Appendix 2 – Schedule of Main Modifications

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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?

- **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: **Finally, w**~~W~~**e** 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 (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
MM3 (p.8)	Neighbourhood Development Plans Update graphic to include: **Wickham and Knowle Parish Council Neighbourhood Development Plan - Wickham and Knowle Parish Council are in the process of bringing forward a Neighbourhood Plan.**	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 **in the Integrated Impact Assessment,** 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 – **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.** **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…	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: **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.**	For clarification purposes
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: 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, **essential infrastructure** or **leisure and recreation development in accordance with Policy NE13** ~~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 locations[1] 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

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 **not increase flood risk,** 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. **Where appropriate, proposals should demonstrate they have considered and assessed any potential loss of the best and most versatile agricultural land.**	
	Carbon Neutrality and Designing for Low Carbon Infrastructure	
MM8 (Policy CN1)	Supporting text: Key issues (p33-34) New criteria in between vii and viii: **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**	Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
	reuse of existing buildings, as well as enhancing their energy efficiency and reducing carbon emissions. **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~~ **ensure that** 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 **mitigating** overheating; and	
MM9 (Policy CN2)	Supporting text: New paragraph after current paragraph 4.17: **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.** **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 **for new build which is done** 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 **for new build**, but it can also make an important contribution to addressing fuel poverty and improving social equity. **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.** Footnote:	Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
	<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 **<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.	

Proposed Modification Reference	Proposed Modification	Reason
	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. **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.** **New non-residential development** 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)	

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>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><u>Predictive</u> 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></td><td></td></tr>
<tr><td>MM11
(Policy CN5)</td><td>Policy CN5
Renewable and Low Carbon Energy Schemes

Amendment to criterion iv as follows –

iv. That there are no <u>significant</u> adverse impacts on the significance of heritage assets (including the contribution to that significance made by their setting)</td><td>Comments from Historic England</td></tr>
<tr><td>MM12
(Policy CN6)</td><td>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</td><td>Comments from Historic England</td></tr>
</table>

Proposed Modification Reference	Proposed Modification	Reason
	scale biomass schemes and other low carbon heat or power sources providing that it can be demonstrated that: i. There is not a~~n~~ **significant** ~~unacceptable~~ impact on heritage ~~significance~~ or on the natural environment; ii. The noise impacts from the operational use of the proposal have been acceptably mitigated in accordance with Policy D7; and iii. Proposals have been sensitively integrated with the whole building including where applicable its roof profile in order to avoid an unacceptable impact on the appearance of the building and the surrounding landscape. **iv. There is an emergency plan for any energy storage facility to address the risk of fire and any potential contamination run off.**	
MM13 (Policy CN7 and in the contents page)	Change policy title: **Policy CN7** ~~Energy Storage~~ **Community Energy Storage** Amend policy as follows: Development proposals that involve **community** energy storage will be supported subject to meeting the following criteria: i. The **community** energy storage facility **is less than 100kWh and** is, where possible, co-located with existing and proposed renewable energy development; ii. The location, scale, design and other measures in connection with the facility are designed in order to avoid or mitigate any adverse unacceptable impact on the built	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.	
	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: **the presence of utility infrastructure**; 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; **and** microclimate. 5.40 The final design solution needs to be a positive, creative and a bespoke response to the site context. **Where appropriate,** ~~T~~the design also needs to take into account **relevant national guidance, such as** ~~the guidance in~~ the DfT document *Inclusive mobility: a guide to best practice on access to pedestrian and Transport infrastructure***, the Sport England *Active Design Guidance* and the National Grid document *Design Guidelines for Development near pylons and high voltage overhead power lines***	Response from National Grid Electricity Transmission, National Gas Transmission, Sport England.
MM15 (Policy D2)	Map Key (page 83)	To show what these arrows denote on the

Proposed Modification Reference	Proposed Modification	Reason
	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 **in accordance with the Statement of Community Involvement**; 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 **in accordance with the Statement of Community Involvement**; 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 **in accordance with the Statement of Community Involvement**;	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 **in accordance with the Statement of Community Involvement**;	To clarify the level of engagement which has informed these relevant documents.
MM18 (Policy D5 and in the Contents page)	**Policy D5** **Concept** Masterplans Pages 97 and 98 – revise title as follows – MASTERPLANS~~/~~ **AND** CONCEPT MASTERPLAN**S** 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
	~~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.~~ **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.** **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.** **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.**	

Proposed Modification Reference	Proposed Modification	Reason
	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. **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**. **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.** **5.72d Further guidance is set out in the document "*Master Planning Approach to Concept Masterplans*" which is available on for the Council's Website at https://www.winchester.gov.uk/historic-environment/urban-design/concept-masterplanning** Page 99 Revise title of page as follows – **CONCEPT** MASTERPLANS Revise title of Policy as follows – Strategic Policy D5 **Concept** Masterplans (and throughout the Plan) Revise the first three paragraphs of Policy D5 as follows –	

Proposed Modification Reference	Proposed Modification	Reason
	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 **significant development** ~~larger~~ sites ~~that may be brought forward in phases~~ the local planning authority will seek to ensure that a **Concept** **M**asterplan is developed and agreed for the site. **The Concept Masterplan should be based on a proportionate evidence base** ~~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 **concept** masterplan~~ which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and communities. ~~These~~ **Concept Masterplans** 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~~**A**pplication**s** 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.~~	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)	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. **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.**	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 **has regard to** the city council's 'Design Guidance for the ~~c~~**C**ontrol 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. **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.**	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.'~~ **Hampshire County Council adopted their new Local Transport Plan (LTP4) in February 2024 which sets out its vision for future transport and travel infrastructure.** 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. **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.** 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 **is** ~~being~~ 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
	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 **due regard to** the Hampshire Movement and Place Framework and Healthy Streets approach as set out in the adopted LTP4; iii. The concept **and principles** 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 **and as appropriate, the rail network,** at every stage of the development; vi. The continued safe and efficient operation of the strategic and local road networks **and as appropriate, the rail network;** 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~~ **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;** **vi. Includes permeable parking surfaces unless there are overriding evidenced reasons that prevents their use;** **vii. Any surfaces used should be appropriate to the site context and expected level of use; and** viii. Parking for commercial uses will be considered on a case by case basis.	
MM25 (Policy T3)	Supporting text: Amend paragraph 6.33 as follows: 6.33 ~~Planning applications will be required to demonstrate through the design process how sustainable transport modes of travel, mobility parking and access to public transport has been prioritised over private car parking and access.~~ **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.** 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
	Policy T3 ~~Enabling Sustainable Travel Modes of Transport and the Design and Layout of Parking for New Developments~~ **Prioritising Active and Sustainable Modes of Travel** 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 **(unless the applicant can demonstrate that this would not be appropriate);** ~~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~~;~~**.**	

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
	v. The design incorporates parking provision, which has drop off spaces, vehicular access and kerbside space for servicing and loading where appropriate; and ~~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)	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. **The complex interplay between landscape, the natural environment, historic features and cultural connections means that an integrated approach to their management is recommended.** ~~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
	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. **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.** **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 **and relevant local priorities for nature recovery in the Hampshire Local Nature Recovery Strategy**; 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. **Off site or a**~~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)	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. **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.** 7.29 The Open Space Assessment 2022 specifies the amount and type of facilities currently available, by Parish, together with an assessment of deficiency. **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).**	Comments from Hampshire County Council and HIWWT. To ensure clarity.

Proposed Modification Reference	Proposed Modification	Reason
	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~~ **54.5m^2** Facility/ population: ~~0.8 ha./1000 population Access: 400m~~ **1 per 11,000** Walking distance: ~~0.5 ha./1000 population Access: 480m Toddler and Junior 650m Youth~~ **20 minutes** Driving catchment: ~~0.2 ha./1000 population Access: 480m~~ **15 minutes**	
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
	• 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**, Scheduled Monuments, Registered Battlefields** 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**, including features of heritage significance,** 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 **international and** 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
	Planning permission will be granted for development proposals that ~~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 **and as shown on the Policies Map**, particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging; Provide a measurable net gain of well-managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy NE3 and appropriate for the scale of development, through on-site provision which:- i. Addresses deficits in local green infrastructure provision where appropriate; ii. Incorporates in landscaping schemes natural planting of at least 50% pollinator friendly planting of predominantly native species; iii. Integrates with the green network/ grid identified at the district and subregional level (as illustrated on Map 9); iv. Provides a high-quality natural environment with biodiversity interest; The green infrastructure shall be accessible for all ~~with high levels of accessibility in primary areas~~, and promote health, wellbeing, community and cohesion and active living; encourages public access to and within the natural environment where appropriate; i. Allows for adaptation to climate change; ii. Is well planned to allow cost effective ongoing management of the GI; iii. Is accompanied by a management plan; iv. Links areas of biodiversity; v. Is provided at the earliest feasible stage; vi. Includes proposals for walking, cycling and equestrian routes provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage,	

Proposed Modification Reference	Proposed Modification	Reason
	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 **where necessary** 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), **Compensatory SAC's** 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
	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 **that result in a net increase in residential units** will need to demonstrate that negative effects can be **avoided or** mitigated ~~by contributing~~ **or they must contribute** towards the strategic mitigation measures put in place by Bird Aware Solent. **Some other types of development (such as care homes, student accommodation) may also need to address recreational disturbance both alone and in-combination.** Development will be assessed on a case-by-case basis. New paragraph after current paragraph 7.49: **Winchester City Council holds a Great Crested Newt Organisational (or "District") License granted by Natural England[1]. 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,**	

Proposed Modification Reference	Proposed Modification	Reason
	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. [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~~ **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**. Developments within 500 metres of the ~~SPA/Ramsar FLL~~ **Habitats Site, Compensatory Habitats Site or Functionally Linked Land (FLL)** 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
	development and that it would not lead to problems for existing users. Where there is a capacity ~~problem~~ **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.** ~~and no improvements are programmed by the water company, the council will require the developer to fund appropriate improvements which must be~~ **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**. New paragraph after current paragraph 7.59: **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"** **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 **ensure there is no net loss of floodplain storage capacity or obstruction to flood flow routes,** 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, **as shown on the Policies Map**: 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.~~ **either individually or cumulatively with other existing or proposed development compromise the integrity of the gap and** should not threaten the generally open and undeveloped nature of the gap and avoid coalescence. **Once the development is built out at Welborne any future review of the Local Plan should include a review of this settlement gap.**	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: 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**~~T~~he two statutory purposes of the South Downs National Park**. The National Park purposes** 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~~ **within the setting** 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~~ **pursuit of** 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.

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~~ **within the setting of** 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~~ **within the setting of** 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~~ **Section 245 of the Levelling Up and Regeneration Act 2023**, 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~~ **within the setting of** 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: **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.**	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
	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. Include~~s~~ 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
	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.	Identified by the Council in the MIQ's for clarity and effectiveness/ completeness
	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. **Details of available and suitable third party mitigation schemes are provided on the Council's website[1].**	To clarify how mitigation can be achieved To signpost people to where they can locate additional information.
	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. **Any nutrient mitigation schemes brought forward should be agreed with Natural England.**	To improve the clarity.
	New paragraph after current paragraph 7.115 –	
	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.	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
	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 **overnight** 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 **either through:** • **A developer-provided on site solution agreed with Natural England; and/or** • **A financial contribution towards a strategic mitigation scheme.** 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
	mapping is available on Solent Waders & Brent Goose Strategy – coastal bird conservation, waders and brent geese data and mapping solentwbgs.wordpress.com. **There is a minimum requirement of one year's ecological survey to confirm the classification of a site (three years where classification is disputed).** New paragraph after current 7.123: **The creation of buffer zones between built development and river/watercourse banks (at a *minimum* of 10 metres[1]) provide multiple benefits for water quality, pollution prevention, flood risk management, habitat connection and biodiversity.** [1]3D buffer strips **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)**; SAC compensatory habitats on the River Meon, River Dever, River Dun, Bourne Rivulet, and River Test;** 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	

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. **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**; 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~~ **and if identified** 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, **including any contribution made by their settings,** using appropriate expertise and assessment, including a desk-based assessment (where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest), and where necessary heritage impact assessment and/or field evaluation**.** ~~(the results from which needs to be submitted in a Heritage Statement)~~. All applications which affect or may affect heritage assets should be accompanied by a Heritage Statement, proportionate to the nature of the development and heritage interest, describing the significance of affected heritage assets **(including any contribution to significance made by** ~~and/or~~ their settings**)**, the degree and nature of impact upon that significance and how the proposals minimise or mitigate any harm. For minor or householder applications, where there is a limited impact on heritage assets, this can be incorporated into the Design and Access Statement. ~~Any proposals **directly affecting buildings and other structures** for heritage assets included in the council's 'Buildings at Risk Register', or the Historic England 'Heritage at Risk Register', shall include works including repairs to enable the removal of the heritage assets from those registers. **improve the condition of those buildings/structures.**~~ **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**	Comments from Historic England To improve clarity

Proposed Modification Reference	Proposed Modification	Reason
	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).	
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 **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.** Amend policy and policy titles as follows: **Policy HE6** Scheduled Monuments and Nationally Important Non-designated **Archaeological** Assets **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.** 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. **Where harm is unavoidable, proposals should explain the reasons why and outline steps to minimise harm.** Historic England should be notified where a ~~s~~Scheduled ~~m~~Monument ~~c~~Consent (SMC) is required in addition to planning permission **and/or if the proposals may affect a Scheduled**	Comments from Historic England

Proposed Modification Reference	Proposed Modification	Reason
	Monument and/or its setting. 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 **firstly** avoid **harm and if unavoidable to** ~~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~~	
MM44 (Policy HE9)	**Policy HE9** Change of use to Listed Buildings Amend policy as follows: Switch criterion ii with criterion iii and replace 'and' with 'or' in the new criterion iii i. Deal comprehensively with the intended use and operation of the whole building and site, and contain sufficiently detailed information to understand the full impact of the proposals internally and externally; ~~ii. Propose a use which would not be harmful to the significance of the building (including its setting);~~ ~~iii. Satisfactorily demonstrate that the building is structurally capable of accommodating the proposed change of use and clearly justify any harm or the need for extensive intervention or reconstruction; and~~ **ii. Satisfactorily demonstrate that the building is structurally capable of accommodating the proposed change of use and clearly justify any harm or the need for extensive**	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)	**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~~,~~ <u>(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
	the conservation area looking inwards; or	
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 **conserve and/or enhance** ~~do not result in unacceptable harm to or loss of~~ **their significance (as informed by their character and appearance, and special architectural or historic interest)** ~~the significance or distinctive character~~ of a Registered ~~Historic~~ Park and Garden **and any associated designated heritage assets in accordance with policy HE3. Proposals that conserve and/or enhance a Park and Garden** identified on Local Registers (including the Hampshire Gardens Trust Register of Parks, Gardens and Green Spaces) **will be supported** ~~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~~ **Heritage** Assets Amend policy as follows: Any improvements or alter~~n~~ations 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 **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** ~~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

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>ii. Any proposals which harm the structural integrity, character or significance of the building including through its setting, are clearly outweighed by public benefits as set out in Policy HE3 on designated heritage assets and Policy HE4 on non- designated heritage assets.</td><td></td></tr>
<tr><td></td><td colspan="2">Homes for All</td></tr>
<tr><td>MM49
(Policy H1)</td><td>Supporting text:

Amend supporting text as follows –

9.4 The ~~current (March 2024)~~ Standard Method figure <u>as at March 2024</u> is 676 dwellings per annum...

Delete paragraph 9.12
~~The evidence base (in particular the Winchester district Strategic Housing Market Assessment) confirms the scale of need for the various types of housing. In addition, the National Planning Policy Framework (NPPF) requires that 10% of the overall number of homes provided on larger sites should be an affordable home ownership product. 'First Homes' are now 9.9 The Strategic Issues and Priorities consultation document (SIP) set out four possible 'spatial distribution' options: the Government's preferred discounted market tenure, with a requirement that these form at least 25% of all affordable housing delivered by developers through planning obligations. The remaining types of affordable housing to be delivered 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>
<tr><th>Years of Plan Period</th><th>Standard Method Need</th><th>x Number of Years</th></tr>
<tr><td>~~2020-2021~~</td><td>~~685~~</td><td>~~685 x 1 = 685~~</td></tr>
<tr><td>~~2021-2022~~</td><td>~~6661~~</td><td>~~666 x 1 = 666~~</td></tr>
</table>
</td><td>To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.

To better reflect the situation with the Standard Method on adoption

To reduce confusion given the changes in national policy

To align the Plan's housing requirement with the latest calculation of Local Housing Need (2024)</td></tr>
</table>

Proposed Modification Reference	Proposed Modification	Reason

~~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 period2020)~~ **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**

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

Proposed Modification Reference	Proposed Modification	Reason
	<table><tr><td></td><td></td><td>Additional allocations made in this Local Plan</td><td>~~2,875~~ **2,905**</td></tr><tr><td></td><td></td><td>**SDNP completions, permissions and windfall**</td><td>**312**</td></tr><tr><td>Total District Housing Requirement</td><td>~~15,465*~~ **11,311***</td><td>Total District Housing Provision*</td><td>~~15,465~~ **11,311**</td></tr></table> * Includes approximately ~~350~~ **312** dwellings within the South Downs National Park part of Winchester district. **** It has been agreed that to reflect the total unmet need in the housing market area would necessitate the following;** • **To Portsmouth City Council: 30% apportionment of the unmet need housing allowance in the Winchester District Local Plan;** • **To Havant Borough Council: 70% apportionment of the unmet need housing allowance in the Winchester District Local Plan;** **(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).** 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 ~~15,115~~ **10,999** dwellings. Some ~~64%~~ **53%**of the	SH2. To update all figures as a result of the changes to Table H2.

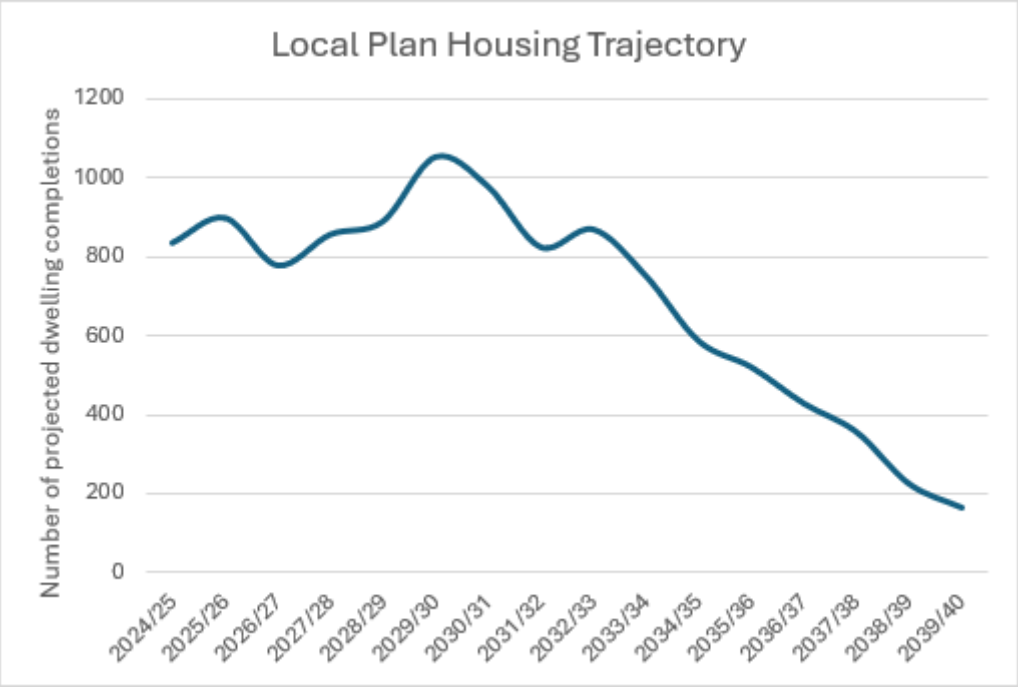
Proposed Modification Reference	Proposed Modification	Reason
	district requirement is met by dwellings that have either been completed or which already have planning consent. A further ~~12%~~ **13%** are expected from windfall development ~~over the Plan period~~ **2024-2040** and this is based on cautious assumptions derived from the Assessment of Windfall Trends and Potential 2021. Therefore, less than ~~25%~~ **34%** of provision is from Local Plan allocations (either carried forward or new), giving a high level of certainty over the delivery of this additional housing **Strategic Policy H1** Housing Provision Amend policy as follows: Housing will be permitted to provide for the scale, types and tenures of housing needed in the Local Plan area over the ~~Plan~~ period ~~(2020-2040)~~, including a contribution towards the unmet needs of adjoining areas. Provision is made for the development of about ~~15,115~~ **11,000** dwellings (net) in this period (excluding the South Downs National Park area), by prioritising suitable previously developed land within defined settlement boundaries, completion of strategic allocations at Kings Barton (North Winchester), Newlands (West of Waterlooville) and North Whiteley, and delivery of sites allocated within and adjoining the most sustainable settlements, in accordance with the Local Plan's spatial strategy (set out in Policy SP2).Housing development will be distributed between the three spatial areas as follows: i. Winchester Town about ~~5,640~~ **4,445** dwellings ii. South Hampshire Urban Areas about ~~5,650~~ **3,880** dwellings iii. Market Towns and Rural Area about ~~3,825~~ **2,675** dwellings.	
MM50 (Policy H2)	Supporting text: Revise wording in paragraph 9.22	Policy H2 would not accord with national policy to significantly boost the supply of housing.

Proposed Modification Reference	Proposed Modification	Reason
	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.	To reflect changes in policy H2 under MM49
	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. **A detailed housing trajectory table is set out in Appendix v to the Plan.** ~~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.~~	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.
	Delete Paragraph 9.24 Revise paragraph 9.25 as follows – 9.25 The NPPF expects that at least 10% of the housing requirement (about ~~1,511~~ **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** ~~16~~**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

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>Revise Table H3 as follows –

<table>
<tr><td>Expected source of small sites</td><td>Dwellings</td></tr>
<tr><td>Completions ~~2020-2023~~ <u>2024-2025</u> (sites under 10 dwellings)</td><td>~~388~~<u>70</u></td></tr>
<tr><td>Planning consents at April 2023~~</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.</td><td>2024-2025 and permissions as at 1 April 2025.</td></tr>
</table>

Proposed Modification Reference	Proposed Modification	Reason
	 Delete Policy H2 Housing Phasing and Supply ~~Phasing will be applied to new greenfield housing sites allocated by this Plan, so as to prioritise the development of previously developed land and achieve a suitable housing trajectory, by holding back most allocated greenfield sites until the later parts of the Plan period. The following sites will not be permitted in advance of April 2030 unless they are needed to overcome a district level housing land supply shortfall or would deliver housing which is demonstrated to be in priority need in the locality at the time:~~ ~~• W4 – Courtenay Road, Winchester (150 dwellings)~~ ~~• BW4 – North of Rareridge Lane, Bishops Waltham (100 dwellings) • NA3 – Alresford Neighbourhood Plan, New Alresford (100 dwellings) Strategic Policy H2 Housing Phasing and Supply~~	

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>~~• 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~~</td><td></td></tr>
<tr><td>MM51
(Policy H3)</td><td>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 rowspan="3"></td><td>Newlands (West of Waterlooville)</td><td></td><td></td></tr>
<tr><td>Whiteley</td><td></td><td></td></tr>
<tr><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></td><td>To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a</td></tr>
</table>

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>
<table>
<tr><td></td><td>Colden Common
Denmead Kings
Worthy Swanmore
Wickham</td><td></td><td></td></tr>
<tr><td></td><td>Intermediate Rural Settlements:</td><td>~~360~~**340**</td><td>155</td></tr>
<tr><td></td><td>Hursley
Otterbourne
South Wonston
Sutton Scotney
Waltham Chase</td><td></td><td></td></tr>
<tr><td></td><td>Remining rural Area</td><td>~~520~~**605**</td><td>~~0~~
200</td></tr>
<tr><td>Winchester District</td><td></td><td>~~15,115~~**11,000**</td><td>~~2,875~~**2,905**</td></tr>
</table>
</td><td></td></tr>
<tr><td>MM52
(Policy H6)</td><td>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 following introduction of Best Available Technology at Waste Water Treatment works in 2030. 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.~~</td><td>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.</td></tr>
</table>

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, **with social rented as the priority, unless more recent evidence that has been agreed by the Local Planning Authority for that locality demonstrates otherwise -**	
MM53 (Policy H7)	Supporting text: The following text to be added to the end of paragraph 9.55 - **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.** **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 **or area** 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 – **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**	To clarify how proposals relating to boarding

Proposed Modification Reference	Proposed Modification	Reason
	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. **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)	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.	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 **or historic** 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 **(including the** ~~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 - ***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.**	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

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>
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><td>Site name and notes</td><td>Total area of site (ha)</td><td>Estimated amount of employment land (ha)</td></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~~ <u>2.0</u></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~~ <u>17.18</u></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~~<u>38.9</u>ha.

Table C: Comparison of need and supply by type of employment land (p.264)
<table>
<tr><td rowspan="2">Site name and notes</td><td colspan="3">Land requirements (ha)</td></tr>
<tr><td>Offices</td><td>Industrial and warehousing</td><td>Total</td></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~~ <u>38.9</u></td></tr>
<tr><td>Supply – current expectations of uses where known</td><td>~~17.29~~ <u>13.29</u></td><td>0.28</td><td>~~17.57~~<u>13.57</u></td></tr>
</table>
</td><td>the flexibility to the type of uses proposed.</td></tr>
</table>

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>
<table>
<tr><td>Supply – sites with no particular prescription</td><td>~~21.79~~**23.79**</td><td>~~21.79~~**23.79**</td></tr>
</table>
</td><td></td></tr>
<tr><td>**MM60**
(Policy E2)</td><td>**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.</td><td>To ensure the policy is clear and unambiguous.</td></tr>
<tr><td>**MM61**
(Policy E3)</td><td>Supporting text:

Amend 10.54 as follows:

10.54 The detailed capacity findings are set out below –

<table>
<tr><td colspan="4">Retail Capacity up to 2040 (sqm net sales area) **Employment and Town Centre Uses Study 2024**</td></tr>
<tr><td>Retail Capacity</td><td>~~2020 RTCUS~~ **2029**</td><td>~~2024 ETCUS~~ **2034**</td><td>~~2020 &/or 2024 Study~~ **2040**</td></tr>
<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>
</td><td>Correction of typographical errors for clarification</td></tr>
</table>

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 – **For the purposes of this policy,** ~~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 - **Within the Primary Shopping Areas** ~~P~~**p**roposals 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. **Where supporting viability evidence is considered necessary** ~~A~~**a**s 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. **Such assessments will always be required where the proposal would result in a loss of a Class E use within the Primary Shopping Area.**	For clarification purposes
MM65 (Policy E8)	Supporting text	To make it clear that this paragraph is talking

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>Amend paragraph 10.135 as follows:

10.135 <u>Any proposals for new</u> ~~S~~<u>s</u>hops, 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~~ <u>(</u>Strategic Policy E3<u>)</u> 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.</td><td>about new shops, pubs and cultural services in respect of local services facilities</td></tr>
<tr><td></td><td>Winchester Site Allocations</td><td></td></tr>
<tr><td>MM66
(Development Allocations Winchester)</td><td>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~~<u>124</u></td></tr>
<tr><td>Outstanding permissions (at ~~2023~~<u>2025</u>) (excluding Barton Farm)</td><td>~~328~~<u>238</u></td></tr>
<tr><td>Windfall allowance</td><td>~~1,035~~<u>900</u></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>~~1541~~<u>1,324</u></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~~ <u>2024-2040</u></td><td>~~5643~~<u>4,446</u></td></tr>
</table></td><td></td></tr>
</table>

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 **the** Environment Agency and **Lead Local Flood Authority (LLFA)** in order to establish how this can be addressed. **Policy W1** Barton Farm Major Development Area New criterion xii as follows – **xii. Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.**	Comment from Environment Agency and Southern Water
MM68 (Policy W2)	Supporting text: Delete and replace text on page 313 as follows: Allocated Use**s**: **i)** **Residential led m**~~M~~ixed use**,** and **ii)** **P**~~p~~ark and ride facility Indicative number of homes: ~~750 – 1,000~~ **900** 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.

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 ~~car park on~~ **Park & Ride to** the north side of the city. In order to meet this need, there is a~~n~~ ~~opportunity~~ **requirement** , as part of the comprehensive redevelopment of this site, to provide approximately 850 spaces **within the masterplan for** a Park & Ride facility. **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).** ~~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
	~~Moore Barracks site (Policy W1)~~ The scale and location of the Park & Ride facility should be considered as part of the master planning process **with full details to be submitted as part of the planning application process** 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~~ **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: **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**	

Proposed Modification Reference	Proposed Modification	Reason
	is built out any future review of the Local Plan should include a review of the settlement gap; iii. The proposals include a phasing and delivery strategy that is related to the provision of infrastructure **needed to make the development acceptable in planning terms together with** ~~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 buildings, creating and providing high quality public spaces and improvements to the public realm; vii. Access should be off Andover Road **North (B3420)**; 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
	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 incorporate~~s~~ 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 **Scheduled** 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
	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~~ **technical feasibility/viability to demonstrate the ability to retain/refurbish/redevelop, viably operate** / 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 **and demonstrates the relationship with** ~~that would be in addition to and would need to be connected operationally to~~ the 200 space Kings Barton Park & Ride light. The scale and location of the Park & Ride facility **should include the provision of charging points and cycle parking that** should be determined through the master planning process and **full details should be submitted as part of the planning application process** ~~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
	site is located within Winchester Conservation Area. **Relevant references include (but are not limited to) the Conservation Area Appraisal and Winchester Townscape Assessment.** **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 **setting of** 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**. Only development that is water compatible or essential infrastructure shall take place within Flood Zone 3b (functional floodplain)**;	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
	Barton Meadows Nature Reserve is an important corridor for wildlife and creates a wider landscape in which wildlife can travel, contributing to the Nature Recovery Network. Due to the proximity of this site to ~~the~~ **Barton Meadows** Nature Reserve, the **development should** ~~scope to~~ enhance **the integrity of** the Reserve and manage access **so as to achieve this and to divert pressure from Barton Meadows Nature Reserve.** ~~to it should be investigated~~. The site is within the currently defined Winchester to Kings Worthy / Headbourne Worthy settlement gap. However, it is well-contained and suited to development and development would not extend the built-up area beyond its current northern boundary, helping to retain the openness of the settlement gap. Delete supporting paragraph 12.44 ~~In accordance with Policy H2, the development of this greenfield site will be phased to take place in the second half of the Local Plan period (2030 onwards). This is particularly relevant given the importance of prioritising brownfield sites, including Sir John Moore Barracks, and the fact that much of the Barton Farm development remains to be built.~~ **Policy W4** Land West of Courtenay Road Delete criterion i and renumber criterion accordingly: ~~Nature & Phasing of Development~~ ~~The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;~~ Amendments to criterion iii and criterion vi as follows – iii Contribute to any other off-site ~~junction~~ **transport** improvements necessary; vi Provide **physical and social** infrastructure needed to make the development acceptable in	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.	
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. **If a planning application were to come forward at this site that included residential or overnight accommodation, such** ~~D~~**d**evelopment ~~of the land therefore has~~ **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.** **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;~~ **xix. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.**	
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, **which is the main employment area in Winchester** 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
	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. **viii. Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes**	
MM73 (Policy W7)	**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 **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	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 **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 – 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;	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 - **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;**	Criterion was incorrectly omitted from the Reg 19 LP.
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. **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.** 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. **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 **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** 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; **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.**	
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. **The Winchester Conservation Area Appraisal includes helpful guidance on the redevelopment of this area.** 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	

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td>MM78
(South Hampshire Urban Area)</td><td>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~~<u>2024-2025</u>)</td><td>~~293~~ <u>128</u></td></tr>
<tr><td>Net Completions at Whiteley (~~2020 – 2023~~<u>2024-2025</u>)</td><td>~~973~~ <u>459</u></td></tr>
<tr><td><u>Net completions at Botley bypass</u></td><td><u>31</u></td></tr>
<tr><td>Outstanding Newlands (West of Waterlooville) permissions (at ~~2023~~<u>2025</u>) / Local Plan allocation carried forward (Policy SH1)</td><td>~~1206~~<u>1001</u></td></tr>
<tr><td>Outstanding Whiteley permissions (at ~~2023~~ 2025) / Local Plan allocations carried forward (Policies SH2, SH3)</td><td>~~2560~~<u>1648</u></td></tr>
<tr><td>Outstanding Botley bypass permission (at ~~2023~~2025) - Local Plan allocation carried forward (Policy SH6)</td><td>~~115~~ <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~~<u>180</u></td></tr>
<tr><td>Total Provision ~~2020 – 2040~~ <u>2024-2040</u></td><td>~~5647~~<u>3881</u></td></tr>
</table>
</td><td></td></tr>
<tr><td>MM79
(Policy SH1)</td><td>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,</td><td>Comment by ICB

Update in response to the HRA Addendum and Comments from Natural England.</td></tr>
</table>

Proposed Modification Reference	Proposed Modification	Reason
	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 ~~110~~**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. **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	To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.

Proposed Modification Reference	Proposed Modification	Reason
	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 **to make the development acceptable in planning terms**; 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 **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**	
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
	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 ~~110~~ **90** dwellings) and land off Ridge Farm Lane (approximately 50 dwellings). In addition, the development of an extra care scheme **(already permitted adjacent to the northern local centre as part of the outline consent for North Whiteley)** 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 **as shown on the Policies Map, is** ~~(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 **through a project level HRA** (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. **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.**	
MM81 (Policy SH3)	Supporting text: Amend paragraph 13.31 as follows: 13.31 There are foul and surface water sewers ~~running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting.~~ **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.** **Policy SH3** Whiteley Green Amend the first paragraph of policy SH3 as follows: Land at Whiteley Green**, as shown on the Policies Map,** ~~(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
	Indicative number of homes: ~~Employment floorspace: approx. 11,000 sq. m~~ **Employment and commercial uses** 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 – **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.** **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);~~ **business uses falling within Use Class E(g), B2, B8, and other employment generating**	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.

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td><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></td><td></td></tr>
<tr><td>MM83
(Policy SH6)</td><td>Policy SH6
Botley Bypass

Amendment to first paragraph as follows:

Land is safeguarded<u>, as shown on the Policies Map,</u> <s>(as shown on the map above)</s> 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></td><td>Comments from Southern Water</td></tr>
<tr><td></td><td>The Market Towns and Rural Area</td><td></td></tr>
<tr><td>MM84
(The Market Towns and Rural Area Allocations)</td><td>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 <s>2020</s><u>2024</u>-2040</th></tr>
<tr><td>Market Towns

Bishop’s Waltham
New Alresford</td><td>The more sustainable ‘market towns’ were asked to identify new sites for 100 to 120 dwellings each. A site is</td><td><s>1375</s> <u>850</u></td></tr>
</table>
</td><td>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.</td></tr>
</table>

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~~ **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.			
	Intermediate Rural Settlements 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~~**340**		

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,			

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>
<table>
<tr><td></td><td>ranging from about 20 to 100 dwellings.</td><td></td></tr>
<tr><td>Remaining Rural Area</td><td>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 dwellings at Knowle, where there is also an opportunity to bring forward a site which has community support.**</td><td>~~520~~**605**</td></tr>
<tr><td>‘MTRA’ AREA TOTAL</td><td></td><td>~~3,825~~ 2675</td></tr>
</table>
</td><td></td></tr>
<tr><td>MM85
(Market Town – Bishops Waltham)</td><td>Market Town – Bishops Waltham

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~~ 1</td></tr>
</table>
</td><td>To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated figures for completions</td></tr>
</table>

Proposed Modification Reference	Proposed Modification	Reason
	Outstanding permissions (at 202~~3~~**5**) ~~including Local Plan allocations carried forward (Policy BW1)~~ — ~~225~~ **152** Remaining Local Plan allocation~~s~~ (at 202~~3~~**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**	2024-25 and permissions as at 1 April 2025.
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 **to minimise any wider views and protect the setting of the SDNP**;	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

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>Policy BW4
Land north of Rareridge Lane

Delete criterion ii (phasing) and renumber accordingly

<s>The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;</s>

Amendment to criterion vii as follows –

vii. Provide or contribute to <s>the reduced speed limit to 30mph</s> <u>measures that would support a lower speed environment</u> and a new village gateway on Hoe Road to the east of the site.</td><td>To reflect the deletion of the phasing policy (Policy H2).</td></tr>
<tr><td>MM89
(Market Towns – New Alresford)</td><td>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 <s>(2020-2023)</s> <u>(2024-2025)</u></td><td><s>78</s><u>2</u></td></tr>
<tr><td>Outstanding permissions (at 2023<u>5</u>) including Local Plan allocations carried forward (Policies NA1 (part), NA2)</td><td><s>330</s> <u>344</u></td></tr>
<tr><td><s>Remaining Local Plan allocations (at 2023) carried forward (Policy NA1 (part))</s></td><td><s>10</s></td></tr>
<tr><td>Windfall allowance</td><td><s>90</s> <u>69</u></td></tr>
<tr><td>New Sites to be allocated in Neighbourhood Plan (Policy NA3)</td><td>100</td></tr>
<tr><td>Total Provision <s>2020 – 2040</s> <u>2024-2040</u></td><td><s>608</s> <u>515</u></td></tr>
</table></td><td>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.</td></tr>
<tr><td>MM90
(Policy NA1)</td><td>Policy NA1
The Dean

New criterion xi as follows –</td><td>Comment by ICB</td></tr>
</table>

Proposed Modification Reference	Proposed Modification	Reason
	xi. Provision of other physical and social infrastructure needed to make the development acceptable in planning terms.	
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 **and provide a groundwater risk assessment for the burial ground**; **xvi. Provision of other physical and social infrastructure needed to make the development acceptable in planning terms.**	Comments from Environment Agency and ICB
MM92 (Policy NA3)	Supporting text: New paragraph after 14.43 as follows – **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.** **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

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>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<u>, including the provision of other physical and social infrastructure needed to make developments acceptable in planning terms</u>; and
Delete criterion iii (phasing).

<s>iii. Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.</s>

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.</td><td>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).</td></tr>
<tr><td>MM93
(Larger Rural Settlements – Colden Common)</td><td>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 <s>(2020-2023)</s> <u>(2024-2025)*</u></td><td><s>116</s> <u>-1</u></td></tr>
<tr><td>Outstanding permissions (at 2023<u>5</u>)</td><td><s>0</s> <u>5</u></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><s>50</s> <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 <s>2020 – 2040</s> <u>2024-2040</u></td><td><s>304</s> <u>189</u></td></tr>
</table></td><td>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.</td></tr>
</table>

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 **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~~	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

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td>(Larger Rural Settlements – Denmead)</td><td>
<table>
<tr><th>Denmead 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>~~117~~ <u>0</u></td></tr>
<tr><td>Outstanding permissions (at 2023<u>5</u>) including Neighbourhood Plan allocation (DNP Policy 2i<u>v</u>)</td><td>~~33~~ <u>29</u></td></tr>
<tr><td>Remaining Neighbourhood Plan allocations (at 2023<u>5</u>) (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>
</td><td>calculation of Local Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025.</td></tr>
<tr><td>MM98
(Policy DEN1)</td><td>Supporting text:

New paragraph after 14.86 as follows –

<u>As part of the Neighbourhood Planning process, early engagement with Southern Water is encouraged regarding the allocation of sites in the Neighbourhood Plan in order to assess the capacity of their water and wastewater networks.</u>

Policy DEN1
Neighbourhood Plan Designated Area

Amend policy as follows:

Land will be allocated for development in the Denmead Neighbourhood Plan for about 100 dwellings, including any required amendments to the settlement boundary. Development will be expected to address the following:

i. Show how they are contributing towards the Vision and Objectives of the Plan in Policy SP1 and in general conformity with its strategic approach;
ii. Have regard to information on local need for new homes, jobs and facilities, for their plan</td><td>Comments from Southern Water and ICB

To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a and to reflect the deletion of the phasing policy (Policy H2).</td></tr>
</table>

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>area<u>, including the provision of physical and social infrastructure needed to make developments acceptable in planning terms</u>;

Delete criterion iii:

<s>Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.</s>

Add a new sentence underneath the last criterion:

If the Denmead Neighbourhood Plan does not successfully go through to a referendum, the housing requirement of 100 dwellings will be addressed in the early Local Plan review.</td><td></td></tr>
<tr><td>MM99
(Larger Rural Settlements – Kings Worthy)</td><td>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 <s>(2020-2023)</s> <u>(2024-2025)*</u></td><td><s>36</s> <u>-1</u></td></tr>
<tr><td>Outstanding permissions (at 202<s>3</s><u>5</u>)</td><td><s>11</s> <u>10</u></td></tr>
<tr><td>Windfall allowance</td><td><s>50</s> <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>
<tr><td>Total Provision <s>2020 – 2040</s> <u>2024-2040</u></td><td><s>217</s> <u>176</u></td></tr>
</table>

*this figure is negative due to the demolition of a dwelling.</td><td>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.</td></tr>
<tr><td>MM100
(Policy KW2)</td><td>Supporting text:

Update maps to include the boundary of the South Downs National Park (p.443).</td><td>Comments from SDNPA and
Historic England</td></tr>
</table>

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>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~~<u>D</u>evelopment does not take place in advance of the rearrangement of the Basingstoke Road, London Road and B3047 junction<u>;</u></td><td>To reflect the deletion of Policy H2.</td></tr>
<tr><td>MM101
(Larger Rural Settlements – Swanmore)</td><td>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<u>5</u>)</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~~ <u>2024-2040</u></td><td>~~164~~ <u>148</u></td></tr>
</table></td><td>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.</td></tr>
<tr><td>MM102
(Policy SW1)</td><td>Policy SW1
The Lakes

Amendment to criterion vii as follows –</td><td>Comments from ICB</td></tr>
</table>

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>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:</td><td></td></tr>
<tr><td>MM103
(Larger Rural Settlements – Wickham and Knowle)</td><td>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<u>5</u>) ~~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>
</td><td>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.</td></tr>
<tr><td>MM104
(Policy WK1)</td><td>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</td><td>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</td></tr>
</table>

Proposed Modification Reference	Proposed Modification	Reason
	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~~ **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 ~~c~~**C**ity ~~c~~**C**ouncil 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. **The Welborne Plan identifies two areas of land within Winchester District (Dashwood and the Knowle triangle) as having a potential role as green infrastructure.** 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
	14.116 Policy WK3 below sets out the planning framework for the areas within Winchester district **identified as having potential to deliver green infrastructure as part of the Welborne development**. **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)~~,**as shown on the 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	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
	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.**	
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 **to the north west and a recent development site west of the site** contained ~~to the north west~~ significant archaeological remains. ~~Further a~~**A**rchaeological 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 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.**	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).

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>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, to minimise any wider views and protect the setting of the SDNP;

xv. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</td><td></td></tr>
<tr><td>MM108
(Larger Rural Settlements – Wickham and Knowle)</td><td>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>Net Completions in or adjoining settlement (2024-2025)</td><td>~~40~~</td></tr>
<tr><td>Outstanding permissions (at 2025)</td><td>4</td></tr>
<tr><td>New Sites allocated in this Plan (Policy KN1)</td><td>200</td></tr>
<tr><td>Total Provision ~~2020 – 2040~~ 2024-2040</td><td>~~200~~ 204</td></tr>
</table></td><td>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.</td></tr>
<tr><td>MM109
(Policy KN1)</td><td>Supporting text:</td><td>Update received from Southern Water –</td></tr>
</table>

Proposed Modification Reference	Proposed Modification	Reason
	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 development of about 200 homes. Land at the Meon Water Meadows, and Knowle Triangle is allocated for amenity, open space and recreation, agricultural uses and nature conservation. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements: Amendment to criterion ix and new criterion xi as follows – ix. Provide a connection to **a** ~~the nearest~~ point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider. **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**	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

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>
<table>
<tr><th>Hursley 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>0</td></tr>
<tr><td>Outstanding permissions (at 202~~3~~<u>5</u>)</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~~ <u>2024-2040</u></td><td>20</td></tr>
</table>
</td><td>Housing Need (2024) in MM49 and updated figures for completions 2024-25 and permissions as at 1 April 2025.</td></tr>
<tr><td>MM111
(Policy HU1)</td><td>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.</td><td>To reflect the outcome of the Local Plan examination hearing session and the Inspector Note ED38a.</td></tr>
<tr><td>MM112
(Intermediate Rural Settlements – Otterbourne)</td><td>Intermediate Rural Settlements – Otterbourne

Replace table on page 477

<table>
<tr><th>Otterbourne Housing Sources</th><th>No. of dwellings</th></tr>
</table>
</td><td>To align the Plan’s housing requirement with the latest calculation of Local Housing Need (2024) in MM49 and updated</td></tr>
</table>

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>
<table>
<tr><td>Net Completions in or adjoining settlement ~~(2020-2023)~~ <u>(2024-2025)</u></td><td>~~2~~ <u>0</u></td></tr>
<tr><td>Outstanding permissions (at 2023<u>5</u>)</td><td>~~0~~ <u>1</u></td></tr>
<tr><td>Windfall allowance</td><td>~~20~~ <u>18</u></td></tr>
<tr><td>New Site allocated in this Plan (Policy OT1)</td><td>55</td></tr>
<tr><td>Total Provision ~~2020 – 2040~~ <u>2024-2040</u></td><td>~~77~~ <u>74</u></td></tr>
</table>
</td><td>figures for completions 2024-25 and permissions as at 1 April 2025.</td></tr>
<tr><td>MM113
(Policy OT01)</td><td>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></td><td>Comments from SDNPA and
Historic England

To reflect the deletion of the phasing policy (Policy H2).</td></tr>
</table>

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td><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></td><td></td></tr>
<tr><td>MM114
(Intermediate Rural Settlements – South Wonston)</td><td>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>~~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></td><td>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.</td></tr>
<tr><td>MM115
(Policy SW01)</td><td>Policy SW01
Land at West Hill Road North

Deletion of criterion i and renumber accordingly:

~~Nature & Phasing of Development~~

~~The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;~~

Amendment to criterion xii as follows –

xii. Contribute to <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms including addressing any need for education provision (Primary and Secondary) to meet the needs of the development.</td><td>Comment by ICB.

To reflect the deletion of the phasing policy (Policy H2).</td></tr>
</table>

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td></td><td></td></tr>
<tr><td>MM116
(Intermediate Rural Settlements – Sutton Scotney)</td><td>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)~~ <u>(2024-2025)</u></td><td>0</td></tr>
<tr><td>Outstanding permissions (at 2023<u>5</u>)</td><td>0</td></tr>
<tr><td>Windfall allowance</td><td>~~20~~ <u>18</u></td></tr>
<tr><td>New Site allocated in this Plan (Policy ~~xx~~<u>SU01</u>)</td><td>60</td></tr>
<tr><td>Total Provision ~~2020 – 2040~~ <u>2024-2040</u></td><td>~~80~~ <u>78</u></td></tr>
</table></td><td>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.</td></tr>
<tr><td>MM117
(Policy SU01)</td><td>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</td><td>Comments from Historic England and Southern Water.

To reflect the deletion of the phasing policy (Policy H2).</td></tr>
</table>

Proposed Modification Reference	Proposed Modification	Reason
	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 **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**. 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. **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.** **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 –	

<table>
<tr><th>Proposed Modification Reference</th><th>Proposed Modification</th><th>Reason</th></tr>
<tr><td></td><td>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.

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.</td><td></td></tr>
<tr><td>**MM118**
(Intermediate Rural Settlements – Waltham Chase)</td><td>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 202~~3~~**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></td><td>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.</td></tr>
<tr><td>**MM119**
(Policy WC1)</td><td>**Policy WC1**
Morgans Yard

New criterion xi as follows –

xi. Provision of other physical and social infrastructure needed to make the development acceptable in planning terms</td><td>Comment by ICB</td></tr>
</table>

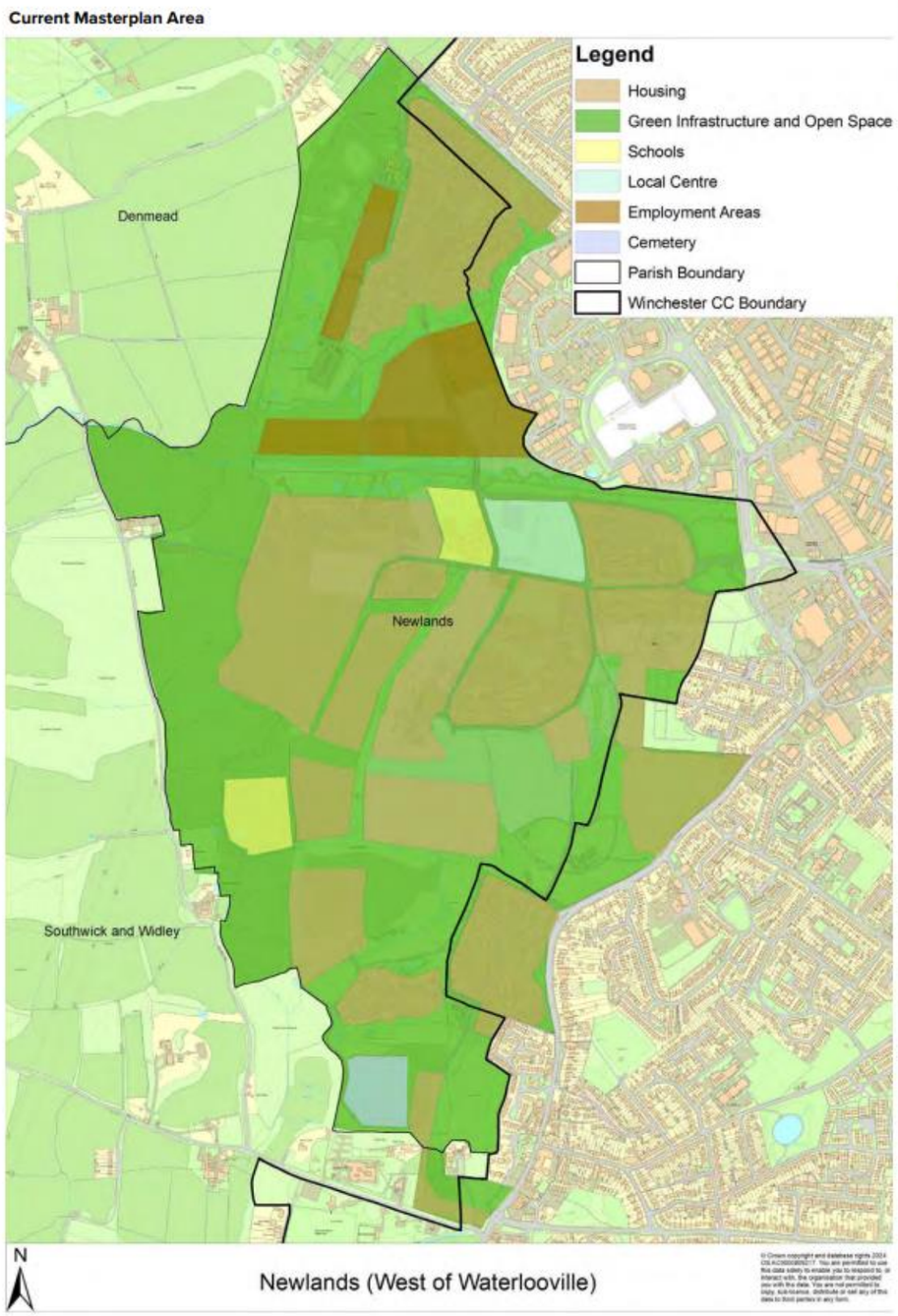
Proposed Modification Reference	Proposed Modification	Reason
	Appendices	
MM120 Appendix II	Appendix II - Existing and New Policy Numbers Updates to the table to show site allocations. (See appendix 2 of this document).	For clarification purposes
MM121 Appendix III Glossary	Delete definition of Annual Monitoring Report. Add definition of Ecological Network as follows - **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 HBIC[2].** **HBIC[3].** [1] Microsoft Word - Mapping the Hampshire Ecological Network Updated March 2020 Add definition of District Licensing for Great Crested Newts as follows - **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).**	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

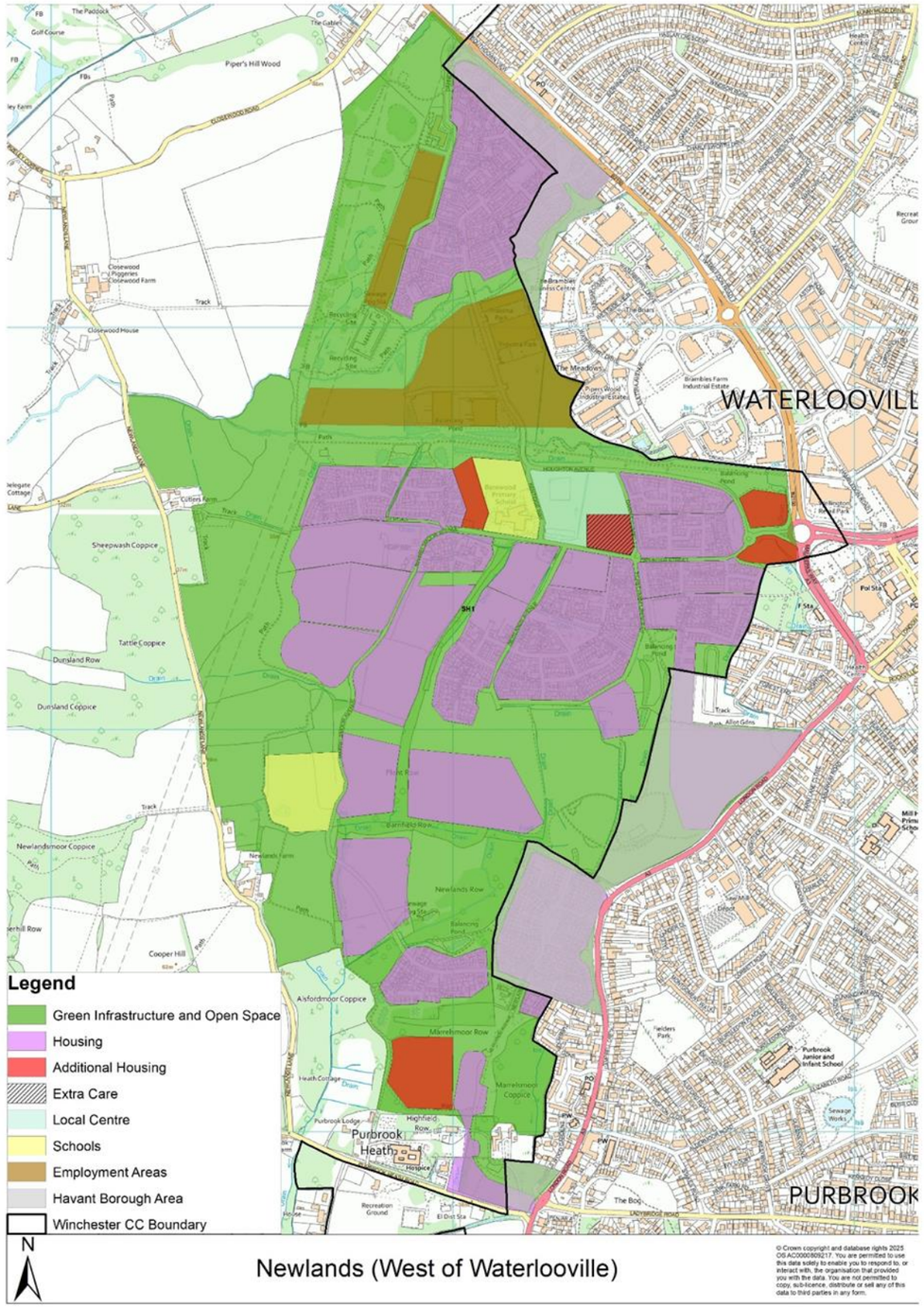
Proposed Modification Reference	Proposed Modification	Reason
	Add definition of Permeable Surface as follows - **Any surface that allows water to soak through it. The surface can be permeable or porous. The surface made of materials that that allow water to soak through e.g. porous concrete and asphalt, gravel or from impermeable materials laid with gaps between blocks.** Add definition of Special Trees as follows - **'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.** Amend definition of Veteran Tree to Veteran **or Ancient** 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. **It is required for Significant Development Sites identified through the pre-application process.**	

Appendix 1

Old Map



New Map


WATERLOOVILL
PURBROOK
Legend
Green Infrastructure and Open Space
Housing
Additional Housing
Extra Care
Local Centre
Schools
Employment Areas
Havant Borough Area
Winchester CC Boundary
N
Newlands (West of Waterlooville)
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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

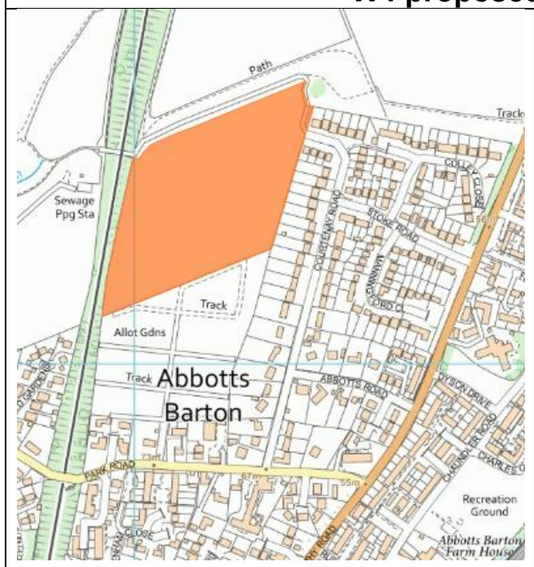
CC2	Clayfield Park Housing Allocation	Allocation carried forward (policy wording updated)
KW1	Lovedon Lane Housing and Open Space Allocation	Not carried forward
NA2	The Dean Housing Allocation	Allocation carried forward (policy wording updated)
NA3	Sun Lane Mixed Use Allocation	Allocation carried forward (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)

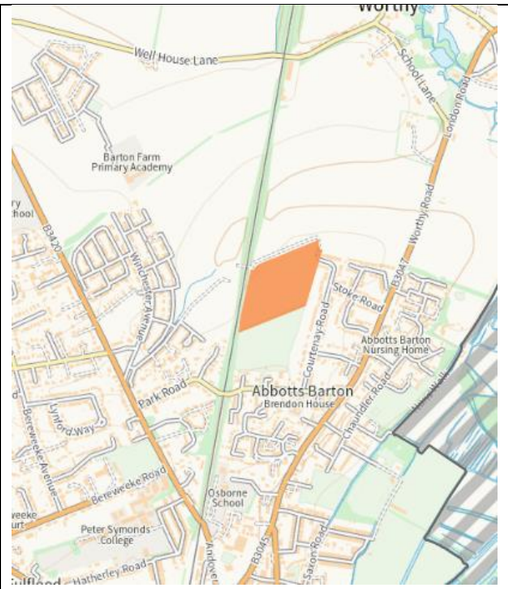
Appendix 3

WINCHESTER

W4 Reg 19 (page 327 in the Local Plan)

W4 proposed modification

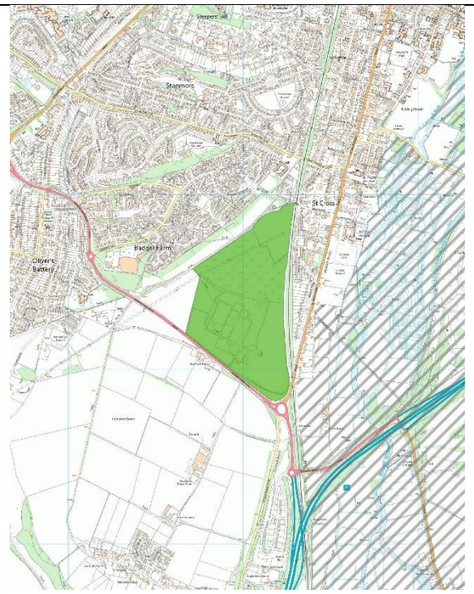




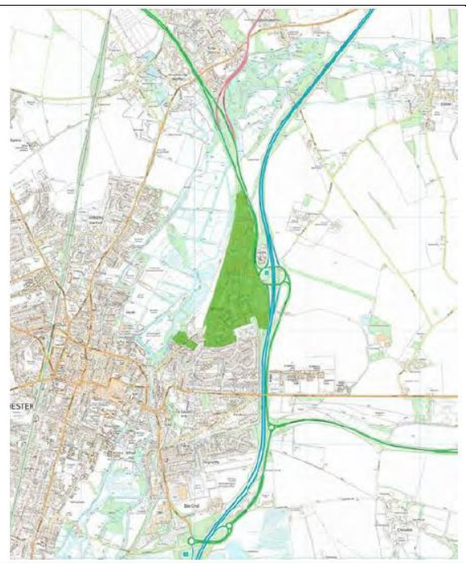
WINCHESTER

W5 Reg 19 (page 331 in the Local Plan)

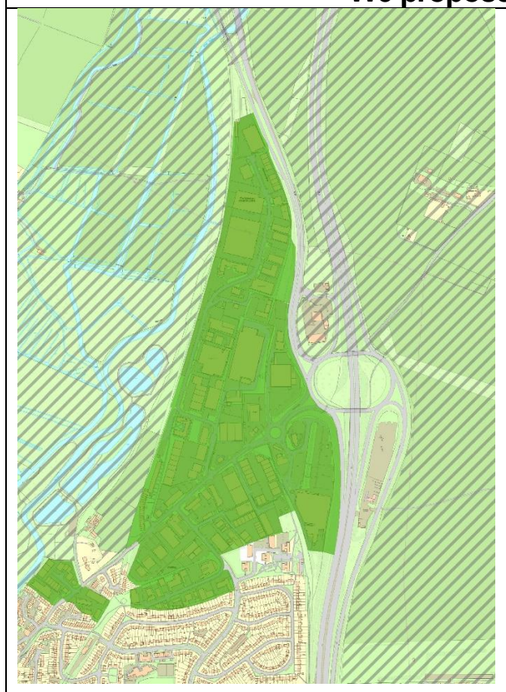
W5 proposed modification

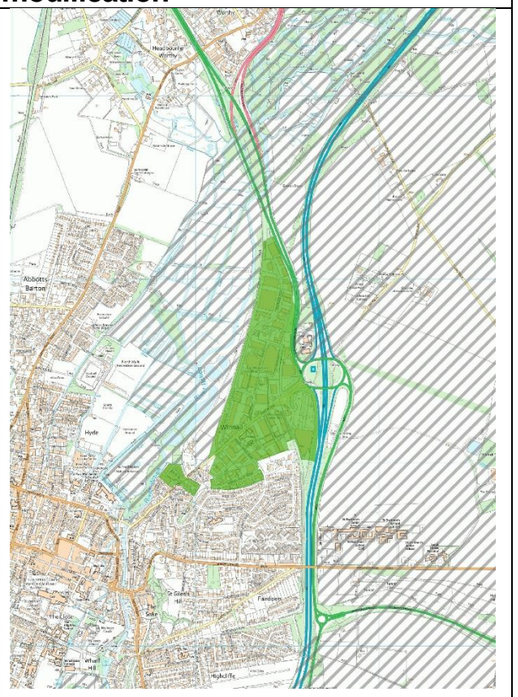


W6 (page 337 in the Local Plan)



W6 proposed modification

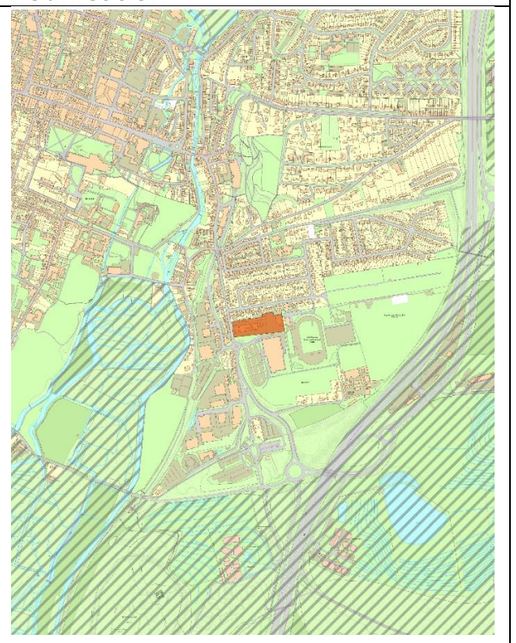




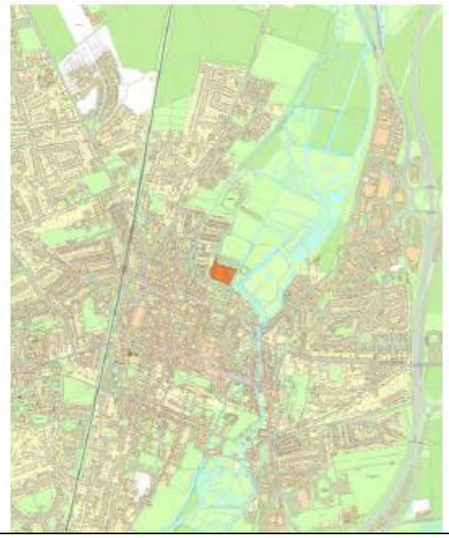
W9 Reg 19 (page 351 in the Local Plan)

W9 proposed modification

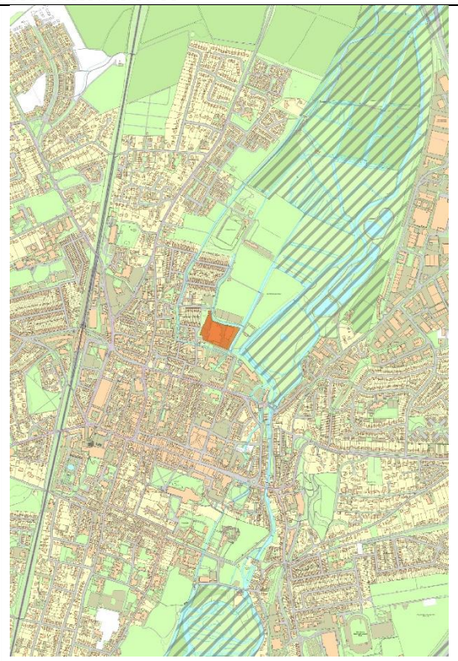
No change
SDNP boundary not visible at this scale



W10 Reg 19 (page 355 in the Local Plan)



W10 proposed modification



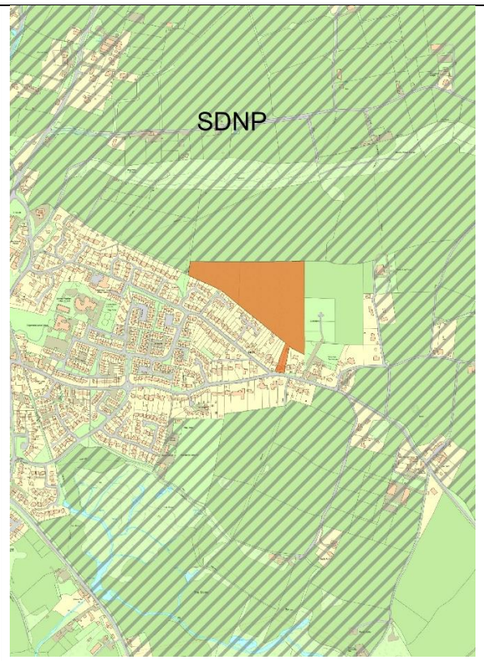
BISHOPS WALTHAM

BW3 Reg 19 (page 397 in the Local Plan)

BW3 Proposed modification

BW4 Reg 19 (page 401 in the Local Plan)

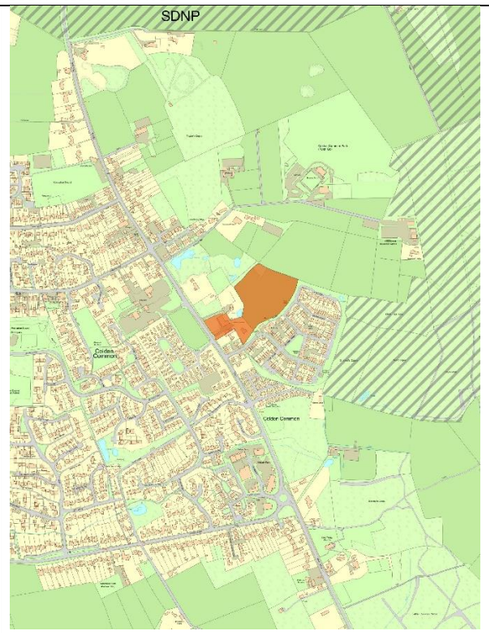
BW4 Proposed modification



COLDEN COMMON

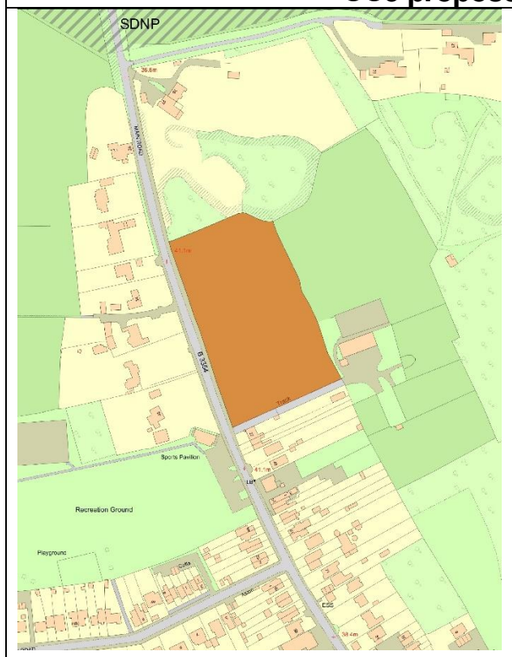
CC2 Reg 19 (page 423 in the Local Plan)

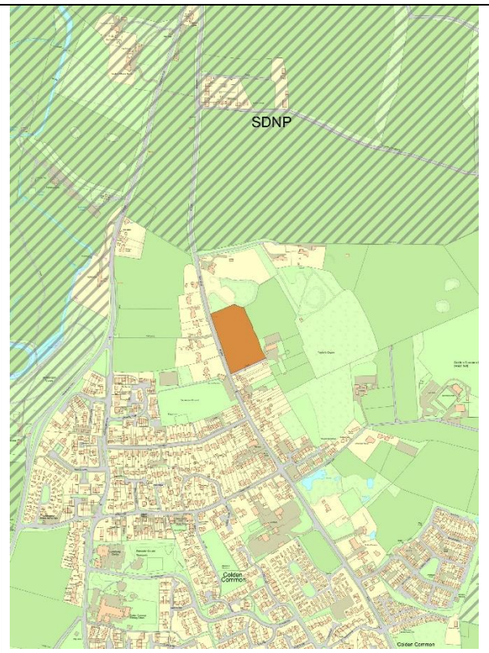
CC2 proposed modification



CC3 Reg 19 (page 427 in the Local Plan)

CC3 proposed modification

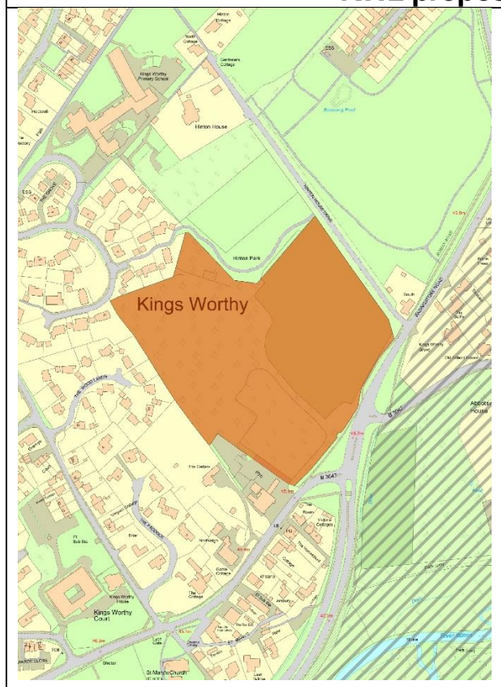




KINGS WORTHY

KW2 Reg 19 (page 443 in the Local Plan)

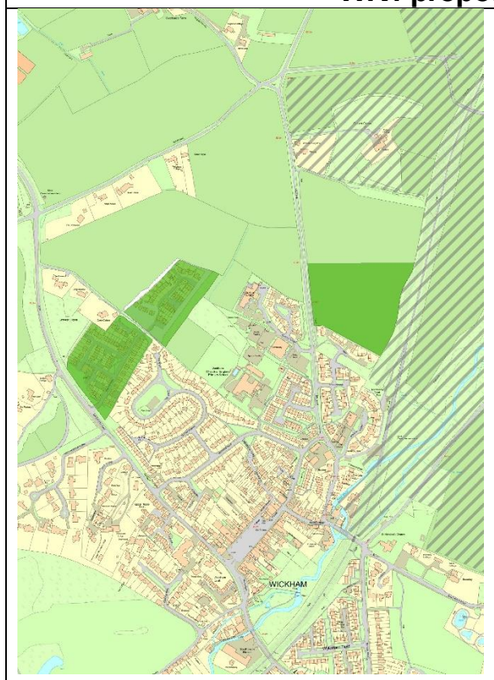
KW2 proposed modification

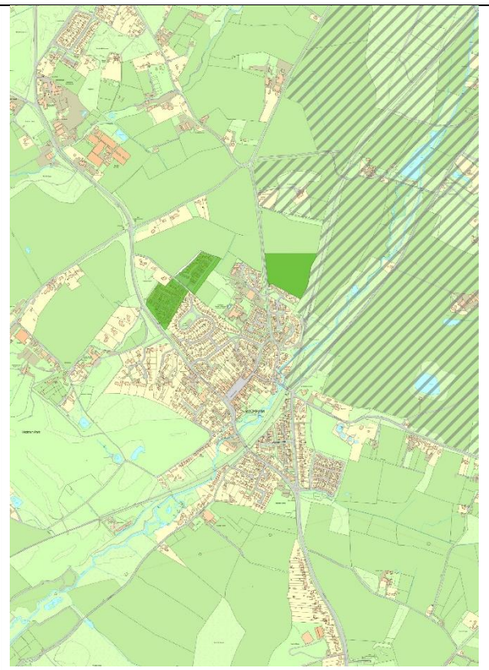


WICKHAM

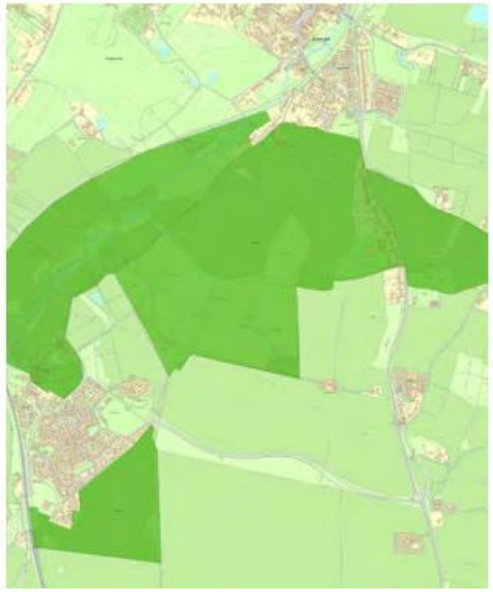
WK1 reg 19 (page 455 in the Local Plan)

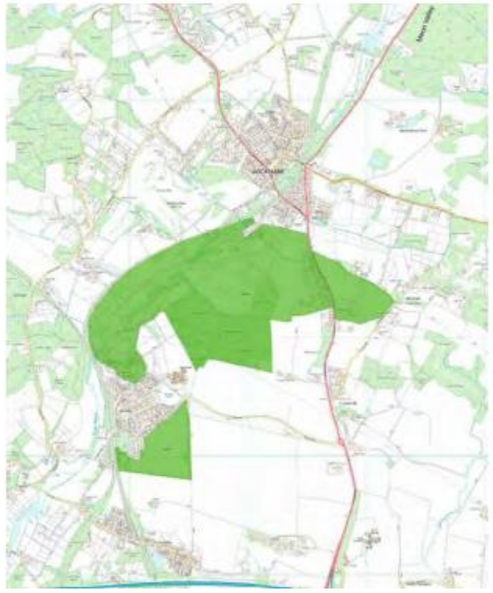
WK1 proposed modification

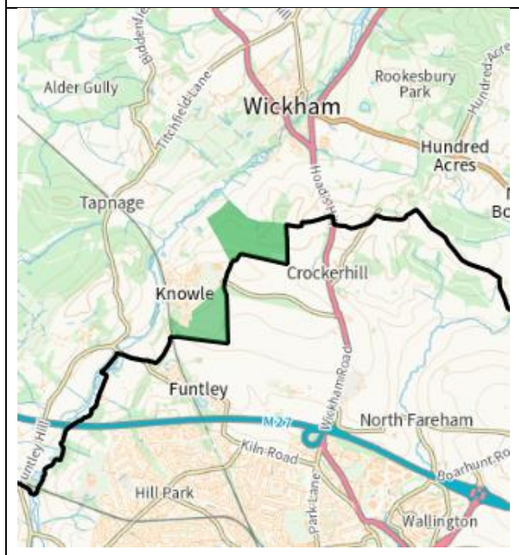


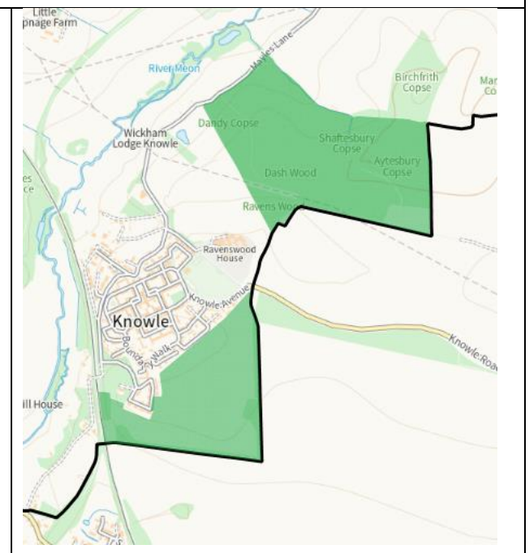


WK3 – Reg 19 (page 459 in the Local Plan)



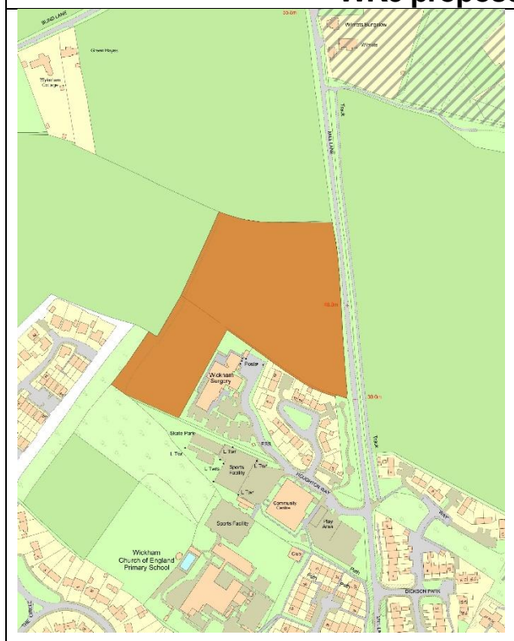


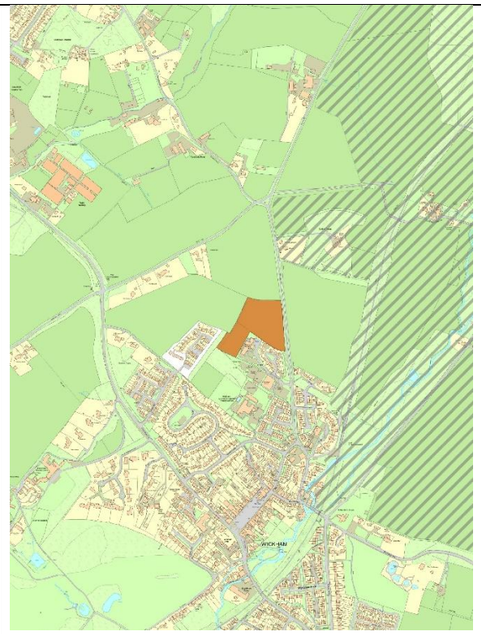




WK5 reg 19 (page 461 in the Local Plan)

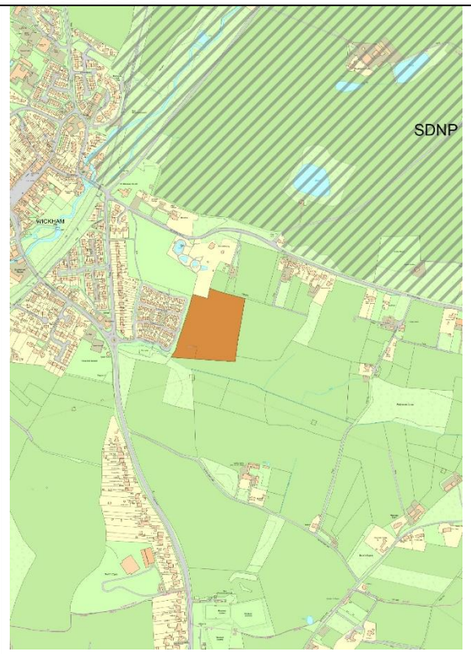
WK5 proposed modification





WK6 reg 19 (page 465 in the Local Plan)

WK6 proposed modification

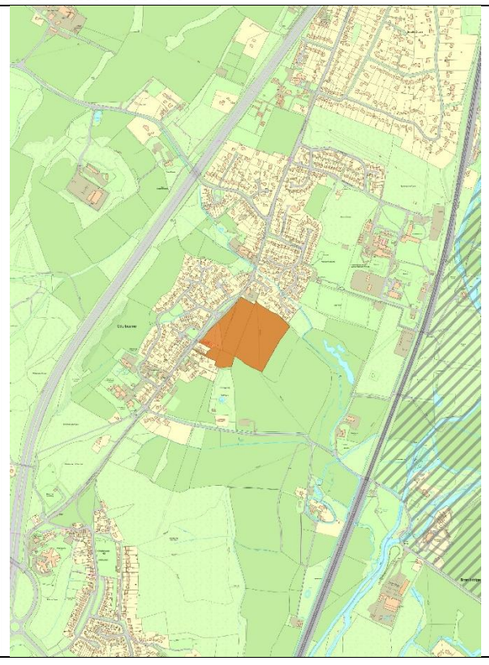


OTTERBOURNE

OT01 Reg 19 (page 479 in the Local Plan)

OT01 proposed modification

No change
SDNP boundary not visible at this scale



Appendix 4

LOCAL PLAN GEOGRAPHIC AREA

Appendix 5

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																
		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											
		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						50	80	80	80	10						
W8	Station Approach area	250						35				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	90									
SH3	Whiteley Green	30					20	10										
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					30	15										
KW2	Land adjoining the Cart & Horses PH	75							20	30	25							
SW1	Land at The Lakes, Swanmore (remaining)	17					17											
WK5	Mill Lane	40								20	20							
WK6	Land off Southwick and School Road	60								20	20	20						
KN1	Ravenswood	200					50	100	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				-2	10	10										
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	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**