

YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Winchester District Local Plan 2040

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

March 2026



Winchester
City Council

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1. Introduction

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

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

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

Integrated Impact Assessment

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

Habitats Regulations Assessment

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

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

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

2. Stages of the Local Plan Preparation

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

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

Regulation 18 Consultation

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

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

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

Regulation 19

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

Submission and Examination of the Local Plan

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

Inspectors Report

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

3. Integrated Impact Assessment

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

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

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

3.7 The IIA framework therefore includes:

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

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

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

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

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

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

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

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

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

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

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

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

Regulation 19 Consultation

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

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

Main Modifications

- 3.15 Following the examination hearings of the Local Plan, the Council published a series of Main Modifications to enable the Plan to be found sound and proceed to adoption. A further [IIA](#) was undertaken on the proposed Main Modifications prior to the consultation, held during November to January 2026. This entailed considering each modification individually and then a record of whether the proposed modification was considered likely to change the IIA findings.
- 3.16 Most of the modifications are minor wording changes that improve clarity or update contextual information, and while some of them make the policies slightly more or less sustainable (as detailed in Appendix A to the November 2025 IIA of Main Modifications) they do not affect the findings of the IIA. A small number of Main Modifications resulted in mostly positive changes to the IIA effects ratings previously identified for the Proposed Submission Local Plan thematic policies:
- Policy SP3 (Development in the Countryside) - more positive effects in relation to IIA Objective 14: Flood Risk;
 - Policy D6 (Brownfield Development and making the best use of land) - a new, minor positive effect in relation to IIA Objective 6: Housing and a reduction in the policy's previously identified significant positive effect in relation to IIA Objective: 12 Natural resources to a minor positive effect;

- Policy T2 (Parking for New Developments) - enhanced positive effects in relation to IIA Objective 3: Climate Adaptation and IIA Objective 14: Flood Risk (from negligible to minor positive);
- Policy T3 (Prioritising Active and Sustainable Modes of Travel) - slightly reduced strength of previously identified positive effects in relation to IIA Objective 5: Community Cohesion and Safety (from significant to minor positive) and IIA Objective 14: Flood Risk (from minor positive to negligible).
- Policy NE6 (Flooding, Flood Risk and the Water Environment) – new, minor positive effects in relation to IIA Objective 11: Historic Environment;
- Policy H11 (Housing for Essential Rural Workers) new, minor positive effect in relation to IIA Objective 11: Historic Environment.

3.17 Similarly, Main Modifications resulted in a small number of changes to the IIA effects ratings previously identified for the site allocation policies:

- Policy W2 (Sir John Moore Barracks); Policy SH1 (Newlands (West of Waterlooville)); and Policy KN1 (Ravenswood) - more positive effects in relation to IIA objective 10: Landscape and Character; and
- Deletion of Policy BW1 (The Vineyard / Tangier Lane) removes the previous site appraisal from the IIA.

3.18 The IIA noted that the Main Modifications were not expected to change the cumulative effects which were reported at Regulation 19 Stage and no amendments were required to the IIA monitoring indicators.

3.19 In response to feedback received to the Main Modifications further minor changes were made and these were also subject to [IIA](#) in January 2026. This concluded that as the changes were minor to improve clarity, update contextual information or remove duplication, that they did not alter the magnitude or direction of the effects previously identified.

The Inspectors Report

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

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

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

Level of Growth

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

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

Distribution of growth.

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

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

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

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

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

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

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

Stage two - in the longer term, Broad Areas of Search for Growth will be considered in Local Plans, including the contribution they can make to ongoing unmet housing need in the sub-region. One of those is East of Botley which falls within Winchester District. It is intended that this broad area will be tested through the next Local Plan process to see if it should be included in the next review of the Local Plan.

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

Site selection

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

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

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

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

5. Habitats Regulations Assessment

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

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

Regulation 19 Consultation

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

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

Main Modifications

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

The Inspectors Report

- 5.18 The Inspectors Report has noted that the HRA was updated at the Regulation 18 and 19 stages of Plan preparation. The report also acknowledged that to address Natural England concerns, the HRA undertook an air quality assessment of the effects of the Plan on the River Itchen Special Area of Conservation (SAC), particularly in relation to Plan policy W5 Bushfield Camp allocation and potential vehicle emission impacts. Where, it was concluded no adverse effects on the integrity of the River Itchen SAC due to air pollution. It was also noted that the HRA concluded there were no likely significant effects with regard to nutrient neutrality and water quality, which requires all new overnight accommodation to be nutrient neutral. The report acknowledges that the HRA approach and findings were agreed with Natural England, as evidenced in an agreed [Statement of Common Ground](#).

6. Conclusions

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

Appendix A

Summary of Local Plan Stages and IIA/HRA reports

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

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

Appendix B

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

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

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

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

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

Appendix C

IIA Monitoring Framework

IIA Objective	Proposed Monitoring Indicators
<p>IIA 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.</p>	<ul style="list-style-type: none"> ■ Number of non-residential completions which achieve 'BREAAAM Excellent' standard. ■ Total emissions of CO2 for District ■ Carbon emissions by sector (Industrial & Commercial, Domestic and Road) and per capita. ■ Number of permissions for renewable energy installations
<p>IIA 2: To reduce the need to travel by private vehicle in the District and improve air quality</p>	<ul style="list-style-type: none"> ■ Proportion of households with two or more cars. ■ Travel to work data (mode and distance). ■ Exceedances in UK Air Quality. ■ Number of AQMA's in District
<p>IIA 3: To support the District's adaptation to unavoidable climate change.</p>	<ul style="list-style-type: none"> ■ Number of non-residential completions which achieve 'BREAAAM Excellent' standard. ■ Number of new areas dedicated to open spaces uses in conjunction with development. ■ Amount and type of open space provided with new developments. ■ Number of planning applications that involve the loss of open space through development.
<p>IIA 4: To improve public health and wellbeing and reduce health inequalities in the District.</p>	<ul style="list-style-type: none"> ■ Number of new areas dedicated to open spaces uses in conjunction with development. ■ Any losses of open space or sport and recreation facilities as a result of development ■ Amount and type of open space provided with new developments. ■ Number of planning applications that involve the loss of open space through development.
<p>IIA 5: To support community cohesion and safety in the District.</p>	<ul style="list-style-type: none"> ■ Number of retirement dwellings/care home permitted ■ Indices of Multiple Deprivation
<p>IIA 6: To provide housing of a decent standard to meet needs in the District</p>	<ul style="list-style-type: none"> ■ Completions data for housing and economic development.

IIA Objective	Proposed Monitoring Indicators
	<ul style="list-style-type: none"> ■ Number of affordable housing exception schemes that are granted planning permission ■ Number of new homes that have been granted planning permission. ■ Number, size and type of homes that are granted planning permission/refused/appeals upheld in relation to different dwelling size and type. ■ Number and tenure of affordable housing homes that are granted planning permission/refused/appeals upheld. ■ Net additional dwellings allowed in the countryside. ■ Number, type and tenure of affordable dwellings delivered on rural exception site
<p>IIA 7: To ensure essential services and facilities and jobs in the District are accessible.</p>	<ul style="list-style-type: none"> ■ Number of C1, D1, D2 uses granted permission. ■ Total revenue from CIL contributions. ■ Total revenue from Section 106. ■ Amount of leisure space in town, district and local centres.
<p>IIA 8: To support the sustainable growth of the District's economy.</p>	<ul style="list-style-type: none"> ■ Change of use/loss of employment land/gain of employment floorspace. ■ Total number of jobs in Winchester District. ■ Levels of Unemployment. ■ Employment land available. ■ Employment rates based on gender, age, race and ethnicity.
<p>IIA 9: To support the District's biodiversity and geodiversity.</p>	<ul style="list-style-type: none"> ■ Amount of loss of areas of biodiversity importance. ■ Delivery of BAP targets. ■ Condition of SSSIs and SINCs, extent of BAP priority habitats and trends for BAP priority species. ■ Register of where offsetting is provided including financial contributions and land. ■ Number of applications that are refused planning permission for not preserving ancient woodlands, important hedgerows, special trees and distinctive ground flora and subsequent appeal being upheld.

IIA Objective	Proposed Monitoring Indicators
	<ul style="list-style-type: none"> ■ The condition of SSSI, SINCR, LNR etc. being maintained and improved. ■ River quality. ■ Area (ha) or % of habitats infringed by planning applications. ■ % of District classified as Ancient Woodland
<p>IIA 10: To conserve and enhance the character and distinctiveness of the District's landscapes.</p>	<ul style="list-style-type: none"> ■ Number of new homes granted planning permission/refused/appeals upheld that are located outside of the settlement boundaries / infilling. ■ Recommendations made by Winchester City Council which are not supported by the South Down National Park authority.
<p>IIA 11: To conserve and enhance the District's historic environment including its setting.</p>	<ul style="list-style-type: none"> ■ Number of legal agreements that have been entered into which would indicate whole/part loss of a heritage asset. ■ Number of sites/buildings on the Heritage at Risk register. ■ Number of planning applications Conservation Areas approved/refused. ■ Number of Listed Building Consents approved/refused. ■ Number of Schedule Monument consents approved/refused
<p>IIA 12: To support the efficient use of the District's resources, including land and minerals.</p>	<ul style="list-style-type: none"> ■ Number of planning applications that are located on brownfield land. ■ Number of applications that are refused with objections from Environmental Protection and subsequent appeals allowed. ■ District recycling rates
<p>IIA 13: To protect the quality and quantity of the District's water resource.</p>	<ul style="list-style-type: none"> ■ Number of refurbishments and other non-domestic development meeting BREEAM water efficiency credits. ■ Number of planning applications that achieve nutrient neutrality. ■ Section 106 contributions to Solent Bird Aware. ■ Improved public access to waterways for recreational opportunities where appropriate.

IIA Objective	Proposed Monitoring Indicators
IIA 14: To manage and reduce flood risk from all sources	<ul style="list-style-type: none"> ■ Permissions granted contrary to advice of Environment Agency on flooding and water quality grounds. ■ Percentage of new development located in floodplain