physical damage and loss of habitat (effects on FLL);
- Non-physical disturbance;
- Air pollution;
- Changes in water quantity and quality relating to abstraction from the River; and
- Recreation pressure and urban edge effects.

Regulation 19 Consultation

- 5.11 The [HRA report](#) prepared in July 2024, and published for consultation for six weeks from 29 August to 13 October 2024, assessed the Proposed Submission version of the Local Plan, taking into account comments received in response to the Regulation 18 consultation.
- 5.12 The Appropriate Assessment concluded that safeguards within a number of Local Plan policies were sufficient to rule out adverse effects on the integrity of Habitats Sites or their functionally linked land, either alone or in combination with other plans and projects, relating to:
- Physical damage and loss of habitat;
 - Non-physical disturbance;
 - Air pollution;
 - Changes in water quality due to run-off from development;
 - Changes in water quantity or quality relating to wastewater and nitrogen / phosphorus; and
 - Recreation pressure.
- 5.13 However, for changes in water quantity and quality relating to abstraction and impacts on the River Itchen SAC with regard to nutrients from wastewater, a Statement of Common Ground (SOCG) with [Southern Water](#), was prepared and agreed. In addition, a Statement of Common Ground with [Natural England](#) was agreed with a focus on nutrient neutrality and air quality.
- 5.14 Prior to formal submission of the Local Plan in November 2024, an [update to the HRA](#) was required in the form of an HRA Addendum report. The addendum provided an update on some parts of the HRA in response to comments received from Natural England during the Regulation 19 consultation, which also necessitated updates to the Statements of Common Ground with Southern Water and the Nutrient Neutrality topic paper. A key issue addressed in the HRA Addendum related to a specific site allocation for the land at Bushfield Camp (Policy W5) for employment purposes, and impacts on air quality. Accordingly, the Council commissioned an [air quality assessment](#) to determine the air quality conditions at the River Itchen SAC and to assess the likely impact that traffic generated by the Local Plan would have on air quality. The [report](#) concluded that Local Plan would decrease

pollutant concentrations/deposition rates at the River Itchen SAC, accordingly, the Local Plan would not have an adverse effect on the SAC site integrity. Following this work, Natural England removed their previous objection to the Local Plan, as they agreed that there would be no adverse effects on the integrity of the River Itchen SAC due to air pollution from vehicle emissions (associated with Policy W5 Bushfield Camp). This was confirmed by Natural England in an updated Statement of Common Ground ([ED19](#))

Main Modifications

- 5.15 The [HRA](#) of the proposed Main Modifications to the Local Plan concluded that the modifications did not alter the previous HRA conclusions, either because they did not result in significant negative changes or because they strengthened or clarified existing safeguards within policy. The HRA concluded that the Local Plan, as proposed to be modified, would not result in adverse effects on the integrity of any Habitats Site, alone or in combination with other plans or projects.
- 5.16 The HRA however, did include three specific recommendations for the Council to consider prior to publication of the Main Modifications for consultation and these changes were accordingly made. The HRA of the Main Modifications was made available as part of the Main Modifications public consultation that ran from 21st November 2025 until 16th January 2026.
- 5.17 In response to feedback received to the Main Modifications, further minor changes were made to the local plan and these were also subject to [HRA](#) in January 2026. This concluded that as the changes were minor that they did not change the previously reported HRA conclusions.

The Inspectors Report

- 5.18 The Inspectors Report has noted that the HRA was updated at the Regulation 18 and 19 stages of Plan preparation. The report also acknowledged that 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. Where, it was concluded no adverse effects on the integrity of the River Itchen SAC due to air pollution. It was also noted that the HRA concluded there were no likely significant effects with regard to nutrient neutrality and water quality, which requires all new overnight accommodation to be nutrient neutral. The report acknowledges that the HRA approach and findings were agreed with Natural England, as evidenced in an agreed [Statement of Common Ground](#).

6. Conclusions

- 6.1 This Adoption Statement demonstrates that Winchester City Council has followed a legally robust IIA and HRA process, alongside plan making, with appraisal findings and consultation responses feeding into decision-making at key stages.
- 6.2 In addition, the SEA Regulations require that “The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” (Regulation 17), and that the Environmental Report should provide information on “a description of the measures envisaged concerning monitoring” (Schedule 2).
- 6.3 Planning Practice Guidance on SA states that it is not necessary to monitor everything and monitoring should be focused on the significant sustainability effects, including significant effects where there is uncertainty and where monitoring would enable preventative or mitigation measures to be taken. The PPG also states that details of the monitoring arrangements may be included in the Local Plan itself. Consequently, monitoring of the Local Plan will be focused on the significant sustainability impacts which will be done through the monitoring of Local Plan policies.
- 6.4 The indicators recommended to be used by the council to monitor the potential sustainability effects of implementing the Winchester District Local Plan are set out in full at Appendix C. These have been incorporated as necessary into the Monitoring Framework for the Local Plan. The Monitoring Framework sets out in detail each policy together with how it will be monitored and data sources.
- 6.5 Through the monitoring process, the Council will be able to identify how effective the policies are, and any unforeseen adverse effects arising from implementation. This will be highlighted in the Authorities Monitoring Reports and, if relevant, recommendations will be made regarding the need for revisions to any policies in the Local Plan through the five-year review process.
- 6.6 The outputs and recommendations of the IIA and HRA have been reflected in the Inspectors Report in paragraphs 3.20 and 5.18 above. The Council is therefore proceeding to adopt the Winchester District Local 2040.

Appendix A

Summary of Local Plan Stages and IIA/HRA reports

Key stages in Plan Making	Winchester Local Plan documents	IIA reports	HRA reports
Regulation 18 Local Plan Launch 2018 Strategic Issues and Priorities 2021 Draft Local Plan 2022	Local Plan launch Strategic Issues and Priorities (SIP) Winchester District (Regulation 18) Local Plan	2020 Scoping Report IIA of Strategic Issues and Priorities Reg 18 IIA Reg 18 Local Plan Comments received to Reg 18 IIA IIA of sites site assessments proformas ; erratum report to site proformas	2020 HRA Scoping Report Reg 18 HRA
Regulation 19 Local Plan 2024	Local Plan	Comments received at Reg 18 and how these have been dealt with Appendix A Reg 19 IIA IIA	Reg 19 HRA report Prior to submission update to the HRA air quality assessment

Key stages in Plan Making	Winchester Local Plan documents	IIA reports	HRA reports
			report following air quality assessment report
Submission and examination		IIA of main modifications	HRA of main modifications HRA
Submission local plan	submitted	IIA	
Examination hearing sessions	Hearing sessions	Further IIA on minor changes to Main Modifications	Further IIA on minor changes to Main Modifications also refers to HRA
Proposed Main Modifications	Proposed Main Modifications	IIA	IIA

Appendix B

SA Framework for the Winchester District Local Plan, published as part of the IIA Scoping Report in July 2020

SA Objective	Appraisal questions – Does/is the Local Plan/policy...?	Relevant SEA Topics covered
SA 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	SA 1.1: Promote energy efficient and water efficient design? SA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)? <i>Greenhouse gas emissions associated with travel are covered under SA 2.</i>	Climatic Factors and Air
SA 2: To reduce the need to travel by private vehicle in the District and improve air quality.	SA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling? SA 2.2: Support development which is able to access Town/District/Local Centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport? SA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?	Air, Human Health and Climatic factors
SA 3: To support the District's adaptation to unavoidable climate change.	SA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)? SA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Climatic Factors and Air
SA 4: To improve public health and wellbeing and reduce health inequalities in the District.	SA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all? SA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities? SA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)? SA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?	Population and Human Health and Air

SA Objective	Appraisal questions – Does/is the Local Plan/policy...?	Relevant SEA Topics covered
	SA 4.5: Make provision for personal private outdoor space within new developments?	
SA 5: To support community cohesion and safety in the District.	SA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods? SA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? (<i>Note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.</i>) SA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas? SA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents? SA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?	Population and Human Health
SA 6: To provide housing of a decent standard to meet needs in the District.	SA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period? SA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?	Population, Human Health and Material Assets
SA 7: To ensure essential services and facilities and jobs in the District are accessible.	SA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas? SA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation? <i>The different transport modes for accessing services, facilities and jobs are covered under SA 2 above.</i>	Population, Human Health and Material Assets
SA 8: To support the sustainable growth of the District's economy.	SA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs? SA 8.2: Support the prosperity and diversification of the District's rural economy? SA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?	Population and Material Assets

SA Objective	Appraisal questions – Does/is the Local Plan/policy...?	Relevant SEA Topics covered
	SA 8.4: Support the vitality and viability of Winchester's Town, District and Local Centres? SA 8.5: Promote the achievement of a circular ¹⁸⁴ , low carbon economy?	
SA 9: To support the District's biodiversity and geodiversity.	SA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including measurable biodiversity net gain? SA 9.2: Conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?	Biodiversity, Flora, Fauna and Human Health
SA 10: To conserve and enhance the character and distinctiveness of the District's landscapes.	SA 10.1: Protect and enhance the District's sensitive and special landscapes, including the setting, tranquillity and dark skies of the South Downs National Park? SA 10.2: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements? SA 10.3: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping?	Landscape
SA 11: To conserve and enhance the District's historic environment including its setting.	SA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk? SA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District? SA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape	Cultural Heritage, Architectural and Archaeological Heritage

SA Objective	Appraisal questions – Does/is the Local Plan/policy...?	Relevant SEA Topics covered
	setting, while not preventing or discouraging appropriate innovation or change?	
SA 12: To support the efficient use of the District's resources, including land and minerals.	SA 12.1: Promote the re-use of previously development land? SA 12.2: Avoid development on the District's higher quality agricultural land? SA 12.3: Promote the achievement of the waste hierarchy? SA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?	Soil and Material Assets
SA 13: To protect the quality and quantity of the District's water resource.	SA 13.1: Improve the water quality and achieve nutrient neutrality of the District's rivers and inland water? SA 13.2: Minimise inappropriate development in Source Protection Zones? SA 13.3: Support efficient use of water, including greywater recycling in new developments?	Water, Biodiversity, Fauna and Flora
SA 14: To manage and reduce flood risk from all sources.	SA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change? SA 14.2: Promote the use of SuDS and other flood resilient design?	Water, Material Assets, Climatic Factors and Human Health

Appendix C

IIA Monitoring Framework

IIA Objective	Proposed Monitoring Indicators
IIA 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	■ Number of non-residential completions which achieve 'BREAAAM Excellent' standard. ■ Total emissions of CO2 for District ■ Carbon emissions by sector (Industrial & Commercial, Domestic and Road) and per capita. ■ Number of permissions for renewable energy installations
IIA 2: To reduce the need to travel by private vehicle in the District and improve air quality	■ Proportion of households with two or more cars. ■ Travel to work data (mode and distance). ■ Exceedances in UK Air Quality. ■ Number of AQMA's in District
IIA 3: To support the District's adaptation to unavoidable climate change.	■ Number of non-residential completions which achieve 'BREAAAM Excellent' standard. ■ Number of new areas dedicated to open spaces uses in conjunction with development. ■ Amount and type of open space provided with new developments. ■ Number of planning applications that involve the loss of open space through development.
IIA 4: To improve public health and wellbeing and reduce health inequalities in the District.	■ Number of new areas dedicated to open spaces uses in conjunction with development. ■ Any losses of open space or sport and recreation facilities as a result of development ■ Amount and type of open space provided with new developments. ■ Number of planning applications that involve the loss of open space through development.
IIA 5: To support community cohesion and safety in the District.	■ Number of retirement dwellings/care home permitted ■ Indices of Multiple Deprivation
IIA 6: To provide housing of a decent standard to meet needs in the District	■ Completions data for housing and economic development.

IIA Objective	Proposed Monitoring Indicators
	■ Number of affordable housing exception schemes that are granted planning permission ■ Number of new homes that have been granted planning permission. ■ Number, size and type of homes that are granted planning permission/refused/appeals upheld in relation to different dwelling size and type. ■ Number and tenure of affordable housing homes that are granted planning permission/refused/appeals upheld. ■ Net additional dwellings allowed in the countryside. ■ Number, type and tenure of affordable dwellings delivered on rural exception site
IIA 7: To ensure essential services and facilities and jobs in the District are accessible.	■ Number of C1, D1, D2 uses granted permission. ■ Total revenue from CIL contributions. ■ Total revenue from Section 106. ■ Amount of leisure space in town, district and local centres.
IIA 8: To support the sustainable growth of the District's economy.	■ Change of use/loss of employment land/gain of employment floorspace. ■ Total number of jobs in Winchester District. ■ Levels of Unemployment. ■ Employment land available. ■ Employment rates based on gender, age, race and ethnicity.
IIA 9: To support the District's biodiversity and geodiversity.	■ Amount of loss of areas of biodiversity importance. ■ Delivery of BAP targets. ■ Condition of SSSIs and SINC's, extent of BAP priority habitats and trends for BAP priority species. ■ Register of where offsetting is provided including financial contributions and land. ■ Number of applications that are refused planning permission for not preserving ancient woodlands, important hedgerows, special trees and distinctive ground flora and subsequent appeal being upheld.

IIA Objective	Proposed Monitoring Indicators
	■ The condition of SSSI, SINCE, LNR etc. being maintained and improved. ■ River quality. ■ Area (ha) or % of habitats infringed by planning applications. ■ % of District classified as Ancient Woodland
IIA 10: To conserve and enhance the character and distinctiveness of the District's landscapes.	■ Number of new homes granted planning permission/refused/appeals upheld that are located outside of the settlement boundaries / infilling. ■ Recommendations made by Winchester City Council which are not supported by the South Down National Park authority.
IIA 11: To conserve and enhance the District's historic environment including its setting.	■ Number of legal agreements that have been entered into which would indicate whole/part loss of a heritage asset. ■ Number of sites/buildings on the Heritage at Risk register. ■ Number of planning applications Conservation Areas approved/refused. ■ Number of Listed Building Consents approved/refused. ■ Number of Schedule Monument consents approved/refused
IIA 12: To support the efficient use of the District's resources, including land and minerals.	■ Number of planning applications that are located on brownfield land. ■ Number of applications that are refused with objections from Environmental Protection and subsequent appeals allowed. ■ District recycling rates
IIA 13: To protect the quality and quantity of the District's water resource.	■ Number of refurbishments and other non-domestic development meeting BREEAM water efficiency credits. ■ Number of planning applications that achieve nutrient neutrality. ■ Section 106 contributions to Solent Bird Aware. ■ Improved public access to waterways for recreational opportunities where appropriate.

IIA Objective	Proposed Monitoring Indicators
IIA 14: To manage and reduce flood risk from all sources	■ Permissions granted contrary to advice of Environment Agency on flooding and water quality grounds. ■ Percentage of new development located in floodplain

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