

YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Winchester District Local Plan 2040

Draft Infrastructure Delivery Plan

August 2024



Winchester
City Council

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1.0 Introduction

- 1.1 Winchester City Council (WCC) is producing a new Local Plan that will help guide future growth and development in the district over a 20-year period (2020 to 2040). The Winchester District Proposed Submission Local Plan (Regulation 19) sets out how development will be planned and delivered across the whole of the Winchester District outside of the South Downs National Park as the South Downs National Park Authority has responsibility for planning within the area covered by the National Park (Figure 1).

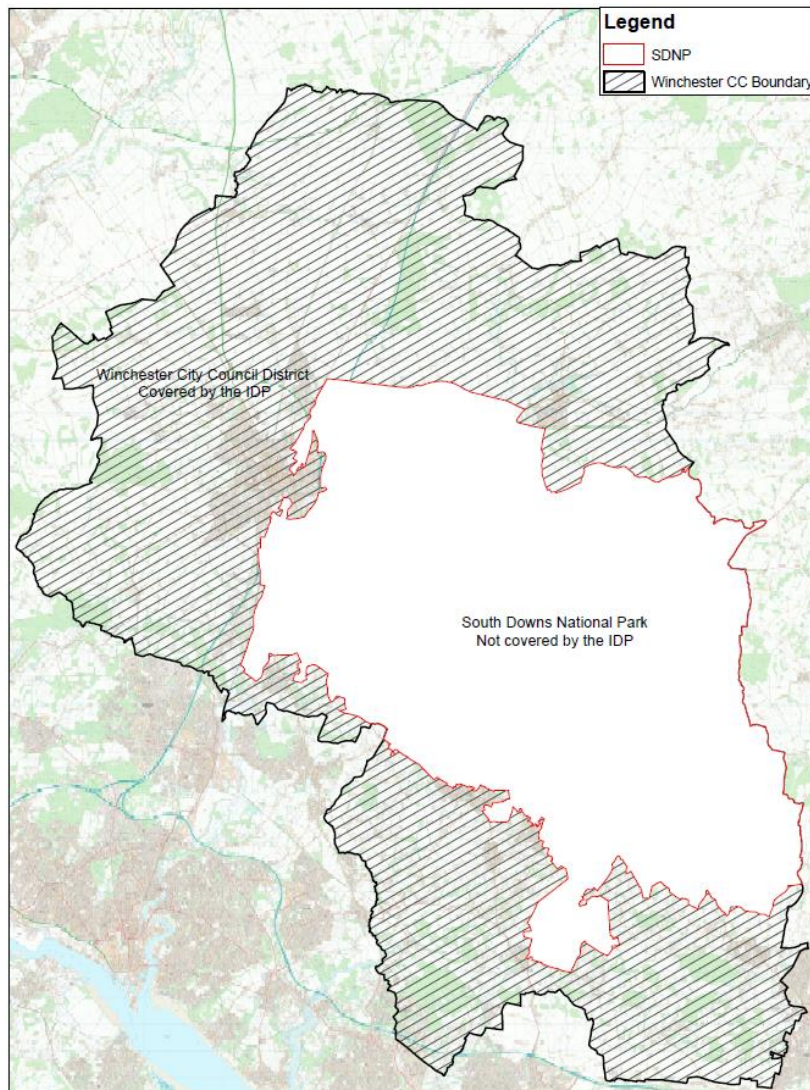


Figure 1. Areas of the District covered by the Infrastructure Delivery Plan

It is important to note that this version of the IDP supersedes the draft IDP that was published on the 29th July for the Scrutiny meeting.

Why has the city council prepared an IDP?

- 1.2 The delivery and timing of infrastructure that is required as part of new development is a critical issue that is often at the forefront of local communities' minds when they are talking about future development. The Infrastructure Delivery Plan (IDP) is a key part of the evidence base that supports and should be read in conjunction with Winchester District Proposed Submission Local Plan (Regulation 19). The number of households in the Winchester District is projected to grow by approximately 15,000 dwellings during the Local Plan period. Therefore, planning to meet the infrastructure needs of this growth is an essential component of the Local Plan.
- 1.3 The IDP has been prepared to both inform and support the delivery of the Local Plan and to demonstrate that there is an adequate level of infrastructure to support the level of growth that has been allocated for development in the new Local Plan. The IDP also assists not only the Council but it also assists partners and other service providers to identify issues and priorities as part of an integrated approach to providing new development and infrastructure.

What information has been included in the IDP?

- 1.4 The IDP seeks to provide details of the key infrastructure requirements identified in the Local Plan, indicative costs, timescales, priority, and funding source/delivery. It does not capture all of the infrastructure requirements over the plan period; rather it focuses on strategic matters that are required to underpin the delivery of the Local Plan.
- 1.5 It must be acknowledged that infrastructure planning is a complex process, as it often involves a wide range of organisations and bodies operating at different geographical levels working to different timescale to the Local Plan. The IDP supports the Council's emerging Local Plan by bringing together relevant information and by clearly identifying the key strategic infrastructure requirements to support growth in the area, as well as arrangements for delivery.
- 1.6 New development can put pressure on existing infrastructure, of which may already be close to its full capacity. It is therefore essential that new homes proposed are delivered as sustainable communities and they deliver the necessary infrastructure that is needed to support them. However, it is important to stress that the new development cannot be required to address any existing infrastructure shortcomings as there are strict requirements in the CIL Regulations in terms of what an applicant is required to do. Paragraph 2.3 of the IDP provides more detail in the CIL Regulations. What is important is that there is the timely provision of new and improved infrastructure to meet the needs of the new development.
- 1.7 The main output from the IDP work is to provide a list of the strategic infrastructure requirements that have been identified or committed to by

infrastructure providers to support the delivery of the Local Plan along with the following information:

- Infrastructure requirement / proposal;
- Delivery partner who is responsible for the infrastructure;
- Location(s) identified for the infrastructure proposal;
- Expected timescale for the delivery of the infrastructure; and
- Estimated cost / funding requirement and source for delivery.

1.8 The work that has gone into preparing the IDP has also helped to inform the preparation and the agreement of Statement of Common Grounds (SoCGs) with infrastructure providers (e.g. Southern Water). These are available on the Local Plan website.

How will the IDP be updated?

1.9 The IDP is a 'live' document which identifies the infrastructure need based on the most relevant information available at the time of writing. The information in this document, including assumptions on infrastructure requirements, will also be subject to periodic review and updating as new information becomes available. Any infrastructure requirement identified within the IDP will be reassessed by the relevant body as part of a development application and will need to be delivered where either identified within this document or through CIL Regulation 122¹.

1.10 As the infrastructure priorities are likely to change over time, it is Council's intention to provide annual updates to the IDP in conjunction with the Infrastructure Funding Statement that is published at end of every year on the city council website and/or Winchester City Council's Authorities Monitoring Report (AMR) that is also published on the website at the end of each year.

1.11 As recognised in Government guidance, projecting long-term sources of funding is highly challenging and identified sources will be reviewed as part of any further iteration of this IDP.

What is the structure of the IDP?

1.12 The IDP has been divided into three separate parts:

Part 1 – The policy context and methodology that has informed the preparation the IDP;

Part 2 – Infrastructure themes and existing requirements

Part 3 - District wide infrastructure requirements; and

Part 4 – Infrastructure requirements that are required to support the site allocations in the Local Plan.

¹ [The Community Infrastructure Levy Regulations 2010 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

Part 1: What is the policy context for preparing the IDP?

2.0 National Planning Policy Framework:

An Infrastructure Delivery Plan (IDP) is not a specific requirement of the National Planning Policy Framework (NPPF). However, at para 20, the NPPF states that:

“Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

Therefore, the preparation of an IDP is considered an effective means of identifying the critical infrastructure necessary to support a local plan.

2.1 In both paras 16 and 25 of the NPPF the importance of engaging with infrastructure and service providers as an integral part of the plan making process is recognised. Within the Plan-Making section, para 16 advises that:

“Plans should:

c) by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees”

Whilst para 25 in the Maintaining Effective Cooperation section states:

“Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including Local Enterprise Partnerships, Local Nature Partnerships, the Marine Management Organisation, county councils, infrastructure providers, elected Mayors and combined authorities (in cases where Mayors or combined authorities do not have plan-making powers).”

2.2 Paragraph 34 of the NPPF sets out the link between developer contributions and the delivery of infrastructure. It states that:

“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.”

- 2.3 The Planning Conditions and Obligations section of the NPPF (paragraphs 55 – 58) describes how planning obligations can be used to make development acceptable where a planning condition is unable to do so. Paragraph 57 sets out the CIL regulation 122 tests that must be met in order to demonstrate the requested obligations are sound and necessary:

“Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;*
- b) directly related to the development; and*
- c) fairly and reasonably related in scale and kind to the development.”*

- 2.4 The CIL regulations also provide decision makers with guidance on the implementation about when conditions and / or obligations should be introduced. It also includes further explanation on viability.

- 2.5 The NPPF stresses the importance of local plans being deliverable. The IDP will therefore provide important evidence to inform the Local Plan Viability Study, broad order of costs and potential sources of funding associated with site allocations in the Local Plan.

- 2.6 Planning Practice Guidance:

The Plan-Making section of the PPG provides guidance on how Local Authorities should approach developer contributions, making reference to the relevant NPPF paragraphs and expanding upon these policies. Paragraph “How can effective cooperation address strategic infrastructure needs?” (Paragraph: 016 Reference ID: 61-016-20190315) explains how cooperation between strategic policy-making authorities and infrastructure providers helps determine if additional cross-boundary infrastructure is needed, how it informs the Community Infrastructure Levy, and how it forms part of the Infrastructure Funding Statement.

- 2.7 Paragraph “What evidence might be needed to assess viability?” (Paragraph: 048 Reference ID: 61-048-20190315) reiterates paragraph 34 of the NPPF whilst paragraph “How can the strategic policy-making authority demonstrate that a plan is capable of delivering strategic matters, including the provision for housing and infrastructure?” (Paragraph: 059 Reference ID: 61-059-20190315) explains how strategic policy-making authorities must collaborate with infrastructure providers, service delivery organizations, and other strategic bodies to identify infrastructure deficits and address them. Stating

they should assess infrastructure quality and capacity, address deficiencies, and consider the need for strategic infrastructure; the government recommends using evidence of infrastructure requirements to create an Infrastructure Funding Statement, outlining anticipated funding and local authorities' choices, and viability assessments produced following relevant guidance. For longer-term growth plans, authorities must demonstrate a reasonable prospect of developing proposals within the timescales envisaged, ensuring the delivery of necessary strategic infrastructure.

- 2.8 The viability section of the PPG, and in particular the 'Viability and Plan-Making' chapter, relates to paragraph 34 of the NPPF, and states that when setting policy requirements, these should be informed by evidence of infrastructure need. The chapter goes on to further elaborate on how policies should be realistic and deliverable, iterative and informed by engagement with infrastructure providers.
- 2.9 The Community Infrastructure Levy section of the PPG also requires charging authorities to identify the total cost of infrastructure they wish to fund wholly or partly through CIL. In doing so, they must consider what additional infrastructure is needed in their area to support development, and what other sources of funding are available, based on the available evidence (Paragraph: 017 Reference ID: 25-017-20190901). The PPG advises that the information on a charging authority's infrastructure needs should be drawn from the infrastructure assessment that was undertaken when preparing the Local Plan and the Council's CIL charging schedules.

Local Plan Context:

- 2.10 The Local Plan does not have a specific policy that relates to infrastructure planning but each site allocation policy does include a generic criterion on infrastructure. Where it is considered necessary to make the development acceptable in planning terms, a specific criterion has been included in a site allocation policy which has usually been at the request of an infrastructure provider. This infrastructure is expected to be delivered at the relevant stage of the development.

3.0 What has been the methodology for preparing the IDP?

- 3.1 An integral part of the preparing the new Local Plan has been to develop an effective working relationships with the key infrastructure providers. The IDP has been based on the relevant commitments, investment and business plans that are prepared by the Service Providers and Utility Companies'. The IDP has been developed throughout the plan-making process and it also includes information from consultation responses with statutory consultees and other key infrastructure providers to the Reg 18 Local Plan public consultation. Ongoing engagement with infrastructure and service providers is vital to ensure the timely provision of key items of infrastructure essential for the delivery of the Local Plan. The Council will also work closely with the

infrastructure providers to ensure that priority is given to those items of infrastructure that are considered critical to the delivery of the Local Plan.

- 3.2 The focus of the IDP is on the infrastructure measures and schemes necessary to deliver the new Local Plan. However, the council also recognises that these will develop over time and existing projects may evolve, or new schemes may be identified. There are a number of potential major infrastructure schemes in the district which are still at an early stage of development and/or are not included in an agreed plan or strategy. These infrastructure projects would, if delivered, have significant benefits on infrastructure capacity over the period of the new Local Plan and beyond.

4.0 What engagement has taken place with infrastructure providers?

- 4.1 As mentioned in paragraph 3.1, the IDP has been prepared based on information and input available from infrastructure providers at the time. The preparation of this IDP has two broad stages, with each stage including a number of key tasks:

Stage 1: Information gathering and initial review

- 4.2 The first stage of preparing the IDP primarily involved undertaking a desktop review of available information and data relating to the planning and delivery of strategic infrastructure in the area. This included undertaking a review of relevant policy requirement, existing business delivery plans and relevant strategies. A range of discussions took place with infrastructure providers² to discuss and agree any potential issues and key considerations that may need to be taken into account when planning for infrastructure in the area. This included undertaking any additional requirement for evidence/technical studies as part of the evidence for the new Local Plan (e.g. the Stage 2 Strategic Flood Risk Assessment).

Stage 2: Further engagement and identification of specific infrastructure requirement

- 4.3 The second stage of preparing the IDP involved working with infrastructure providers and other key stakeholders to refine the information gathered in Stage 1. This included agreeing specific requirements for the Local Plan, including land required for safeguarding, policy implications, latest funding arrangements, and any funding gaps. Any feedback from the infrastructure providers from the Regulation 18 consultation has been included in the IDP.
- 4.4 In preparing the IDP the Council has undertaken extensive engagement with infrastructure providers and contacted the various providers during August / September 2023 to establish the existing level of provision; any proposed upgrades, including location and timescale; required infrastructure to meet the needs of the plan; and how the proposed infrastructure will be funded. This is

² It should be noted that in most instances infrastructure providers have their own processes and arrangements for infrastructure planning in the area.

to ensure that the identified infrastructure schemes, and their delivery status, reflects the infrastructure providers' current position and to seek appropriate alignment with any plans or strategies. To support the infrastructure planning process, where relevant, information on potential development locations and projected population growth were made available to infrastructure providers. Details of the internal and external infrastructure providers the Council have engaged with are listed in Table 1 below:

Infrastructure Type	Infrastructure Provider(s)
Sustainable Transport and Highways	Hampshire County Council, National Highways, Stagecoach, Network Rail, Active Travel England
Education	Hampshire County Council
Health and Public Services	NHS Hampshire and Isle of Wight Integrated Care Board (ICB), Hampshire Hospitals NHS Foundation Trust(HHFT), South Central Ambulance Service NHS Foundation Trust, Hampshire & Isle of Wight Fire and Rescue Service, Hampshire and Isle of Wight Constabulary, and Police and Crime Commissioner - Hampshire
Community Infrastructure	Hampshire County Council, Winchester City Council
Utility Infrastructure	Scottish and Southern Electricity Network (SSEN), National Grid, Southern Water, Portsmouth Water, Independent Water Networks, Leep Utilities, South East Water, Southern Gas Network, Mobile Broadband Network Limited, Openreach, EE and Three, Hampshire County Council
Open Space, Recreation, Green / Blue Infrastructure	Hampshire County Council, Winchester City Council, Environment Agency, Marine Management Organisation , Natural England

Table 1 – Infrastructure type and provider

- 4.5 Neighbouring planning authorities and wider members of the Partnership for South Hampshire (PfSH) were also engaged to discuss any cross-boundary issues and infrastructure planning that may exist in the local area, and how these may be best addressed. These authorities were contacted as part of the Duty to Cooperate process with relevant matters discussed at respective meetings. Information relating to this can be found in the Duty to Cooperate Statement of Compliance and where necessary agreed within the individual Statement(s) of Common Ground.
- 4.6 Where relevant, the Council will undertake further work to identify any key risks for infrastructure delivery, their potential implications, and reach common ground with infrastructure providers on the contingencies and alternative arrangements that will need to be in place or planned for in the new Local Plan.
- 4.7 Ultimately, the physical delivery of many of the schemes identified within the IDP will be the responsibility of infrastructure providers themselves and the

Council recognises that collaborative working is crucial to the successful delivery of the new Local Plan.

5.0 How will the infrastructure be delivered?

5.1 A key function of the IDP is to outline the known costs of the infrastructure required to support delivery of the emerging Local Plan and to provide an understanding of the infrastructure requirements for the strategic development sites and other allocations. Funding for infrastructure and relevant services will come from various sources. It is preferable for delivery and funding of site-specific infrastructure to be developer borne as this will ensure that the provision of the infrastructure is consistent with the specific development programme. However, in some instances, infrastructure will need to be delivered directly by a service or utility provider.

5.2 Infrastructure can be funded in a variety of ways and the IDP identifies the likely funding mechanism for specific schemes; the following have been identified as potential funding sources for the provision of infrastructure:

- Funding from development;
- Statutory infrastructure providers;
- External Funding; and
- Local Authority Funding.

5.3 The individual infrastructure schedules outline the mechanism in which the prospective funding is to be delivered from the above funding sources. Where necessary, additional information will be included such as:

- Indicative cost;
- Whether the funding has been secured;
- If there is a funding shortfall; and
- If the funding is yet to be identified.

6.0 What are the different funding mechanisms that can be used to deliver the infrastructure?

Section 106 Agreements and other Developer Contributions

6.1 A planning obligation made under Section 106 of the Town and Country Planning Act 1990 will comprise either an off-site financial contribution towards infrastructure to mitigate the impacts of a development or a legally binding commitment for the developer to provide the infrastructure themselves on-site as a part of the construction process. The agreement will normally set out the timescale for when either a financial contribution or the development of infrastructure will be delivered.

6.2 All contributions will be expected to meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010. This states that a planning obligation can only be considered when determining a planning application for a development, or any part of a development, if the obligation is:

- i. Necessary to make the development acceptable in planning terms;
 - ii. Directly related to the development; and
 - iii. Fairly and reasonably related in scale and kind to the development.
- 6.3 For certain highway works an agreement under Section 278 of the Highways Act might be appropriate. This is an agreement between Hampshire County Council as the highway authority and the developer to allow the developer to make alterations or improvements to a public highway, as part of an approved development proposal. This form of agreement is usually entered into where site specific mitigations are proposed either on or adjoining the development site such as access and junction improvements.

Community Infrastructure Levy (CIL)

- 6.4 The Community Infrastructure Levy (CIL) was introduced by the Planning Act 2008, as a mechanism for Local Authorities to help deliver infrastructure to support development or mitigate the effects of new development upon a local community. CIL is charged on each square metre of new development over 100m² for new residential developments as well as some retail and hotel developments. Not all councils adopted CIL as it is not a compulsory funding mechanism, and it should be set at a rate which does not render development unviable and should have regard to the actual and expected cost of infrastructure.
- 6.5 The city council adopted CIL in April 2014 [Community Infrastructure Levy \(CIL\) - Winchester City Council](#) for the area of the district outside of the South Downs National Park, which administers its own CIL within the area of the National Park. The city has three charging zones for the Winchester district area. The major development areas of Kings Barton (Barton Farm), Newlands (West of Waterlooville) and North Whiteley are zero rated for CIL as the infrastructure required for these developments will be provided through S106 planning obligations. Further details regarding CIL are on the Council's website.³
- 6.6 There is anticipated to be no change in the geographical area subject to CIL as a result of the new development strategy in the Local Plan. The Council do not intend to review CIL as part of the emerging Local Plan.
- 6.7 The Council publishes an Infrastructure Funding Statement (IFS), a document which reports on CIL and s106 contributions required to be published annually. The city council's latest IFS (December 2023) is available on the city council's website
<https://www.winchester.gov.uk/assets/attach/38083/2023-Infrastructure-Funding-Statement.pdf>

Statutory infrastructure providers:

³ [Community Infrastructure Levy \(CIL\) - Winchester City Council](#)

6.8 Statutory infrastructure providers are responsible for meeting their statutory obligations and are required to plan for infrastructure growth through their own investment plans and funding sources. This needs to take into account the Council's plans for development. These include bodies such as the NHS and other public services.

External Funding:

6.9 There are various sources of external funding such as Government funding schemes including for example, the Housing Infrastructure Fund and Major Road Networks Programme which are likely to change over time.

Local Authority Funding:

6.10 In 2021 the Council published its 10-year Capital Programme which totals £403 million, and will help deliver the 5 Strategic priorities set out in the Council Plan:

- I. Tackling the climate emergency and creating a greener district,
- II. Homes for all,
- III. Vibrant local economy,
- IV. Living well, and
- V. Your Services, Your Voice.

6.11 Projects which contribute towards delivering the Strategic Priorities will be funded through the Capital Strategy, for example: additional investment in the Council's housing stock to improve energy efficiency and help tenants reduce their carbon emissions; the provision of new housing and maintenance of existing housing stock; major regeneration schemes; provision of new leisure facilities; and flood prevention schemes.

6.12 Cost estimates outlined in the IDP originate from a variety of sources, including:

- Direct estimates/costings from infrastructure providers
- From information provided by developers
- From guidance, strategies and/or technical studies in support of the emerging plan
- Secured through existing legal mechanisms required to make development acceptable (S106/278 agreements)

6.13 Costings are based on the latest available evidence however it is acknowledged that factors such as build costs or budget updates may change over time which may lead to cost revisions in future iterations.

7.0 Part 2: Infrastructure categories and existing requirements:

7.1 The purpose of this section of the IDP is to outline the assessment of infrastructure needs and identifies the capacity and constraints identified for the District. These have been split into individual infrastructure categories:

- Education;
- Emergency Services;
- Health and public services;
- Library Services
- Open Spaces and Parks;
- Telecommunications (Broadband and EE/3 Mobile Network)
- Transport;
- Utilities – Electricity;
- Utilities - Gas
- Utilities – Water supply and Wastewater Treatment.

EDUCATION – PRIMARY AND SECONDARY

<p><i>Lead Organisations</i></p>	<p>Hampshire County Council – Services for Young People and Children’s Services</p>
<p><i>Main Sources of Information</i></p>	<p>Developer Contributions towards Children’s Services Facilities – Hampshire County Council (March 2022) Hampshire School Places Plan 2024 – 2028 – Hampshire County Council Early Years and childcare requirements in major new developments (2023)⁴ Regulation 18 Consultation Responses.</p>
<p><i>Relevant Planning Policy</i></p>	<p>Paragraph 20 of the NPPF states how strategic policies should plan for the provision of education:</p> <p><i>“Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:</i></p> <p><i>c) community facilities (such as health, education and cultural infrastructure)”.</i></p> <p>The approach to meeting school provision is set out in Paragraph 99 of the NPPF:</p> <p><i>“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</i></p> <p><i>a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and</i></p> <p><i>b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”</i></p>

⁴ [EYC-requirements-new-developments.pdf \(hants.gov.uk\)](https://www.hants.gov.uk/eyp/eyp-requirements-new-developments.pdf)

Primary and Secondary Schools

The following schools are listed by school planning area (which are different to the settlements listed in the Local Plan):

Bishops Waltham

- Bishops Waltham Infant School
- Bishop's Waltham Junior School
- Curdridge Primary School
- Droxford Junior School
- Meonstoke Church of England School
- Newtown Soberton Infant School
- St John The Baptist C E (Controlled) Primary School, Waltham Chase
- Swanmore Church of England (Aided) Primary School
- Swanmore College
- Wickham Church of England Primary School

Whiteley

- Cornerstone VA Primary School
- Whiteley Primary School

Winchester Rural North Primary

- Itchen Abbas Primary School
- Kings Worthy Primary School
- Micheldever Church of England Primary School
- South Wonston Primary School
- Sparsholt C E Primary School

Winchester Rural South Primary

- Colden Common Primary School
- Compton All Saints' Church of England Primary School
- John Keble Church of England Primary School
- Owslebury Primary School
- Twyford St Mary's Church of England Primary School

Winchester Town Primary

- All Saints Church of England Primary School
- Barton Farm Primary Academy
- Harestock Primary School
- Henry Beaufort School
- Kings' School
- Oliver's Battery Primary School
- St Bede Church of England Primary School
- St Faith's C E Primary School
- St Peter's Catholic Voluntary Aided Primary School, Winchester
- Stanmore Primary School

- The Westgate School (Primary and Secondary)
- Weeke Primary School
- Western Church of England Primary School
- Winnall Primary School

Based on discussions with HCC Education, the table below documents the level of existing and spare capacity at each school.

Primary School Capacity			
Primary Planning Area	Number of Infant/Primary Schools	Year R % Surplus Oct 23	Year R % Forecast Surplus Oct 28
Winchester Town	12	28.6%	23%
Winchester Rural North	5	11%	12.5%
Winchester Rural South	5	14.1%	24.5%
Bishops Waltham	9	2.3%	7.9%
Alresford	6	15.3%	4.1%
Whiteley	2	-22.5%	0%
Secondary School Capacity			
Secondary Planning Area	Number of Secondary Schools	Year 7 % Surplus Oct 23	Year 7 % Forecast Surplus Oct 28
Winchester	3	-10%	10%
Bishops Waltham	1	2%	10%
Alresford	1	-2%	8%

Source: Hampshire School Places Plan 2024 – 2028

There is a current deficit in Whiteley due to Cornerstone Primary School's Published Admissions Number (PAN) which remains at 30. However, they have an operational limit of 60 pupils for years R, 1 and 2 due to demand. The forecast numbers will continue to be monitored to ensure an appropriate number of school places in the area. An increase of the school PAN to 90 could be required by 2028.

Planned Provision

The current programme for planned new schools and/or school expansions is included in the Hampshire School Places Plan for the period 2024 – 2028 includes:

	<ul style="list-style-type: none"> • 2027: New secondary school linked to North Whiteley development (6fe) • 2029 or later: Henry Beaufort School (1fe expansion) • 2029 or later: Sun Hill Infant & Junior Schools (1fe expansion to 3fe) • 2029 or later: New primary school linked to North Whiteley development (2fe) <p>Further analysis will be undertaken by HCC Education of future housing levels to understand the requirement for any additional pupil places as part of the update to the School Places Plan.</p>
<i>Funding Sources</i>	Developer contributions for education are secured by means of conditions attached to planning permission, a planning obligation under Section 106 of The Town and Country Planning Act 1990, or the Community Infrastructure Levy (CIL).
<i>Additional Comments</i>	Not all of the development in the Regulation 19 Local Plan requires a developer contribution towards the costs of education as the capacity of a school is in part, related to the birth rate.

EDUCATION - EARLY YEARS

<i>Lead Organisations</i>	<p>Hampshire County Council – Services for Young People and Children’s Services</p> <p>The Council has a statutory sufficiency duty arising from the Childcare Act 2006 to ensure working parents can access childcare and early years education entitlements for 15 and 30 hours per week term time. The County Council has a duty to ensure that there is sufficient provision for pre-school education and childcare (although not normally as a provider itself).</p>
<i>Main Sources of Information</i>	<p>Developer Contributions towards Children’s Services Facilities – Hampshire County Council (March 2022)</p> <p>Hampshire School Places Plan 2024 – 2028 – Hampshire County Council</p> <p>Early Years and childcare requirements in major new developments (2023)⁵</p> <p>Regulation 18 Consultation Responses.</p>
<i>Relevant Planning Policy</i>	<p>Paragraph 20 of the NPPF states how strategic policies should plan for the provision of education:</p> <p><i>“Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure</i></p>

⁵ [EYC-requirements-new-developments.pdf \(hants.gov.uk\)](https://www.hants.gov.uk/eyp/eyp-requirements-new-developments.pdf)

	<p><i>outcomes support beauty and placemaking), and make sufficient provision for:</i></p> <p><i>c) community facilities (such as health, education and cultural infrastructure)”.</i></p> <p>The approach to meeting school provision is set out in Paragraph 99 of the NPPF:</p> <p><i>“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</i></p> <p><i>a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and</i></p> <p><i>b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”</i></p>
<p><i>Existing Provision</i></p>	<p>Early years</p> <p>Early Years and childcare requirements in major new developments</p> <p>Whenever a new housing development is planned, consideration should be given to the local early years and childcare market to assess whether the existing provision can meet the needs of the additional early years and childcare places required by the new development. Where it is assessed that there is insufficient capacity within the existing market, it would be expected that new early years and childcare facilities would be made available by the developers of the new site. There is a requirement to secure sufficient childcare to deliver the government funded entitlements for eligible children aged 9 months to 5-years-old and to secure sufficient childcare for working parents.</p> <p>Early Years Education (EYE) government funded entitlements Early Years Education (EYE) is a statutory offer which is available through various entitlements (can be viewed in detail here: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1149556/Early_education_and_childcare_statutory_guidance_-_April_2023.pdf)</p> <p>Demand for places:</p> <p>When estimating demand for Early Years Education (EYE) places, the starting point is to calculate the total number of children in each age group expected from the new housing.</p>

Demand for Early Education places from new housing developments									Total for all Early Years age groups	Places required (based on 1.2 children per place)**
Number of new homes	Estimated number of children (x 0.3)*	0-year olds (from 9 months) 51% of cohort	1-year-olds 51% of cohort	2-year-olds (working families) 51% of cohort	Disadvantaged aged 2-year-olds 14% of cohort	3-year-olds 97% of cohort	4-year-olds 42% of cohort			
100	30	1	3	3	1	6	3	16	13	
500	150	4	15	15	4	29	13	80	67	
800	240	6	24	24	7	47	20	129	107	
1,000	300	8	31	31	8	58	25	161	134	
3,000	900	23	92	92	25	175	76	482	402	
5,000	1,500	38	153	153	42	291	126	803	669	

*based on Hampshire Home Movers Survey and 5 cohort ages
**based on 2023 Childcare Sufficiency Assessment and this could change up or down

Based on known child yields across the County, Children’s Services assume a factor of 0.3 children per new dwelling, and this is used to calculate early years demand. There are five age groups for early years and childcare (0 to 4-year-olds, until children reach statutory school age where they move to Year R), therefore the average number of children per new home for each individual age group is 0.3 (children per new home) / 5 (age groups) = 0.06 (children per new home per age group). This can be considered the “cohort size”. Not all children will require a childcare place. The calculation then estimates how many children for each age group may require a childcare place, which is based on trend information relating to take up of Early Years Education funded places and non-funded children accessing childcare in Hampshire.

Timing of the early years and childcare development
There must be early consideration of the allocation of the sites and/or premises for early years and childcare. It is recommended that such provision is considered for development and occupation at the same time as that for primary schools. This is especially important within developments that have little or no existing accessible early years and childcare provision adjacent to the new housing development.

How this should be provided
Childcare facilities should either be associated within or alongside community facilities, or in a dedicated space identified and available for development. In either case, it is suggested that there are advantages with locating adjacent to, or combined with, primary school sites. It is expected that developers will provide these new facilities and where appropriate this will be stipulated within a S106 agreement or CIL (Community Infrastructure Levy).

Planned Provision

<i>Funding Sources</i>	Early years and childcare provisions of 50+ places are considered more economically viable and may attract the best investment opportunity from the sector. Developer contributions, either financial but more commonly as land allocation would be the preferred route. For smaller developments the CIL mechanism may provide a route for schools or charities to develop a provision.
<i>Additional Comments</i>	All early years and childcare operators must register with Ofsted as the regulatory body. Ofsted will inspect an organisation's ability to meet expected standards covered within the Early Years Foundation Stage. The Early Years Foundation Stage also contains expected minimum requirements for the suitability of premises. It is also a requirement that a childcare operator that is seeking to accommodate children for free early years education makes an application to Hampshire County Council prior to opening their provision.

EMERGENCY SERVICES

<i>Lead Organisations</i>	Hampshire and Isle of Wight Fire and Rescue Service Hampshire and Isle of Wight Constabulary South Central Ambulance Service
<i>Main Sources of Information</i>	Hampshire and Isle of Wight Fire and Rescue Service contact and website Hampshire and Isle of Wight Constabulary contact and website South Central Ambulance Service contact and website
<i>Relevant Planning Policy</i>	<u>Hampshire and Isle of Wight Fire and Rescue Service</u> Safety Plan 2025-30 Community Risk Management Plan (CRMP) Hampshire and Isle of Wight Constabulary Force Management Statement (May 2021) Policing Vision 2030 South Central Ambulance Service Our Future Vision & Strategy 2022-27 Five Year Strategic Plan15 South Central Ambulance Service Website.
<i>Existing Provision</i>	<u>Hampshire and Isle of Wight Fire and Rescue Service</u> Currently FRS provisions include a Whole time and On call station located within Winchester. Incidents requiring a larger attendance will be managed by our control room with additional resources being added from other areas. We are currently at the early stages of a Community Risk management plan, looking at risks across Hampshire. It would be too early to state if we are looking to increase existing infrastructure, but early indications would suggest that this is

	<p>unlikely. And other measures to address risk maybe explored, such as increased Community Safety education etc. Infrastructure required as a result of new housing would depend on several differing factors from a FRS perspective, and again too early to suggest. If additional funding was required, FRS normal routes of funding would be explored</p> <p>Hampshire and Isle of Wight Constabulary The force has benefitted from a greater confidence to plan ahead, supported by the Government’s commitment to a three-year Uplift plan. This has enabled the force to understand far better what its financial position will be in future years and to have the confidence to invest in key infrastructure, partnership and technology. Efficiency planning has remained a priority but given the significant percentage of the budget wrapped up in people costs, this has in previous years resulted in the force being responsible by maintaining a gap between officer and staff strength and establishment to ensure any immediate and unforeseen budget reductions were possible to manage. It is the view of Hampshire Constabulary that having greater budget certainty over periods of time (as with the three-year uplift commitment) in future would enable forces to plan better and result in a better service to the public. There is precedent for this in other sectors</p> <p>Between 2020 and 2026 Hampshire’s population is forecast to increase by 6% (in line with dwellings). This compares to 2% in the previous five year period. Significant population increases in Winchester will drive up incident demand and change the demographic and crime/incident profile of these districts. Older (65+) and younger (12-17) generations are forecast to increase at a greater rate than the overall population (by 13% and 16% respectively).</p>
<p><i>Planned Provision</i></p>	<p><u>Hampshire and Isle of Wight Fire and Rescue Service Safety Plan 2025-30</u> Nationally, this plan is called a Community Risk Management Plan (CRMP). Our work is in two stages: Stage one Earlier this year, we asked for views from the public, partners, community groups and colleagues to help us identify all foreseeable fire and rescue related risks in our communities. The findings from these views were shared with the Fire Authority in October 2023. You can read the full report or the bitesize summary:</p> <ul style="list-style-type: none"> • Bitesize report – Identification and analysis of risk to inform the 2025-30 Safety Plan • Full report – Identification and analysis of risk to inform the 2025-30 Safety Plan <p>This report does not look at activity currently undertaken by Blue Light Services to address the risks. We will be looking at this in stage two. Stage two Over the next 12 months we will be looking at what we can do to address these identified risks – looking at what we must do</p>

	<p>(statutory), what we currently do, what we should do (it's the right thing), and what else we could do.</p> <p>We will then be talking to you about a series of proposals and priorities, and we will undertake a statutory consultation in mid-2024.</p> <p>Safety Plan</p> <p>This work will contribute to the production of our next Safety Plan covering 2025-30. We intend to seek Hampshire and Isle of Wight Fire Authority approval in Spring 2025.</p> <p>We will then continue to assess community risk as an ongoing planning function rather than a one-off project every five years. This will ensure future change and assurance is well-considered, evidence-based, and provides the best public service on behalf of our Hampshire and Isle of Wight communities.</p> <p>Hampshire and Isle of Wight Constabulary</p> <p>The force continues to invest heavily in the future infrastructure that will provide officers and staff with the technology, kit, skills, work environment, support and information they need to serve the public – both today and in the years to come. Funding this has been enabled by sound financial planning, support from the Police and Crime Commissioner, and a clear strategy for using reserves to invest in the future. The force is still feeling the impact of COVID-19 and this is likely to remain for some time but the situation has enabled the force to consider the best use of estate and to maximise the opportunities for remote or agile working practices, whilst ensuring that service delivery for the public remains paramount in that thinking. Op Accessible is the force's approach to the challenge. The mental health impact of people working remotely and for managers engaging teams is, as with many other sectors, not yet fully understood. Demand is referred to throughout this Force Management Statement. A clear understanding of current demand exists through the force Intelligence and Tasking Directorate, which has a proven track record of allocating resource based on his understanding with strong governance through the force's Strategic and Tactical Resource Management Boards. In a number of areas, the force is able to project forwards its longer term demand. In others this is something the force is actively addressing. In 2020 Hampshire Constabulary created a new Corporate Insights team. This sits at the heart of planning and decision making for the future. A long-term forecasting tool is being introduced. Whilst early in its development, it is designed to map and assess the 8 impact of organisational, societal and population changes on demand for the force – and what that might mean for our workforce, operating model and skills requirement.</p>
<p><i>Funding Sources</i></p>	<p>Hampshire and Isle of Wight Fire and Rescue Service</p> <p>HIWFRS is funded in two ways. Part of the income comes from council tax. The other part comes from grants from the government. As grants from Sources of Funding government reduce, the service will need to find ways to balance the funding. Around 80% of the budget is spent on firefighters – either fulltime staff or on-call</p>

	<p>firefighters who turn out to incidents when call upon. The remaining budget is spent on running the fire stations (and headquarters building) and on maintaining and replacing fire engines and specialist vehicles to cope with emergencies. This will take place as part of a proactive Station Investment Programme, with several business cases expected to be submitted to Hampshire Fire and Rescue Authority between 2020-2025.</p> <p>Hampshire and Isle of Wight Constabulary HIWC Constabulary is funded by Government grants, inclusive of Funding business rates, plus other income (such as service income and earned income on surplus cash and Council Tax). In the short to medium term, rationalisation of the Hampshire Constabulary estate will generate capital receipts which will help fund required improvements. In addition, this rationalisation will lead to cost savings through associated reductions in running and maintenance costs. The need for any additional funding to be sought in the short to medium term from external sources (such as developers) will therefore not be required</p> <p>Hampshire and Isle of Wight Constabulary Hampshire Constabulary is funded by Government grants, inclusive of business rates, plus other income (such as service income and earned income on surplus cash and Council Tax). In the short to medium term, rationalisation of the Hampshire Constabulary estate will generate capital receipts which will help fund required improvements. In addition, this rationalisation will lead to cost savings through associated reductions in running and maintenance costs. The need for any additional funding to be sought in the short to medium term from external sources (such as developers) will therefore not be required</p> <p>South Central Ambulance Service The Trust’s principal source of income is from local NHS commissioning Funding contracts for the provision of the emergency service. This income totalled £141.6 million (£135.9 million in 2018) which represented 62.7% of the Trust turnover (2018: 63.0%). Investment in capital resources for 2018/19 was £9.5 million (2018: £10.1 million).</p>
<p><i>Additional Comments</i></p>	<p>Fire Guidance for Developers should include references to requirements for roads and buildings to enable access by fire appliances and to include precautions to avoid and reduce the risk and spread of fire.</p> <p>Police The NPPF paragraphs 101 expects Local Plans to set out policies to Planning Policy deliver infrastructure and facilities including those for ‘security’. Paragraph 101 states: Planning policies and decisions should promote public safety and take into account wider security and defence requirements by: a) anticipating and addressing</p>

	<p>possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate⁴⁵. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.</p> <p>Ambulance Strategic policies within local plans are required to make sufficient provision for community facilities (such as health).</p>
<i>Conclusion</i>	The Council will continue to work with local emergency services

HEALTH AND PUBLIC SERVICES

<i>Lead Organisations</i>	NHS Hampshire Isle of Wight Integrated Care Board: GP Services (HIOW ICB); and Hampshire Hospitals Foundation Trust.
<i>Main Sources of Information</i>	<p>Representations from the Local Plan Regulation 18 public consultation from the HIOW ICB and supporting information being supplied to supplement the original Local Plan representation.</p> <p>Meetings with the HIOW ICB.</p> <p>Representation from the Local Plan Regulation 18 public consultation from the Hampshire Hospitals Foundation Trust.</p>
<i>Relevant Planning Policy</i>	<p>Promoting healthy and safe communities runs through the National Planning Policy Framework. Paragraph 8b states that ‘in order to achieve sustainable development planning social role is to support healthy communities’.</p> <p>Paragraph 34 of the NPPF states that, ‘Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that</p>

	<p>needed for education, health, transport, flood and water management, green and digital infrastructure).’</p> <p>Paragraph 005 Reference ID:53-005-20190722 of the PPG states that ‘Plan-making bodies will need to discuss their emerging strategy for development at an early stage with NHS England, local Clinical Commissioning Groups, Health and Wellbeing Boards, Sustainability and Transformation Partnerships/Integrated Care Systems (depending on local context), and the implications of development on health and care infrastructure’.</p>
<p><i>Existing Provision</i></p>	<p>The HIOW ICB is the statutory organisation responsible for setting the strategic plan for the NHS in Hampshire and Isle of Wight to deliver its part of the health and care strategy. There are currently 14 GP practices and branches in the district:</p> <ul style="list-style-type: none"> • Alresford Surgery • Bishops Waltham Surgery • Denmead Practice • Denmead: Hambledon Practice • Friarsgate Practice • Friarsgate: Badger Farm Surgery • Gratton Surgery (South Wonston Surgery is part of the Gratton Surgery service) • St Clements Partnership • St Pauls Surgery • Twyford Surgery • Twyford: Colden Common Surgery • West Meon Surgery • Wickham Surgery • Wickham: Droxford Surgery <p>The district is also served by a number of practices outside of the district.</p> <p>Hampshire Hospitals Foundation Trust: The Modernising our Hospitals and Health Services (MoHHS) programme is one of the schemes within the governments New Hospital Programme (Cohort 4), therefore any reconfiguration work carried out on the Winchester site, as part of the MoHHS programme, will be funded by central government.</p>
<p><i>Planned Provision</i></p>	<p>According to the HIOW ICB the majority of the GP practices serving the Plan area are operating out of buildings which have less floorspace than is required to meet their space and size standards to serve the number of patients to be accommodated at those premises. The ICB is working with practices to identify the potential for expansion and reconfiguration of existing surgeries to improve this position in the light of anticipated housing growth.</p>

	<p>In terms of the Hampshire Hospital Foundation, the NHS has released its Net Zero Travel and Transport Strategy which targets a reduction of 50% of staff travel emissions by 2033, through shifts to more sustainable forms of travel and the electrification of personal vehicles. A Travel and Transport working group has been established, which brings together colleagues from the 3 core areas of Travel and Transport (Business as Usual (BAU), Sustainable Travel and Transport and Strategic Transport (MoHHS)). They will be reviewing this strategy against our Trust Green Plan and Travel & Transport Strategy and will update the action plan accordingly. A Sustainable Travel Officer will help to move this plan forward.</p>
<p><i>Funding Sources</i></p>	<p>The HIOW ICB have indicated in their Regulation 18 representation that the ICB receives a capital funding pot (£3m per annum across all of its geography) to assist with premises improvements annually. However, according to the HIOW ICB this budget is significantly oversubscribed, and many practices advise that they are not able to self-fund or landlord-fund the improvements and expansion they need to continue to sustain safe services.</p> <p>The HIOW ICB have advised that the proposed housing developments in the Local Plan will require extensions to existing surgeries and in view of this they have requested £615 per dwelling. The ICB state in their Regulation 18 Local Plan representation that this money would be used to either expand existing GP surgeries or build new surgeries. The calculation is set out in the document <i>NHS Hampshire and IoW Health Contributions for GP Provision – Technical Note for Developers</i>.</p> <p>In terms of the Hampshire Hospital Foundation, the MoHHS programme does not use housing growth as part of its capacity planning. Instead the New Hospital Programme utilises a national hospital capacity planning approach which is based on ONS data.</p>
<p><i>Additional Comments</i></p>	<p>The ICB has provided further clarification regarding which surgeries will serve each of the local plan allocations, and that information is included in Part 4 of this IDP. It should be noted that even if a surgery is over capacity on the ICB's analysis it would still be necessary to understand how a contribution would seek to address the harm that would flow from further development in that catchment, particularly where there is no room for consolidation or expansion at the existing premises. It may also be necessary to consider issues such as whether there is capacity in another nearby surgery that could meet demand from new development. But the intention is for the Plan to highlight the need for developers to have early</p>

	discussions with the ICB to understand the current position regarding GP practices and for the IDP to provide the best information available at this time regarding capacities and potential for expansion
<i>Conclusion</i>	In response to the representation that was submitted by the HIOW ICB, policy SP2 has been amended and supporting paragraph following 3.9 has been added clarifying the need for an assessment of infrastructure capacity, and where relevant, the supporting text for allocations highlights the position of the ICB and the need for early engagement to understand the current position,

LIBRARY SERVICES

<i>Lead Organisations</i>	Hampshire County Council
<i>Main Sources of Information</i>	<p>Hampshire Strategic Infrastructure Statement (April 2019)- Hampshire County Council: HampshireStrategicInfrastructureStatement.pdf (hants.gov.uk).</p> <p>Hampshire Infrastructure Planning: www.hants.gov.uk/landplanningandenvironment/strategic-planning/infrastructure-planning</p> <p>Library web pages:</p> <ul style="list-style-type: none"> • Winchester Library Hampshire County Council (hants.gov.uk) • Alresford Library Hampshire County Council (hants.gov.uk) <p>Bishops Waltham Library Hampshire County Council (hants.gov.uk)</p>
<i>Relevant Planning Policy</i>	<p>Hampshire County Council (HCC) has a statutory duty to provide a public library service that is ‘<i>comprehensive and efficient</i>’. (https://www.legislation.gov.uk/ukpga/1964/75/contents)</p> <p>The County Council’s Library Service Transformation – Strategy to 2025 has three key priorities:</p> <ol style="list-style-type: none"> 1. Promoting reading, with a focus on children’s literacy and the Early Years: <ol style="list-style-type: none"> i. Providing a service for everyone; ii. Developing children’s literacy, particularly within the Early Years (0-5 years); iii. Investing in Hampshire’s Digital Library. 2. Supporting healthy, creative communities: <ol style="list-style-type: none"> i. Establishing council-run libraries as ‘community hubs’; ii. Taking the Library Service into communities; iii. Delivering a programme of learning and activities that meet the needs of library users. 3. Investing in digital services: Providing access to technology, prioritising those at risk of digital exclusion.

<p><i>Existing Provision</i></p>	<p>Within the Winchester City Council area, there are three libraries:</p> <table border="1" data-bbox="454 264 1420 459"> <thead> <tr> <th>2023/24</th> <th>Visits</th> <th>Issues</th> </tr> </thead> <tbody> <tr> <td>Alresford Library</td> <td>27,000</td> <td>23,000</td> </tr> <tr> <td>Bishops Waltham Library</td> <td>22,000</td> <td>35,000</td> </tr> <tr> <td>Winchester Library</td> <td>332,000</td> <td>168,000</td> </tr> </tbody> </table> <p>Winchester Library is Hampshire’s busiest library, and is one of 11 ‘Tier 1’ libraries in the county. Alresford and Bishops Waltham Libraries are smaller ‘Tier 3’ libraries.</p>	2023/24	Visits	Issues	Alresford Library	27,000	23,000	Bishops Waltham Library	22,000	35,000	Winchester Library	332,000	168,000
2023/24	Visits	Issues											
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<p><i>Planned Provision</i></p>	<p>Library provision is currently regarded as comprehensive and efficient, and no additional sites are likely to be required to meet needs over the period to 2040. However future housing developments are likely to increase the number of members and subsequently, demand within existing libraries.</p> <p>The following are potential requirements owing to the impacts of an increased population and increased demand:</p> <p>The provision of:</p> <ul style="list-style-type: none"> • Additional or reconfigured space (accommodation) • Additional staff • Increased digital capacity and accessibility. • Additional provision of book-stock • Additional outreach such as Home Library Service expansion projects. <p>Therefore, in order to mitigate the impact from developments HCC may seek CIL funding to increase the infrastructure and resources at existing Libraries to meet new demand.</p>												
<p><i>Funding Sources</i></p>	<p>Hampshire Library Service does not have a budget for capital investment, with extremely limited funds available for resources and equipment.</p> <p>Alternative funding available to the Library Service tends to come sporadically from the National Lottery or Arts Council England (ACE). The Library Strategy to 2025 sets out the priorities for libraries to establish themselves as community hubs in the heart of communities.</p> <p>The Community Infrastructure Levy (CIL) is seen by the Library Service as the primary mechanism for securing infrastructure funding from new developments.</p>												
<p><i>Additional Comments</i></p>	<p>Key issues: A detailed Library Needs Assessment was carried out to inform the content of the Library Strategy to 2025, which sets out the ambition to provide comprehensive, high quality, relevant and affordable library services.</p>												

	<p>The impacts of additional members on libraries are likely to include:</p> <p>Increased demand for all pre-existing library services offered (e.g. book borrowing (hard copy and e-resources), digital services, and staff time.)</p> <p>Need for flexible spaces which can accommodate the provision of services to support health and well-being.</p> <p>Increased demand for access to a relevant literacy offer including rhyme-times and other activities for families, and specialist resources to support conditions such as sight ailments, dyslexia and dementia.</p> <p>Increased demand for access to digital resources.</p> <p>CIL funding is seen as a key funding mechanism by the library service, but schemes must compete against other forms of infrastructure.</p>
<i>Conclusion</i>	<p>To meet the needs of increased population, the preference of HCC is to focus the future service on maximising use of existing library facilities through provision of extra resources within them. For example,</p> <p>The provision of:</p> <ul style="list-style-type: none"> • Additional or reconfigured space (accommodation) • Additional staff • Increased digital capacity and accessibility. • Additional provision of book-stock • Additional outreach such as Home Library Service expansion projects. <p>If sought, contributions would seek to ensure that physical and digital stock provision at existing sites meets demand and to extend and/or enhance existing buildings or infrastructure including creating new library spaces should they be deemed necessary.</p>

OPEN SPACES AND PARKS

<i>Lead Organisations</i>	Winchester City Council
<i>Main Sources of Information</i>	Winchester Open Space Assessment 2022
<i>Relevant Planning Policy</i>	<p>Paragraph 97 of the NPPF states that:</p> <p><i>“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</i></p> <p><i>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places,</i></p>

	<p><i>sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</i></p> <p>Furthermore Paragraph 102 of the NPPF sets out the requirements for planning policies in considering the need for open space:</p> <p><i>“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”.</i></p>										
<p><i>Existing Provision</i></p>	<p>The Open Space Assessment 2022 provides information on the amount and type of open space facilities currently available by Ward/Parish in the District. The Assessment also sets out the need/deficiency for existing open space.</p> <p>The sufficiency/deficit of open space per ward/parish is set out in Appendix 3.</p>										
<p><i>Planned Provision</i></p>	<p>The Regulation 19 Local Plan sets out locally derived open space standards, which have been produced following extensive consultation with relevant lead organisations.</p> <p>District wide improvements are sought as part of Policy NE3 where deficiencies in terms of the types of facilities have been identified. Table 1 of the Regulation 19 Local Plan sets out open space standards (quantity and access):</p> <table border="1" data-bbox="456 1554 1378 1895"> <thead> <tr> <th data-bbox="456 1554 639 1682">Parks, Sports and Recreation Grounds</th> <th data-bbox="639 1554 823 1682">Natural Green Space</th> <th data-bbox="823 1554 1007 1682">Informal Open Space</th> <th data-bbox="1007 1554 1190 1682">Equipped Children's and Young People's Space</th> <th data-bbox="1190 1554 1378 1682">Allotments</th> </tr> </thead> <tbody> <tr> <td data-bbox="456 1682 639 1895">1.5 ha./1000 population (0.75 ha./1000 for outdoor sport) Access: 650m</td> <td data-bbox="639 1682 823 1895">1.0 ha./1000 population Access: 700m</td> <td data-bbox="823 1682 1007 1895">0.8 ha./1000 population Access: 400m</td> <td data-bbox="1007 1682 1190 1895">0.5 ha./1000 population Access: 480m Toddler and Junior 650m Youth</td> <td data-bbox="1190 1682 1378 1895">0.2 ha./1000 population Access: 480m</td> </tr> </tbody> </table>	Parks, Sports and Recreation Grounds	Natural Green Space	Informal Open Space	Equipped Children's and Young People's Space	Allotments	1.5 ha./1000 population (0.75 ha./1000 for outdoor sport) Access: 650m	1.0 ha./1000 population Access: 700m	0.8 ha./1000 population Access: 400m	0.5 ha./1000 population Access: 480m Toddler and Junior 650m Youth	0.2 ha./1000 population Access: 480m
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<p><i>Funding Sources</i></p>	<p>New provision of open space will be required as part of new development and where there are existing deficiencies identified</p>										

	in quantity of open space and/or where development will result in a deficiency.
<i>Additional Comments</i>	Where there are some identified needs from an increased population there are opportunities to provide new/improved facilities. Policies NE3 and NE10 seeks new/improved provision where there is a requirement.
<i>Conclusion</i>	<p>Where new housing development occurs provision should be made for public open space in accordance with the most up to date standards where there is an identified need (Table 1 of the Regulation 19 Local Plan). The district's play/recreation space will need refurbishment in later years as they approach the end of their usable life. Funding will be required for these future improvements. New development has the opportunity to provide on or off site contributions towards potential improvements.</p> <p>Where there are specific requirements for additional equipped children and young people's space this is identified in the site specific infrastructure requirements in Part 4 of the IDP.</p>

TRANSPORT

<i>Lead Organisations</i>	Hampshire County Council (HCC) Trading Arm, HCC Statutory Arm, National Highways (NH) and Active Travel England.
<i>Main Sources of Information</i>	<ul style="list-style-type: none"> • Current planning applications and extant planning permissions • Representations from the Regulation 18 public consultation. • Meeting with the above organisations. • Production of a Strategic Transport Assessment to consider the transport impacts of proposals in the Local Plan and how they might be mitigated • Exchange of emails regarding the above.
<i>Relevant Planning Policy</i>	<p>Winchester Movement Strategy Transport and roads Hampshire County Council (hants.gov.uk) (2019)</p> <p>Local Transport Plan Hampshire County Council (hants.gov.uk) LTP4 (2024)</p> <p>Local Cycling and Walking Strategy (LCWWIP) Have your say on local cycling and walking plans for Winchester Hampshire County Council (hants.gov.uk)</p> <p>Technical guidance notes Hampshire County Council (hants.gov.uk)</p> <p>Cycle infrastructure design (LTN 1/20) - GOV.UK (www.gov.uk)</p> <p>NPPF (paragraphs 108, 110, 111,113)</p> <p>Transport Strategy for the South East (2020)</p> <p>HCC Bus improvement Plan (2021)</p>

	<p>Draft WCC Electric Vehicle Charging Strategy (2019) WCC and SYSTRA Local Plan 2038 Transport stage 1 report (2020)</p>
<p><i>Existing Provision</i></p>	<p>Winchester District is well connected through a variety of transport networks, with connections to the national Strategic Road Network (SRN) and routes of both regional and sub-regional importance. It is also served by Winchester, Micheldever and Shawford railway stations and a comprehensive bus network, with services connecting all key settlements. The district has a network of cycling routes of varying quality and accessibility. There is however a significant disparity of opportunity to travel by sustainable modes across the three areas within the district, with, unsurprisingly, the greatest opportunities for sustainable travel focussed in and out of the Winchester Town Area.</p> <p>Winchester Town Area's roads comprise of a dense street network with a one-way system to manage the high levels of traffic movement within and around the city centre. Several major roads surround the town, including the M3 motorway to the east and south and the A34 to the north, both of which are part of the Strategic Road Network (SRN) managed by NH alongside the A31 to the east (which forms part of the Major Road Network), that are managed by HCC highways.</p> <p>In terms of radial bus routes into central Winchester, these show significantly high levels of journey time variability which in turn impacts on bus service regularity. The corridors with the highest levels of variability are Alresford Road and Stockbridge Road. This is due to queuing traffic on Bridge Street and at the mini roundabout with Chesil Street and traffic queues on the approach to the Carfax junction. There are also delays at peak times on Romsey Road between Battery Hill and the Hospital and on St. Cross Road between St. James' Lane and High Street. As Winchester is a historic medieval city, there isn't the physical space to accommodate bus lanes. The amount of current bus priority is very limited. Congestion in the city centre results in low bus speeds.</p> <p>The highway network within the South Hampshire Urban area comprises a mix of small residential roads, several minor country roads connecting villages and towns, and links to the strategic road network in the form of the M27 and A3(M). This proximity to the strategic road network, combined with the lower levels of amenities and employment opportunities within each urban area, encourages commuting trips to other towns being made by car, compounded by available public transport options being infrequent and limited in terms of accessible destinations and journey time.</p>

In the market towns and rural area most of the settlements have a major or minor through road which distributes traffic to the other settlements and has a distinctly higher level of traffic flow than the rest of the roads within the settlement.

There are currently five Park & Ride sites on the periphery of Winchester Town (South Winchester, Pitt, Barfield, Barfield II, and St Catherine's), providing over 2,100 spaces. All are located to the south of the city and are primarily accessed from the M3 corridor, although direct access from the motorway at J10 is only available for trips to/from the south on the M3.

Network rail

Winchester station is categorised as a national interchange with almost 3 million entries and exits in the 2021/22 financial year. The station is classified as reasonably big with it falling within the top 30 stations in the country for passenger-to-service ratio. The station offers a number of facilities for users such as a cycle hub, various retail and hospitality stores as well as step-free access to all platforms. In light of proposed housing developments and a potentially higher level of passengers accessing the station, it is recognised that a number of improvements could be made. This includes steep gradients on walking routes to the station, inadequate space for taxis at the front of the station and a lack of real time bus information for onward travellers. With the development proposals in mind, it would seem appropriate that these and other station improvements are explored as and when funding opportunities become available in order to provide a more attractive station for residents.

Rail passenger services include three trains to and from London Waterloo in the off-peak, one Portsmouth Harbour and one Manchester Piccadilly Cross Country service as well as infrequent services terminating at Bournemouth (Cross Country) and Weymouth. At present there are frequent bus services between Winchester city centre, Winchester Station and surrounding areas with most areas served by bus links to the railway station. This means that those wishing to use the station are sufficiently supported by public transport to the station and onwards. Work undertaken as part of the Main Line Phase 2 strategy document (yet to be published) revealed that in peak demand times, some passengers into London are waiting from as far back as Winchester and in some cases even as far as Andover. This economic analysis work does however pre-date covid where work travel patterns have now seen fluctuation with a reduction of passengers at peak commuting hours in some cases.

Planned Provision

Park & Ride

There are currently no Park & Ride car parks to the north of the Winchester Town. A Park & Ride Lite has been granted planning permission at Kings Barton but it has not yet been implemented (Policy W1). The provision of an up to 850 space Park & Ride site has been included as part of the proposal for the Sir John Moore Barracks site allocation (Policy W2) in the Regulation 19 Local Plan.

Local cycling and walking strategy

The LCWIP, which has recently been consulted on by HCC [Have your say on local cycling and walking plans for Winchester | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/news-and-events/2021/06/23/have-your-say-on-local-cycling-and-walking-plans-for-winchester) includes a network of cycling corridors and core walking zones which are audited and proposed improvements will be suggested in line with LTN1/20 guidance [Cycle infrastructure design \(LTN 1/20\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/cycle-infrastructure-design-ltn-120) The LCWIP also includes the Healthy Streets principles [What is Healthy Streets? — Healthy Streets](https://www.hants.gov.uk/news-and-events/2021/06/23/have-your-say-on-local-cycling-and-walking-plans-for-winchester) which are reinforced in HCC's LTP4. The LCWIP also summarises where the main trip generators are within Winchester and sets out current travel behaviour in the area.

Bus improvement Plan

The Hampshire Bus Service Improvement Plan (BSIP) was published in October 2021. This sets out a high-level vision for Hampshire's bus network, including journey time and reliability targets as plans to deliver them. There have so far been two annual progress reports published, which present a summary of the measures implemented to date.

Network Rail







Within Winchester there are no plans for any new infrastructure improvements however strategic work looking at the South West Main Line has identified interventions further up the line that may improve services impacting Winchester and beyond. A Basingstoke 'Freight Regulation Loop' would allow for freight services to be taken out of the main passenger platforms at the station releasing capacity along the main line. This piece of infrastructure has only been identified at a high level with no known plans for its delivery, however the potential benefit for this intervention is being looked at further as part of a Solent to Reading Freight Study. Funding is currently limited in the rail industry with few pots existing for the funding of new railway schemes. Thus far, no funding has been identified for any schemes mentioned and so further strategic work is underway to understand their scope and exploration of potential benefits at a high level. It is likely that any interventions identified will need to be driven by collaboration with local authorities, transport operators and other stakeholders as part of a

	combined approach to delivering railway improvement schemes.
<i>Funding Sources</i>	<ul style="list-style-type: none"> • Developer contributions. • Funding from WCC's Community Infrastructure Scheme (30% of the funding has been identified to be used for transport schemes in consultation with HCC Highways).
<i>Additional Comments</i>	<p>It is worth noting that the approach to mitigating the transport impacts of development is changing, with more emphasis on measures to reduce the demand to travel by private car. Local Transport Plan 4 was adopted by Hampshire County Council in 2024 and this will guide how the Highway Authority will address transport issues.</p> <p>The County Council's response to the regulation 18 local plan consultation identified a number of measures necessary to mitigate the transport impacts of the proposed allocated sites. The Strategic Transport Assessment sets out how the cumulative transport impacts of proposals in the Local Plan has been considered, and identifies necessary mitigation schemes to make the impacts acceptable in planning terms.</p>
<i>Conclusion</i>	The district-wide and site specific mitigation schemes identified through this process are set out in parts 3 and 4 of this IDP.

UTILITIES - ELECTRICITY

<i>Lead Organisations</i>	<p>National Grid National Grid owns and is responsible for delivering electricity across the UK, via a system of high voltage (400,000 and 275,000 volts) overhead lines (on pylons), underground cables and substations.</p> <p>Scottish and Southern Electricity Networks (SSEN) SSEN is an electricity distributor that owns and operates the distribution network of towers and cables that bring electricity via the 132,000 volts overhead lines and underground cables from the National Grids high voltage transmission network to homes and businesses. SSEN is the distributor covering the district and the wider area of central southern England.</p>
<i>Main Sources of Information</i>	Regulation 18 Consultation Response and ongoing engagement with SSEN. SSEN Networks Capacity Maps ⁶ .
<i>Relevant Planning Policy</i>	Paragraph 20 of the NPPF states that: 'Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for: infrastructure for energy (including heat);

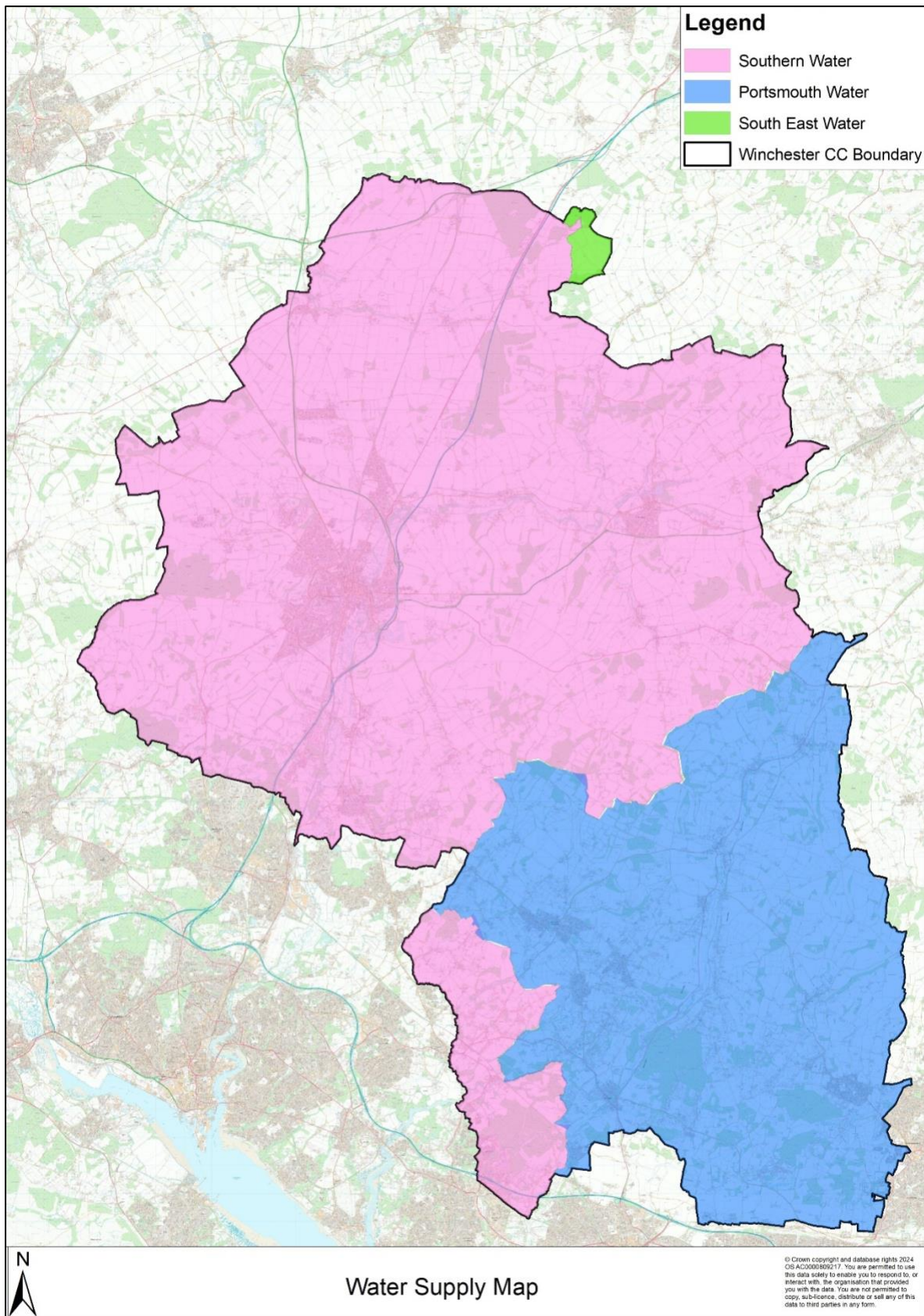
⁶ [Network Maps \(ssen.co.uk\)](https://www.ssen.co.uk)

	<p>Paragraph 157 of the NPPF states that the planning system should ‘support renewable and low carbon energy and associated infrastructure.’</p> <p>Paragraph 160 adds that: ‘To help increase the use and supply of renewable and low carbon energy and heat, plans should ... b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting where this would help secure their development.’</p>																								
<p><i>Existing Provision</i></p>	<p>National Grid owns and maintains the electricity transmission system in England. The energy is then distributed to electricity distribution network operators (such as SSEN) to enable it to reach homes and businesses.</p> <p>Nursling Grid Supply Point Electricity for the district comes via National Grid’s Nursling Grid Supply Point. This Grid Supply Point (GSP) then supplies the following Bulk Supply Points:</p> <ul style="list-style-type: none"> • Rownhams; • Southampton; • Valmore; and • Winchester. <p>The Nursling GSP is located within the Wessex region of the Southern Electric Power Distribution Plcs licence area and currently supplies more than 186,800 customers. .</p>																								
<p><i>Planned Provision</i></p>	<p>SSEN Planned upgrades to the Nursling GSP:</p> <table border="1" data-bbox="464 1234 1382 1776"> <thead> <tr> <th colspan="6">Investment Requirements</th> </tr> <tr> <th>Location</th> <th>Driver</th> <th>Asset Intervention</th> <th>Proposal</th> <th>Flexible Service, Capacity & Year(s)</th> <th>Reinforcement Released Capacity & Year</th> </tr> </thead> <tbody> <tr> <td>Maybush Primary Substation</td> <td>Fault Level</td> <td></td> <td>Reinforce 10 x HV Circuit Breakers with new Circuit Breakers with greater Fault Level Capability</td> <td>N/A</td> <td>11.9kA Break 29.1kA Make 2024</td> </tr> <tr> <td>Southampton Primary Substation</td> <td>Fault Level</td> <td></td> <td>Reinforce 7 x EHV Circuit Breakers with new Circuit Breakers with greater Fault Level Capability</td> <td>N/A</td> <td>7.5kA Break 17.9kA Make 2026</td> </tr> </tbody> </table> <p>National Grid set out in their response to the IDP Consultation that specific development proposals within the Winchester plan area are unlikely to have a significant effect directly upon National Grid’s electricity transmission system. Improvements to the system to provide supplies to the local distribution network are a</p>	Investment Requirements						Location	Driver	Asset Intervention	Proposal	Flexible Service, Capacity & Year(s)	Reinforcement Released Capacity & Year	Maybush Primary Substation	Fault Level		Reinforce 10 x HV Circuit Breakers with new Circuit Breakers with greater Fault Level Capability	N/A	11.9kA Break 29.1kA Make 2024	Southampton Primary Substation	Fault Level		Reinforce 7 x EHV Circuit Breakers with new Circuit Breakers with greater Fault Level Capability	N/A	7.5kA Break 17.9kA Make 2026
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	<p>result of regional demand growth rather than site specific developments.</p>
<p><i>Funding Sources</i></p>	<p>Similar to any other form of infrastructure, there is a cost that is associated with providing a new connection to the electricity network. Some of this must be paid by the developer. Sometimes a new connection will require an upgrade of the network. When this happens, the cost of this enhancement is shared between the developer that is connecting to the electricity infrastructure and all the customers that are on the network.</p> <p>Guidelines for developers on designing connections and applying for new connections are available on SSEN’s website. Developers can obtain connections via other companies known as Independent Connection Providers (ICPs) or Independent Distribution Network Operators (IDNOs).</p> <p>Where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM).</p> <p>All on-site costs that are associated with delivering power for example, to an individual house is the responsibility of the developer. This may include diverting or putting underground existing overhead power lines in to facilitate development. The principle is that the existing customer base should not be burdened by costs arising from new development proposals.</p>
<p><i>Additional Comments</i></p>	<p>LENZA-Local Area Energy Plan Pilot Project WCC is working with SSEN to prepare a Local Area Energy Plan (LAEP) as part of a LENZA-Local Area Energy Plan Pilot Project.</p> <p>This work will contribute towards meeting the national net zero target, as well as meeting the city council’s net zero target by 2030. The outcome of this work is to develop a fully costed, spatial plan that identifies the change needed to the local energy system and built environment, detailing ‘what, where and when and by whom’.</p> <p>The LAEP will set out the total costs, changes in energy use and emissions, and sets these out over incremental time periods to meet the 2030 target of a 68% reduction in emissions, and the 2035 target of a 78% reduction in emissions, and net zero by 2050. The LAEP:</p> <ul style="list-style-type: none"> ▪ provides the level of detail for an area that is equivalent to an outline design or master plan; additional detailed design work is required for identified projects to progress to implementation.

	<ul style="list-style-type: none"> ▪ defines a long-term vision for an area but should be updated approximately every 3–5 years (or when significant technological, policy or local changes occur) to ensure the long-term vision remains relevant; and ▪ identifies near-term actions and projects, providing stakeholders with a basis for taking forward activity and prioritising investments and action.
<p><i>Conclusion</i></p>	<p>WCC have actively engaged with SSEN in regards to new development in the next 5 years as well as development planned for 7+ years time where further infrastructure could be required if the development demands more than 1000kVA.</p> <p>Very often, existing electricity distribution networks are sufficient to support new development. Where existing infrastructure is inadequate to support the increased demands from the new development, maximum timescales in these instances would not normally exceed around 2 years and should not therefore impede delivery of any proposed housing development. Making future provision for new developments within the district is not a problem.</p>

UTILITIES – WATER SUPPLY AND WASTE WATER TREATMENT



<p><i>Lead Organisations</i></p>	<p>Hampshire County Council – Lead Flood Authority</p> <p>Water Supply companies:</p> <ul style="list-style-type: none"> • Southern Water - 79% of properties • Portsmouth Water - 19% of properties • Independent Water Networks – Under 1% of properties • Leep Networks – Under 1% of properties • South East Water – few properties <p>Sewerage companies</p> <ul style="list-style-type: none"> • Southern Water – 99% of properties • Independent Water Networks – Under 1% of properties • Leep Networks – Under 1% of properties <p><u>Constituency information: Water companies (parliament.uk)</u></p>
<p><i>Main Sources of Information</i></p>	<p>Southern Water, Water Resource Management Plan 2015 - 2040⁷</p> <p>Southern Water, Draft Water Resources Management Plan 2024⁸</p> <p>Water for Life Hampshire</p> <p>Hampshire Water Recycling and Water Transfer project</p> <p>Southern Water Five Year Business Plan 2025 -2030</p> <p>Southern Water WRMP 2024</p> <p>Southern Water Target 100 (T100)</p> <p>Environment Agency’s National Framework for Water Resources Environmental Improvement Plan</p> <p>The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017</p> <p>National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)</p> <p>Water Industry National Environment Programme (WINEP)</p> <p>Levelling up and Regeneration Act (LURA) and Nutrient Neutrality (NN)</p> <p>SUDS:</p> <p>Strategy: <u>Local Flood Risk Management Strategy (LFRMS) Hampshire County Council (hants.gov.uk)</u></p> <p>Catchment Plans: <u>Catchment Approach to Flood Risk Management Hampshire County Council (hants.gov.uk)</u></p> <p>Planning: <u>Reducing flood risk in planning Hampshire County Council (hants.gov.uk)</u></p>
<p><i>Relevant Planning Policy</i></p>	<p>Paragraph 158 of the NPPF states that:</p> <p>‘Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures,</p>

⁷ [Water Resources Management Plan - Southern Water](#)

⁸ [6177 dWRMP Sections 1 3 v1.7.indd \(southernwater.co.uk\)](#)

	<p>or making provision for the possible future relocation of vulnerable development and infrastructure.’</p> <p>In paragraph 180 the NPPF refers to the need to; ‘enhance the natural and local environment by ... e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of ... water pollution’.</p>
<p><i>Existing Provision</i></p>	<p>The owner or occupier of a property has a right to request that a water company provides a connection to a company water main for a domestic purpose supply.</p> <p>All water companies are required prepare Water Resources Management Plans (WRMPs). A WRMP identifies how a water company will secure resilient water supplies for their customers for the next 25 years. The document addresses how much water is current available today, how much is needed to supply in the future and then situation develop options to make up any difference. These plans are updated every five years to make sure they always reflect the latest information and any changes in innovation and customer feedback.</p> <p>The Hampshire South Water Resource Zone (WRZ), which covers the majority of the district (79% of properties). As Southern Water are the largest water supply company in the district ongoing discussions have been taking place with Southern Water about current and future infrastructure needs in relation to Local Plan site allocations.</p> <p>As the South East of England is in a water scarcity area Southern Water have been working on a number of initiatives to reduce water consumption and leakage. A key part of this work is actively promoting T100 which is no more than 100 litres of water per person per day. This T100 target for water consumption has been included in the Regulation 19 Local Plan. Regular meetings have been taking place with Southern Water regarding infrastructure capacities, improvements, and Waste Water Treatment Plants and the planned upgrades to reduce nitrates and phosphates.</p> <p>Portsmouth Water</p> <p>Portsmouth Water supplies 19% of the southeastern portion of the district, providing water to the towns and villages of Denmead, Bishop’s Waltham, Waltham Chase, Southwick, Swanmore, Wickham, Hambledon, the Newlands (West of Waterlooville), and many other areas.</p> <p>Portsmouth Water have published a Resources Management Plan (WRMP), which covers the period 2025 to 2075. From a capacity, rather than a water resources perspective, Portsmouth Water have confirmed that whilst the current infrastructure is sufficient to support the additional developments that have been included in the Local</p>

	<p>Plan there may be local water network reinforcements required to some of the proposed developments. Portsmouth Water are currently undertaking hydraulic modelling to ascertain the extent of these local network reinforcements. In accordance with Ofwat (the water regulator) charging rules, any network reinforcement is funded directly by a charge that is applied for each new water service connection.</p>
<p><i>Planned Provision</i></p>	<p>Southern Water Southern Water are investing £2 billion over 2020-25 to improve their water and wastewater networks.</p> <p>At present, it is proposed to upgrade Bishops Waltham WTW during 2025-2030.</p> <p>Havant and Otterbourne pipeline: Current work is being done under permitted development. Some trees are having to be removed and work is underway on providing new habitats for dormouse away from the new pipeline.</p> <p>AMP7 Southern water Saddlers Close WTW and Gratton Close WTW Transfer Pipeline Scheme: Southern Water are undertaking a project to convert the wastewater treatment sites in Gratton Close and Saddlers Close into pumping stations. Wastewater from both sites will be transported via a new sewer pipe to the treatment works in Harestock. This will allow the wastewater to be treated to an even higher quality before it is released back into the environment. The project will involve laying a pipe around the north and eastern edge of the Gratton, just inside, and parallel to the existing footpath.</p> <p>Appendix 1 includes a letter from Southern Water that outlines the timetable and the plans for the new pipeline between Sutton Scotney, South Wonston and Harestock Waste Water Treatment Works.</p> <p>The Havant Thicket Water Transfer and Water Recycling Project (HWTWRP) As part of their five year plan 2025-30 Southern Water will jointly deliver Havant Thicket Reservoir with Portsmouth Water to build a water recycling plant and a new transfer pipeline as part of Water for Life Hampshire. Hampshire Water Recycling and Water Transfer project will create 90 million litres of water a day by 2034.</p> <p>Southern Water upgrades to Waste Water Treatment Works:</p> <p>Harestock AMP8 targets:</p> <ul style="list-style-type: none"> • Nitrates 10mg/l • Phosphorus 0.25mg/l <p>Morestead Road:</p>

Southern Water are proposing an investigation into trace chemical impacts on the environment at this site. AMP8 targets:

- Nitrates - 10mg/l
- Phosphorus - 0.25mg/l

Bishops Waltham:

Southern Water are investing to meet 10mg/l

Nitrate permit levels are being planned for AMP9, as well as reducing Phosphates to 0.25mg/l in AMP9 to meet Environment Act load reduction target by 2038.

Southern Water planned to improve future. AMP8 targets:

Nitrates 15mg/l

Phosphorus 2mg/l

Southwick:

Southern Water to invest to meet 10mg/l total. Nitrate permit levels is being planned for AMP9

New Alresford:

Southern Water are proposing an investigation into trace chemical impacts on the environment at this site. AMP8 targets:

Nitrates - 10mg/l

Phosphorus - 0.25mg/l

WCC owned WWTW upgrades

The city council have successfully completed the upgrades of two Council owned waste water treatment works (WWTWs) to package treatment plants (PTP's) to generate phosphorus and nitrogen credits. The upgrades have successfully generated 10.55Kgs/TP/Yr which is enough to meet the current backlog of planning applications and the demand for approximately 70 homes in the Local Plan supply. The Council have undertaken further work on six WWTW that are also within their ownership and are actively looking to roll out a programme of upgrading the works to package treatment plants in the next 3 months.

WCC have recently entered into S33 agreement with the Eastleigh Borough Council (EBC) mitigation scheme. The agreement allows development in Winchester district draining to Chickenhall WWTW's to secure nitrogen and phosphorus mitigation from the EBC scheme. Therefore, an assessment has been made in relation to the supply and demand of nutrient mitigation for site allocations and windfall development draining to Chickenhall WWTWs. A separate assessment has been made for phosphorus mitigation that is required for the site allocations and windfall development draining to the Harestock, Morestead Road and New Alresford waste water treatments works in the Itchen catchment area.

	<p>Drainage and Wastewater Management Plan (DWMP) The DWMP is a robust and resilient drainage and wastewater system that involves:</p> <ul style="list-style-type: none"> • Long term planning (25 years); • Providing information on current and future risks; and • Supporting the Price Review business plan submission to Ofwat for funding.
<p><i>Funding Sources</i></p>	<p>Right to connect: In accordance with Ofwat (the water regulator) charging rules, any network reinforcement is funded directly by an infrastructure charge. This is a fee that is applied for each new water service connection which is paid by a developer or individual property owner if they wish to connect to for example, a pipeline that is managed by either Southern Water or Portsmouth Water.</p>
<p><i>Additional Comments</i></p>	<p>WCC are having ongoing discussions with Southern Water regarding the delivery of key infrastructure. A Statement of Common Ground between WCC and Southern Water will be published on the city council website.</p> <p>SUDS (HCC): The County Council has a vision to create a safer, more resilient Hampshire. Its priority is to protect people, homes, businesses and key infrastructure by:</p> <ul style="list-style-type: none"> • Avoiding risks and managing water resources through effective planning and design; • Preventing future flooding by reducing or removing existing risks; • Adapting to flood risk in order to minimise the impact and enable normal life to return as soon as possible; • Enabling communities to be better prepared to react to flood events and recover more easily; and • Adopting effective practices that are sustainable and affordable now and in the future. <p>This flood and water management strategy is about achieving that vision. We have produced a set of policies with which robust flood mitigation plans can be managed. By following these policies in a logical step-by-step process Hampshire County Council will, with the support of the Hampshire Strategic Flood Risk Management Partnership Board, bring about effective flood risk management in Hampshire.</p> <p>Adoption and Maintenance of SuDS It is important for developers to provide evidence that those who will be responsible for adopting and maintaining the SuDS features have been identified and approached to understand their requirements for these features. They may have their own requirements in relation to design and maintenance that will need to</p>

	<p>be included within any design. Adopting and maintaining authorities within Hampshire can vary between sites, but can comprise a combination of the following:</p> <ul style="list-style-type: none"> • Water Companies • Inset Companies • Private Management Companies • Parish Councils • District or Borough Councils • Hampshire County Council <p>Catchment Management Plans (CMPs) Following on from the Local Flood and Water Management Strategy and its recommendations, Hampshire has been divided into 18 river catchments with plans written for each catchment. An assessment of flood risk from a range of flooding sources has been used to identify 66 Priority Areas across Hampshire where specified actions and stricter policies will be applied. These plans were consulted on in July 2022 and following the public consultation, a Frequently Asked Questions document has been produced to address questions and comments raised during the consultation.</p> <p>Guidance documents are being developed setting out how to apply the Catchment Management Plans policies in various contexts.</p> <p>The areas that cover the WCC include: Itchen, Test Lower, Hamble,</p>
<p><i>Conclusion</i></p>	<p>The Water Companies have a statutory duty to ensure the supply of drinking water. The objective of the water resources strategy's is to ensure the security of supplies for the next 25 years. This requires the development of a robust and resilient supply system that includes coping with increased housing development.</p> <p>Assessments by Southern Water of the four main Water Resource Zones (WRZs) show that Hampshire South WRZ will be in deficit. To tackle the deficit Southern Water have put forward a range of 18 options for delivery in the next 25 years in order to increase their water supply by up to 212 Ml/d. This increase is designed to increase resilience but also account for future growth. However, concerns have been raised about Southern Water's existing and emerging draft options with regards to impacts on the River Itchen Special Area of Conservation (SAC) and the River Test Site of Special Scientific Interest (SSSI). Until the outcome is known, the HRA for Southern Water's extant WRMP cannot be relied upon to ensure there will be no adverse effects on designated sites arising from future development within Southern Water's area. In addition, the risk of adverse effects remains until the gap in public water supply (deficit) resultant from the licence changes is fulfilled by alternative options and/or the compensatory habitat requirements are met.</p>

	Assessments by Portsmouth Water have indicated that they will be in surplus by 2040 even after accounting for growth of up to 68,000 homes. However, they are still proposing to implement 35 feasible options through their WRMP in order to ensure resilience. The Portsmouth Water Plan is sufficient to support the housing growth identified by PfSH.
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UTILITIES – GAS

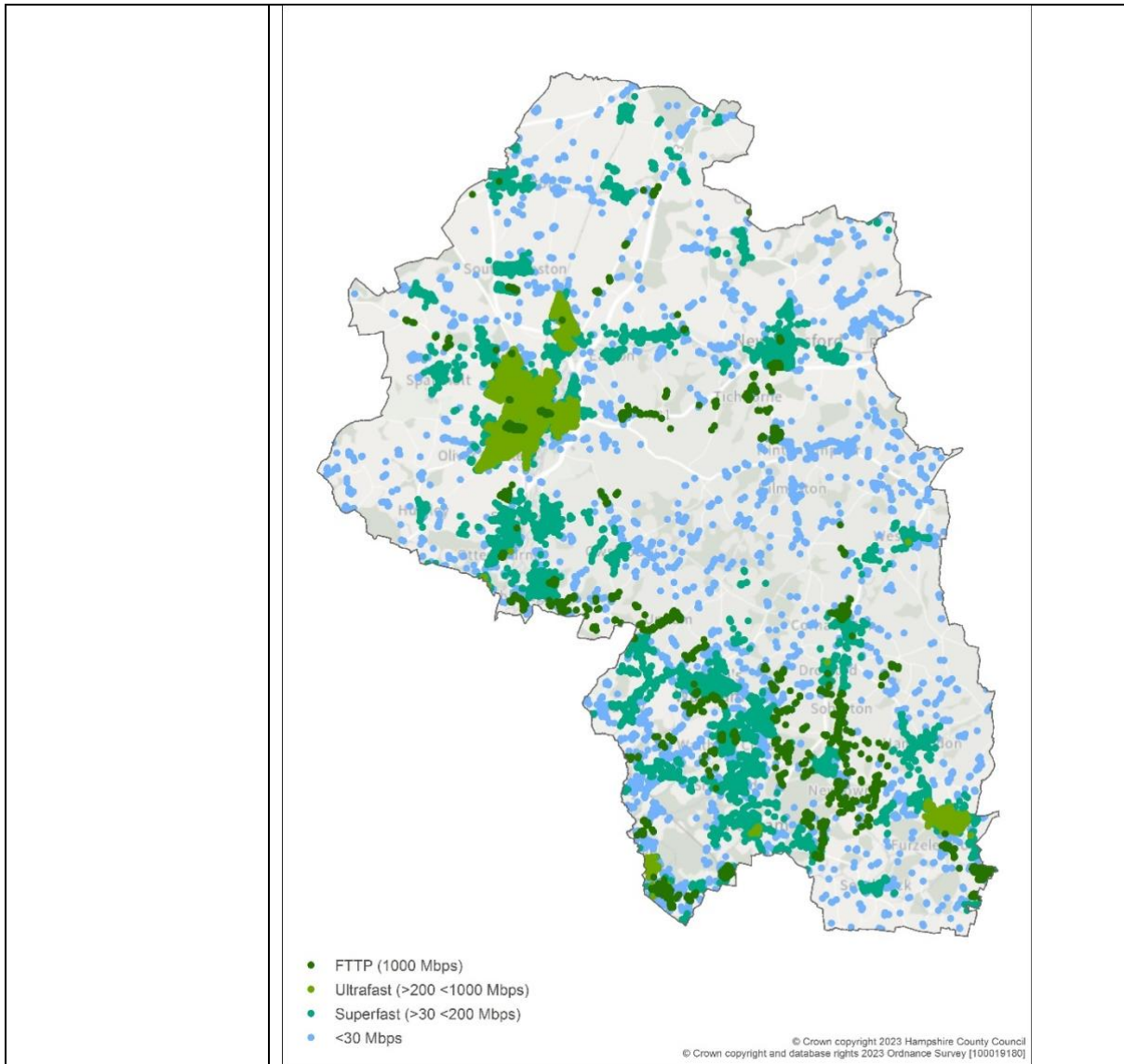
<i>Lead Organisations</i>	Southern Gas Network Provider of gas network infrastructure in Winchester
<i>Main Sources of Information</i>	Engagement with SGN Network Support team
<i>Relevant Planning Policy</i>	<i>Paragraph 20 of the NPPF states that: Planning Policy ‘Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for: b) infrastructure for and energy (including heat);</i>
<i>Existing Provision</i>	Under current demand conditions, the medium pressure network is robust across the council area and at this moment in time, based on current demand estimates, facilitate the general growth in the area
<i>Planned Provision</i>	Connection requests will be assessed on a first come first serve basis. If any reinforcement will be required, it will be based on the capacity available at the required connection point at that time. In addition, there is constant mains improvement projects being carried out to ensure increased efficiency within our network, this initiative is aimed at replacing all our ≤8” metallic mains with PE by year 2032. Under current demand conditions, the medium pressure network is robust across the council area and at this moment in time. however, any connection requests will be assessed on a first come first serve basis. If any reinforcement will be required, it will be based on the capacity available at the required connection point at that time.
<i>Funding Sources</i>	N/A
<i>Conclusion</i>	In conclusion, connection requests will be processed on a case by case basis with reinforcement needs determined by the available capacity at the connection point at the time of the request. Ongoing mains improvement projects are enhancing our network’s efficiency, with a goal to replace all ≤8” metallic mains with PE by 2032. Currently, the medium pressure network remains robust across the district, ensuring reliable service under present demand conditions.

UTILITIES – TELECOMMUNICATIONS

BROADBAND

<i>Lead Organisations</i>	Openreach																
<i>Main Sources of Information</i>	Openreach website Hampshire County Council																
<i>Relevant Planning Policy</i>	Paragraph 118 in the NPPF states: Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).																
<i>Existing Provision</i>	<p>All Premises in WCC by Broadband Procurement Type:</p> <table border="1"> <thead> <tr> <th>Legend description</th> <th>Explanation</th> </tr> </thead> <tbody> <tr> <td>Type B - Initial Scope</td> <td>Included in Project Gigabit - 12,105 premises</td> </tr> <tr> <td>Type B - Deferred Scope</td> <td>May require a subsidy - 2,941 premises</td> </tr> <tr> <td>Out of Scope</td> <td>Upgraded Commercially - 47,503 premises</td> </tr> </tbody> </table> <p>Premises in WCC with current speeds less than 30Mbps by Procurement Type</p> <table border="1"> <thead> <tr> <th>Legend description</th> <th>Explanation</th> </tr> </thead> <tbody> <tr> <td>(<30 Mbps) Type B - Initial Scope</td> <td>Currently without superfast broadband and included in Project Gigabit – 4,183 premises</td> </tr> <tr> <td>(<30 Mbps) Type B - Deferred Scope</td> <td>Currently without superfast broadband but may be upgraded to gigabit speeds by commercial investment plans – 1,319 premises</td> </tr> <tr> <td>Out of Scope</td> <td>Currently without superfast broadband and due to be upgraded to gigabit speeds by commercial investments - 4,187 premises</td> </tr> </tbody> </table> <p>Data shows that 37% of premises in the district are able to access Ultrafast broadband but, up to 15% of properties</p>	Legend description	Explanation	Type B - Initial Scope	Included in Project Gigabit - 12,105 premises	Type B - Deferred Scope	May require a subsidy - 2,941 premises	Out of Scope	Upgraded Commercially - 47,503 premises	Legend description	Explanation	(<30 Mbps) Type B - Initial Scope	Currently without superfast broadband and included in Project Gigabit – 4,183 premises	(<30 Mbps) Type B - Deferred Scope	Currently without superfast broadband but may be upgraded to gigabit speeds by commercial investment plans – 1,319 premises	Out of Scope	Currently without superfast broadband and due to be upgraded to gigabit speeds by commercial investments - 4,187 premises
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	<p>across the district are without access to superfast broadband (30Mbps or more) mainly in rural areas across the district that are not commercially viable to upgrade.</p>
<p><i>Planned Provision</i></p>	<p>There is a large commercial investment underway across the UK to build new gigabit capable broadband networks, this is expected to reach 76% of premises in Winchester district by 2025.</p> <p>Project Gigabit network build contract - Hampshire BDUK has awarded broadband provider CityFibre a Project Gigabit contract to provide around 75,500 premises across Hampshire and surrounding areas with access to gigabit-capable broadband.</p> <p>The government announced a £104m investment programme in Hampshire which to deliver gigabit broadband speeds to 75,000 properties across the county that won't be upgraded via these commercial investment, this will include up to 12,000 properties in Winchester District. Unfortunately details of which properties will be upgraded have not been released yet but this should bring the total percentage of properties able to access gigabit broadband to 95% by 2029. As above, see https://www.gov.uk/guidance/project-gigabit-network-build-contract-hampshire</p> <p>Under Project Gigabit the government is also providing up to £210 million worth of voucher funding as immediate help for people experiencing slow broadband speeds in rural areas. You can find out if you are eligible for a rural voucher on the Gigabit Broadband Voucher Scheme website.</p>
<p><i>Funding Sources</i></p>	<p>Government Investment programme for Hampshire of £104m</p>
<p><i>Additional Comments</i></p>	<p>HCC supplied this map of broad band speeds in the district</p>



Conclusion

Planning authorities are expected to support the expansion of electronic communications networks, including telecommunications and superfast broadband when preparing local plans. Developers should be encouraged to make provision for super-fast broadband in any new development from the outset, designing in networks to the layout of the development and ensuring installation during the construction phase.

EE AND THREE MOBILE NETWORK

<i>Lead Organisations</i>	EE and Three
<i>Main Sources of Information</i>	Contact at MBNL (EE and Three network)

<p><i>Relevant Planning Policy</i></p>	<p>Paragraph 118 in the NPPF states: Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).</p>
<p><i>Existing Provision</i></p>	<p>Mobile coverage is integral to the future economic prosperity of any community. At present there is mobile coverage throughout the Winchester region for 2G and 4G. It is anticipated that 3G will be removed and the remaining spectrum reassigned for 5G. The intention is to match future projected demand by increasing capacity and that will involve additional telecoms installations throughout the region. At present there is no intention to expand the network other than replacing existing sites that have to be removed or relocated depending upon our lease terms. However, if the demand increases due to additional housing then the requirement for new base stations will increase.</p> <p>It is therefore important that policies are written to identify the need for additional mobile networks for both coverage and capacity. An expectation that where people are will require network coverage and this may involve ground based masts proposed close to future housing proposals. The recognition that the need for additional infrastructure close to projected residential areas is important to understand and accept as without the basic infrastructure connectivity will be reduced.</p>
<p><i>Planned Provision</i></p>	<p>At present both the EE and Three networks are mature and provide coverage throughout the region. However, this must be considered along with capacity, that being the demand on the network. With increased demand for data and the increase in machine to machine connectivity, it is expected that additional installations will be required. At present there are no proposals to increase the number of base stations but if we experience a number of NTQs (that being a Notice to Quit where the landowner wishes to redevelop and requires us to remove our equipment) then a replacement site is required. An understanding throughout policy drafting is necessary to appreciate that replacement NTQs is simply maintain the existing network and not adding additional capacity.</p> <p>It is not possible to second guess which sites will be subject to NTQs as this is a reactive project dependent upon the future plans of the landowner. Throughout the mobile network MBNL</p>

	<p>manages over 150 NTQs a year and it is expected that a number of those will be in the Winchester region, however, site specifics cannot be anticipated at this time.</p> <p>The expectation that future demand will increase exponentially as the end user increases their requirement for additional data and also machine to machine connectivity increase. However, this is a chicken and egg scenario where the projections are not met unless the demand is proven. This is due to the overall cost and lead times involved in deploying additional base stations. New housing and transport links where there is anticipated to be a high footfall will indicate additional demand but the first inclination is to increase capacity on existing sites and then, if so required, to deploy new additional base stations.</p>
<i>Funding Sources</i>	<p>Funding is allocated through annual budgets and projections by our shareholders EE and Three. This is based upon projected demand and the anticipation of additional NTQs. Such funding is therefore a budget for the whole of the UK and not regionally specific. Additional network improvements have had funding supported by central govt where there are complete not spots, that being where there is no mobile network available. Such locations are usually remote and rural areas. In addition EE will be the sole Emergency Services provider on their 4G network and separate funding and deployment is dictated by the Home Office for ubiquitous network coverage. For Winchester the network coverage is already met and sufficient for current demand. Future demand and usage may vary and MBNL will be directed by our shareholders to target specific locations as and when demand requires it to be.</p>
<i>Conclusion</i>	<p>Planning authorities are expected to support the expansion of electronic communications networks, including telecommunications and superfast broadband when preparing local plans. Developers should be encouraged to make provision for super-fast broadband in any new development from the outset, designing in networks to the layout of the development and ensuring installation during the construction phase.</p>

8. **Part 3 – Infrastructure requirements that are required to support the site allocations in the Local Plan.**

The following tables include Site Specific Infrastructure Delivery Schedules which provides details of the identified infrastructure schemes that are required to make development acceptable. The indicative costings provided should be used as guidance only; where necessary discussions should be held with the Local Authority at the earliest opportunity to confirm infrastructure requirements and costs to be provided.

Part 3: District wide infrastructure requirements.

Infrastructure Type	Project	Delivery Organisation	Timescale	Indicative Cost	Funding Source – S106/CIL/other	Funding Shortfall	Notes	Data Source
Strategic Transport Assessment Highways Capacity Mitigation	A3090/Meadow Way	Hampshire County Council	To be confirmed	£1,135,000	S106/S278	N/A	New flared land on A3090 south bound approach proposed.	Strategic Transport Assessment
Strategic Transport Assessment Highways Capacity Mitigation	St Cross Road roundabout	Hampshire County Council	To be confirmed	£10,130,000	S106/S278	N/A	Signalisation of roundabout proposed with park and ride services to be provided with bus priority.	Strategic Transport Assessment
Strategic Transport Assessment Highways Capacity Mitigation	M3 Junction 11/Hockley Link/South Winchester Park and ride roundabout.	Hampshire County Council	To be confirmed	£9,225,000	S106/S278	N/A	Increased northbound capacity and lane allocation adjustments are proposed.	Strategic Transport Assessment
Strategic Road Network	Delivery of the upgrades to J9 and the M3 smart motorway upgrades from J9 – J14	Highways England	2019 - 2024	£5m plus	N/A	N/A	Upgrade to the junction to allow free movement from the A34 to the M3.	Strategic Transport Assessment Winchester Movement Strategy
Active Travel	Hyde Church Lane modal filter – Active Travel funding scheme	Hampshire County Council	Autumn - Winter 2023/2024	N/A	External Grant/S106	N/A	The proposals will create a prohibition of driving traffic order in Hyde Church Lane between Hyde Street and B3045 Worthy Lane. This will provide a modal filter and improve pedestrian and cycle accessibility.	Winchester Movement Strategy
Active Travel	Jewry St/North Walls/Hyde St Junction Advanced Stop Lines – Active Travel funding scheme	Hampshire County Council	Autumn - Winter 2023/2024	N/A	External Grant/S106	N/A	The proposals will improve safety for cyclists negotiating this junction with the installation of the Advance Stop Lines (ASL) and improved traffic signals. Innovative technology - detectors would allow earlier release at the traffic lights to enable cyclists to have a head start. This also improves the level of service on part of Primary Cycle Network identified in the LCWIP and is supported by local cycling groups.	Winchester Movement Strategy
Active Travel	Parchment St Contraflow – Active Travel funding scheme	Hampshire County Council	Early 2024	N/A	External Grant/S106	N/A	The proposal will widen part of the footpath in North Walls and improve the uncontrolled pedestrian crossing in Parchment Street. The improvements will also address a historical drainage issue at the junction of Parchment Street.	Winchester Movement Strategy
Active Travel	Permitting cycling on pedestrianised part of Middle Brook St – Active Travel funding scheme	Hampshire County Council	Early 2024	N/A	External Grant/S106	N/A	The proposal will allow cyclist to use the existing area which is currently pedestrianised between Silver Hill and Friarsgate Street. This would extend existing cycle route south into retail core of city and delivers one of top priority improvements requested by local	Winchester Movement Strategy

Infrastructure Type	Project	Delivery Organisation	Timescale	Indicative Cost	Funding Source – S106/CIL/other	Funding Shortfall	Notes	Data Source
							cycle groups. Enables north to south cross city cycling.	
Active Travel	High Street Contraflow cycle lane (Tower Street to Staple Gardens) – Active Travel funding scheme	Hampshire County Council	Spring 2024	N/A	External Grant/S106	N/A	N/A	Winchester Movement Strategy
Active Travel	Worthy Road phase 1 - new pedestrian and cycle crossings near Dyson Drive and Stoke Road – Active Travel funding scheme	Hampshire County Council	Summer 2024	N/A	External Grant/S106	N/A	N/A	Winchester Movement Strategy
Active Travel	Romsey Road puffin crossing near Clifton Terrace (initial trial) – Active Travel funding scheme	Hampshire County Council	Early 2024	N/A	External Grant/S106	N/A	N/A	Winchester Movement Strategy
Active Travel	Potential new park and ride sites at Andover Road North, Easton Lane and Alresford Road	Hampshire County Council	2020 - 2035	£200,000 to develop P and R Strategy	External Grant/S106	N/A	Up to 3000 additional parking spaces – a 66% increase on the existing 1800 spaces available	Winchester Movement Strategy
Active Travel	Potential bus measures on key radial routes in the city centre	Hampshire County Council	2020 - 2027	£80,000	External Grant/S106	N/A	Interventions to be considered include; bus gates on Southgate Street and Chesil Street; and bus lanes with intelligent traffic signals on Andover Road.	Winchester Movement Strategy
Active Travel	Traffic demand management	Hampshire County Council	2020 - 2027	£50,000	External Grant/S106	N/A	Promotion of Travel planning initiatives through engagement with key employers through existing citywide forum. Scoping of car parking strategy.	Winchester Movement Strategy
Active Travel	Enhancing public realm in the city centre	Hampshire County Council	2020 - 2025	£5m	External Grant/S106	N/A	Creation of high-quality, people focussed places and spaces that people will enjoy and be encouraged to spend time in, as well as move through on foot/ cycle. Measures may include improving pedestrian priority on Jewry Street, in particular where it meets High Street	Winchester Movement Strategy
Active Travel	New bus lane on Andover Road	Hampshire County Council	2020 - 2027	£100k-£5m	External Grant/S106	N/A	N/A	Winchester Movement Strategy
Education – Early Years	Pupil yield to be confirmed (dependant on site allocation) with space required ranging from 2.3 – 3.5 m2 dependant on child's age.	HCC	In accordance with S106	To be determined.	S106	To be determined.	For 1,000 houses, it is anticipated that one full day provision of 50+ places, together with an additional 30 places from shared community premises, would meet the needs of this size of development.	Reg.18 Consultation response – Hampshire County Council
Water Supply	Local water network reinforcement where required.	Southern Water/Developers	2020-2040 in line with development	To be determined	S106	To be determined	At the point at which planning applications are submitted Southern Water will liaise with developers in order to prepare appropriate solutions required to serve individual sites.	Reg.18 Consultation response. Continuing engagement with Southern Water
Wastewater	Appropriate drainage solutions required to serve individual sites in the Plan.	Southern Water/Developers	2020-2040 in line with development	To be determined	S106	In line with construction of the site.	At the point at which planning applications are submitted Southern Water will liaise with	Reg.18 Consultation response.

Infrastructure Type	Project	Delivery Organisation	Timescale	Indicative Cost	Funding Source – S106/CIL/other	Funding Shortfall	Notes	Data Source
							developers in order to prepare appropriate drainage solutions required to serve individual sites.	Continuing engagement with Southern Water.
Wastewater	Substantial Water Supply Pipeline between Havant and Otterbourne.	Southern Water	To be determined	To be determined	Southern Water	To be determined	Southern Water are continuing engagement with the Council and site promoters to ensure the new infrastructure is delivered in a sound manner.	Reg.18 Consultation response. Continuing engagement with Southern Water.
Electricity	Reinforcement on the distribution network to deliver appropriate connections.	Scottish and Southern Energy	2020-2040 in line with development.	To be determined	Developers	To be determined	At the point at which planning applications are submitted Scottish and Southern Energy will engage with developers to ensure infrastructure is delivered in a sound manner.	Reg 18 Consultation response. Continuing engagement with SSEN.
Gas	Reinforcement on the existing network to deliver required connections.	Southern Gas Networks	2020-2040 in line with development	To be determined	Developers	To be determined	Under current conditions the pressure network is robust across the District and can facilitate general growth in the area. SGN are undertaking constant mains improvement projects to ensure increase efficiency within the network.	Engagement with SGN.
Solent Waders and Brent Geese Strategy	Contributions towards potential sites for improvements where necessary.	Natural England	2020-2040 in line with development	To be determined	S106	To be determined.	N/A	Natural England Reg.18 consultation response.
Nutrient (Nitrogen and/or Phosphorus) Mitigation	Sites are located either in the East Hampshire and Test Catchment where an on or offsite nitrogen mitigation contribution is required. Sites located in the Itchen Catchment are required to provide an on or offsite phosphorus and nitrogen mitigation contribution.	Developer/Natural England	To be delivered prior to the occupation of development	Dependent on the amount of mitigation required per site.	S106	To be determined.	The Nutrient Neutrality Topic Paper sets out the demand for nutrient mitigation per site and for windfall development. Consultation with Natural England is required on nutrient mitigation once a planning application has been submitted. Mitigation will be agreed with the Council/Natural England before planning permission is granted.	Nutrient Neutrality Topic Paper. Habitats Regulation Assessment. Regulation 18 Consultation Response - Natural England. Viability Assessment.

9. Part 4: Infrastructure requirements that are required to support the site allocations in the Local Plan.

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
Winchester									
W1 – Barton Farm (outline planning permission granted for the whole site)	Education	Secondary education contribution to be paid to HCC.	HCC	Prior to the occupation of the 750th unit	£3,000,000	S106	To be determined	The whole of this site has outline planning consent. The infrastructure requirements are within the S106 as this major development area is not covered by CIL. There is no scope to change / increase the requirements unless new consents are applied for.	Discussions with Developers/HCC
	Education	Developer to engage with HCC to determine primary and secondary contributions.	HCC	Following occupation of the 1200th unit	To be determined	To be determined	To be determined		Discussions with Developers/HCC
	Transport	Secondary highway access contribution payment.	HCC	Prior to Occupation of the 650th unit	£120,000	S106	To be determined.		Discussions with Developers/HCC
	Transport	Bus subsidy payments.	HCC	Prior to the occupation of the 650 th /950 th and 1250 th units	£1,271,288	S106	To be determined		Discussions with Developers/HCC
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS/ practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Friarsgate Practice (expansion possible) Friarsgate Practice: Badger Farm (expansion and reconfiguration possible) St Pauls (opportunity for reconfiguration) St Clements (new build 2024 -capacity exists)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
W2 – Sir John Moore Barracks	Transport	Park and Ride (P&R) Facility of up to 850 spaces.	WCC and HCC	To be determined	Indicative cost of £6.5 based on the Winchester south P & R facility. Cost will need to be updated in a future planning application.	Land for the P&R site, contribution from the site promote and potential funding other sources.	To be determined	Discussions are ongoing with the DIO, WCC and HCC regarding the delivery of the P&R site.	Strategic Transport
	Local sewerage upgrades	There is limited capacity in the current network to accommodate waste water, therefore reinforcement of the waste water network is required.	Southern Water/ Developer	In line with the delivery of the development	To be determined	New Infrastructure charge	N/A	Southern Water to work with developers to deliver reinforcements. Future investment is planned through Southern Water's Business Development Plans which need to be agreed by Ofwat.	Reg 18 Consultation response.

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
	Flood risk mitigation	See Appendix 2	Developer	In line with the delivery of the development.	To be confirmed	To be confirmed	To be confirmed.	A number of site specific mitigation measures have been identified in the SFRA as outlined in Appendix 2.	Strategic Flood Risk Assessment.
	Education	900 x 0.3 = 270 1.25 form entry to meet population demand.	Hampshire County Council	To meet population demand	£6,543,646	S106	N/A	Education provision delivered by HCC Education as either new school or expansion to existing schools within catchment area. At least 1.5ha of land required for the delivery of a new school.	Reg 18 Consultation response.
	Education – Special Educational Needs and Disabilities (SEND)	3 SEND classrooms required.	HCC	In accordance with S106	£621,870 per classroom ; located at the most appropriate local school	S106	To be confirmed	Large strategic development sites may require the provision of a new special school or the expansion of an existing school in the locality and the costs of these schools will be determined as required. Where a new site is required for a special school, it is expected that the developers will make the appropriate size of site available at nil consideration together with a contribution towards the cost of the new school.	Consultation with Hampshire County Council
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS/ practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Friarsgate Practice (expansion possible) Friarsgate Practice: Badger Farm (expansion and reconfiguration possible) St Pauls (opportunity for reconfiguration) St Clements (new build 2024 -capacity exists)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
W3 – St Peter’s Car Park	Education	255 pupil yield from the combined Winchester Town allocations	Hampshire County Council	To meet population demand	At least £6,207,312	S106	To be confirmed	N/A	Reg 18 Consultation response.
	Flood risk mitigation	See Appendix 2	Developer	In line with the delivery of the development.	To be confirmed	To be confirmed	To be confirmed.	A number of site-specific mitigation measures have been identified in the SFRA as outlined in Appendix 2.	Strategic Flood Risk Assessment.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS/ practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Friarsgate Practice (expansion possible) Friarsgate Practice: Badger Farm (expansion and reconfiguration possible) St Pauls (opportunity for reconfiguration) St Clements (new build 2024 -capacity exists)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
W4 – Land West of Courtenay Road	Social and Leisure including Open Space	Provision of at least 1.5ha of on-site flexible, multi-functional accessible information green space	Developer	After 2030 In line with the delivery of the	£6,543,646	S106	To be confirmed	Agreed that the need for Sports Ground will be provided on Kings Barton (Cala Homes development opposite W4)	Discussion with developers, Cala Homes.

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
				development					
	Transport	Improve pedestrian and cycle access, including crossing facilities on Worthy Road, and off-site junction improvements, as necessary.	Developer / HCC highways	After 2030 In line with the delivery of the development	To be determined	S106	To be determined	N/A	Discussion with developers.
	Education	Likely to need increase in secondary school places may be required.	HCC	After 2030 In line with the delivery of the development	£1,029,798	S106	To be confirmed	100 dwellings would be expected to generate approximately 30 primary age pupils and 21 secondary age pupils. The development would be in the catchment areas of Kings Worthy Primary and Henry Beaufort School. Kings Worthy is forecasting some capacity and may be able to accommodate but it is noted that this development is not anticipated before 2030 which is outside of the school's forecasting period. Henry Beaufort will be under pressure from Barton Farm and Sir John Moore Barracks so a secondary contribution	HCC response to reg 18 consultation
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS/ practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Friarsgate Practice (expansion possible) Friarsgate Practice: Badger Farm (expansion and reconfiguration possible) St Pauls (opportunity for reconfiguration) St Clements (new build 2024 -capacity exists)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
W5 – Bushfield Camp (Current planning application)	Transport	Necessary increases in road capacity on surrounding junctions alongside making improvements to active travel links that need to be included in a Travel Plan.	Developer / HCC highways	In line with the delivery of the development	To be confirmed	S106/S278	To be confirmed	There will need to be improvements to the PROW network and range of other active travel improvements to help reduce down the trip generation from this site. Additional highway capacity required at the St Cross Roundabout and J11 M3 Roundabout. Shuttle bus between the site and the train station.	Strategic Transport Assessment
W7 – Central Winchester Regeneration	Education	255 pupil yield from the combined Winchester Town allocations	Hampshire County Council	To meet population demand	At least £6,207,312	S106	To be confirmed	300 dwellings could generate up to 90 primary age pupils and 63 secondary. However, that depends on the type of housing proposed with flats, for example, unlikely to generate as many. The catchment schools serving this site are St Bede CE Primary and Westgate All through School. These schools are under pressure, so depending on the type of dwellings proposed, further consideration would be needed as to the mitigation for the educational impact of this development.	HCC response to reg 18 consultation

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
	Flood risk mitigation	See Appendix 2	Developer	In line with the delivery of the development.	To be confirmed	To be confirmed	To be confirmed.	A number of site-specific mitigation measures have been identified in the SFRA as outlined in Appendix 2.	Strategic Flood Risk Assessment.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS/ practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Friarsgate Practice (expansion possible) Friarsgate Practice: Badger Farm (expansion and reconfiguration possible) St Pauls (opportunity for reconfiguration) St Clements (new build 2024 -capacity exists)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
W8 – Station Approach Regeneration Area	Education	255 pupil yield from the combined Winchester Town allocations	Hampshire County Council	To meet population demand	At least £6,207,312	S106	To be confirmed	250 dwellings would generate up to 75 primary age pupils and 53 secondary age pupils. However, that depends on the type of housing proposed with flats, for example, unlikely to generate as many. The catchment schools serving this site are St Bede CE Primary, Western CE Primary and Westgate All through School. These schools are under pressure, so depending on the type of dwellings proposed, further consideration would be needed as to the mitigation for the educational impact of this development.	HCC response to reg 18 consultation
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS/ practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Friarsgate Practice (expansion possible) Friarsgate Practice: Badger Farm (expansion and reconfiguration possible) St Pauls (opportunity for reconfiguration) St Clements (new build 2024 -capacity exists)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
W9 – Bar End Depot	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS/ practice funds	To be determined	Location is served by the following surgeries which fall below NHS space standards. ICB advice on potential for expansion is in brackets Friarsgate Practice (expansion possible) Friarsgate Practice: Badger Farm (expansion and reconfiguration possible) St Pauls (opportunity for reconfiguration) St Clements (new build 2024 -capacity exists)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
W10 – Former River Park Leisure Centre Site	Flood risk mitigation	See Appendix 2	Developer	In line with the delivery of the development.	To be confirmed	To be confirmed	To be confirmed.	A number of site specific mitigation measures have been identified in the SFRA as outlined in Appendix 2.	Strategic Flood Risk Assessment.
South Hampshire Urban Area									

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
SH1 – Newlands (West of Waterlooville) (outline planning permission granted for the whole site but further consents required for some of the additional housing)	Local sewerage upgrades	There is limited capacity in the current network to accommodate waste water, therefore reinforcement of the waste water network is required.	Southern Water/developer	In line with the delivery of the development	To be confirmed	S106 (zero rated for CIL)	To be confirmed	This site has outline planning consent. There is no scope to change / increase the requirements unless new consents are applied for. Some new consents are likely to be needed to accommodate the additional dwellings proposed by the Local Plan. Southern Water have worked with developers to deliver reinforcements and flood prevention measures.	Reg 18 Consultation response.
	Education	Second primary school	HCC	In accordance with S106	£8,606,394	S106	N/A	The first primary school has been provided and a second is required by the S106. Due to open September 2025.	S106
	Education – Special Educational Needs and Disabilities (SEND)	3 SEND classrooms required.	HCC	In accordance with S106	£621,870 per classroom ; located at the most appropriate local school	S106	To be confirmed	Large strategic development sites may require the provision of a new special school or the expansion of an existing school in the locality and the costs of these schools will be determined as required. Where a new site is required for a special school, it is expected that the developers will make the appropriate size of site available at nil consideration together with a contribution towards the cost of the new school.	Consultation with Hampshire County Council
	Transport	Provide a new access road through the development with public transport provision and fund any off-site transport improvements necessary	Developer / HCC	In accordance with S106 / S278	To be confirmed	To be confirmed	To be confirmed	The access road is partly complete (being built in conjunction with adjacent phases) and there have been improvements to the A3 and public transport.	Discussion with developers/HCC
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries which fall below NHS space standards. ICB advice on potential for expansion is in brackets Vine Practice (no reconfiguration or expansion possible) Denmead Practice (reconfiguration possible)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
SH2 – North Whiteley (outline planning permission granted for the whole site but further consents required for the additional land)	Local sewerage upgrades	There is limited capacity in the current network to accommodate waste water, therefore reinforcement of the waste water network is required.	Southern Water/Developer.	In line with the delivery of the development	To be determined	S106	To be determined	Southern Water have been working with developers to deliver reinforcements and flood prevention measures.	Reg 18 Consultation response – Southern Water.
	Education	Secondary school and second primary school	HCC	In accordance with S106	£12,258,138 (primary school)	S106 as part of planning application 15/00485(Whiteley is zero rated for CIL)	To be confirmed	The first primary school has been provided (opened in 2021).A second primary school (HCC have not indicated when this will be built) and a secondary school are required by the S106. Planning application for the secondary school is expected autumn 2024, starting work 2025, and to be open 2027.	S106 Discussions with Developer.
	Education – Special Educational Needs and Disabilities (SEND)	3 SEND classrooms required.	HCC	In accordance with S106	£621,870 per classroom ; located at the most appropriate	S106	To be confirmed	Large strategic development sites may require the provision of a new special school or the expansion of an existing school in the locality and the costs of these schools will be determined as required. Where a new site is required for a special school, it is expected that the developers will make the appropriate size	Consultation with Hampshire County Council

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
					e local school			of site available at nil consideration together with a contribution towards the cost of the new school.	
	Transport	Provide improvements to junction 9 of the M27 and complete Whiteley Way.	National Highways	In accordance with S106 / S278	To be determined	To be determined	To be determined	The M27 J9 improvements are complete. Improvement works between J1 to J3 of Whiteley way underway 2024, to be complete 2026. Whiteley way extension to Botley road complete. Extension to bluebell way complete.	Discussion with developers.
	Open space	Sport Pitch 3. Play areas 4 and 5	Developer	To be confirmed.	To be confirmed	S106	To be confirmed.	Work has commenced on the Sport Pitch 2. Application expected for Sport Pitch 3 summer 2024. Play area 1, 2 and 3 open to the public. Play area 4 and 5 to submitted.	Outline planning application. Discussions with developers.
	Flood risk mitigation	See Appendix 2	Developer	In line with the delivery of the development.	To be confirmed	To be confirmed	To be confirmed.	A number of site specific mitigation measures have been identified in the SFRA as outlined in Appendix 2.	Strategic Flood Risk Assessment.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS/ practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Meon Health Practice (expansion and reconfiguration possible)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
SH3 – Whiteley Green	Open Space	Provision of on-site open space (Informal Open Space and LEAP) as part of the neighbourhood green.	Developer/Winchester City Council.	In line with the delivery of the development.	To be confirmed	To be confirmed	To be confirmed	This is now a mixed education (special needs) and residential allocation, although the requirement for a LEAP is retained.	To meet local needs and the open space requirements for development in line with DM5 and CP7 from LPP2 IDP (2017) and reassessed with the updated Open Space Assessment 2022
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS/ practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Meon health (expansion and reconfiguration possible)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
Market Towns - Bishop's Waltham									
BW1 – The Vineyard/Tangier Lane	Open Space	Provision of on-site open space (Informal Open Space and LEAP).	Developer/Winchester City Council	In line with the delivery of the development	To be determined	To be determined	To be determined	To meet local needs and the open space requirements for development in line with DM5 and CP7 from LPP2 IDP (2017) and reassessed with the updated Open Space Assessment 2022	Open Space Assessment 2022 LPP2 IDP (2017).
	Local sewerage upgrades	There is limited capacity in the current network to accommodate waste water, therefore reinforcement of the waste water network is required.	Southern Water/ developer.	In line with the delivery of the development	To be determined	New Infrastructure charge	To be determined.	Southern Water to work with developers to deliver reinforcements.	Reg 18 Consultation response – Southern Water.
	Education	Contribution to the expansion of Bishops Waltham Infant and Junior Schools.	Developer	In line with the delivery of the development	To be confirmed	S106	To be confirmed	N/A	Regulation 18 Consultation response – Hampshire County Council

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Bishops Waltham Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
BW3 – Tollgate Sawmill	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Bishops Waltham Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
BW4 – Land north of Rareridge Lane	Education	21 pupil yield resulting in contribution 100 dwellings could generate up to 30 additional primary age pupils and 21 secondary age pupils. It is likely that these could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.	Hampshire County Council/Developer	After 2030	£690,669	S106	To be confirmed	Contribution required to secondary school in catchment area on basis of pupil yield as a result of development.	HCC response to reg 18 consultation
	Open space	Provision of open space (Informal Open Space) as part of scheme design.	Developer/Winchester City Council	In line with the delivery of the development	To be determined	To be determined	To be determined	To meet local needs in line with the updated Open Space Assessment 2022	Open Space Assessment 2022
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Bishops Waltham Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
Market Towns New Alresford									
NA1 – The Dean (planning permission granted for most parts of the site, current application on the remainder).	Transport	Provision of a public car park of about 50 spaces.	WCC	2025/26	1,065,000	S106 contributions and WCC budget	To be determined	There is a current application for the last part of the site, including the car park. The car park will be developed by the housing developer and sold to WCC who will operate it as a public car park (now about 40 spaces).	CAB3005
	Local sewerage upgrades	There is limited capacity in the current network to accommodate waste water, therefore reinforcement of the waste water network is required.	Southern Water/Developer.	In line with the delivery of the development	To be determined	New Infrastructure charge	To be determined	Southern Water have worked with developers to deliver reinforcements and flood prevention measures were also mentioned by EA but again have probably been completed.	Reg 18 Consultation response.
	Education	Contribution to the expansion of Sun Hill Infant and Junior Schools.	Hampshire County Council/Developer	Planned for 2029 or after	£8,737.804	S106	N/A	2ha land required to facilitate expansion	Reg 18 Consultation response/ Hampshire County Council School Places Plan

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Alresford Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
NA2 – Sun Lane (planning permission granted).	Open Space	Provision of 15ha of on-site open space. Incorporating different types of open space. Should also include a LEAP.	WCC/Town Council/Developer	In accordance with S106	To be determined	S106	To be determined	Final landscaping details of open space requested by s106. To be discussed with WCC and Town Council who will operate the open space.	Policy DM5. The 2015/16 Open Space Strategy has identified deficits in New Alresford. On-site provision will meet current and future needs, and reassessed with the updated Open Space Assessment 2022
	Education	Contribution to the expansion of Sun Hill Infant and Junior Schools. 1 form entry expansion to 3 form entry	Hampshire County Council/Developer	Planned for 2029 or after	£8,737.804	S106	N/A	2ha land required to facilitate expansion The S106 will set out expected contributions and timing.	Reg 18 Consultation response/ Hampshire County Council School Places Plan.
	Local Sewerage upgrades	There is limited capacity in the current network to accommodate waste water, therefore reinforcement of the waste water network is required.	Southern Water/Developer.	In line with the delivery of the development	To be determined	New Infrastructure re charge	To be determined	Southern Water to work with Developers to deliver reinforcements.	Reg 18 Consultation response.
	Transport	Delivery of new junction to A31, improved pedestrian and cycle access into the town centre, local traffic management measures.	Developer / HCC highways	In line with the delivery of the development and S106/S278	To be determined	S106 / S278	To be determined	New A31 junction required prior to occupation of any housing, and now under construction.	Discussion with developers.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Alresford Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
NA3 – Neighbourhood Plan Designation Area	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Alresford Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
	Others to be determined.	To be determined.	To be determined.	To be determined.	To be determined.	To be determined.	To be determined.	Other infrastructure requirements have been advised at present, but these will be identified in the neighbourhood plan	To be determined.
Larger Rural Settlements Colden Common									
CC1 – Clayfield Park	Open Space	Provision of on-site open space (Informal Open Space and Leap).	WCC/Developer	In accordance with S106	To be determined	S106	To be determined	N/A	To meet local needs and the open space requirements for development in line with DM5 and CP7 from LPP2

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
									IDP (2017) and reassessed with the updated Open Space Assessment 2022.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Twyford Surgery (Expansion possible)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
CC2 – Colden Common Farm	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries which falls below NHS space standards. ICB advice on potential for expansion is in brackets Twyford Surgery (Expansion possible)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
CC3- Land at Main Road	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Twyford Surgery (Expansion possible)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
CC4 – Land adjoining 85 Church Lane	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Twyford Surgery (Expansion possible)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
Larger Rural Settlements - Denmead									
DEN1 – Neighbourhood Plan Designation Area	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery which falls below NHS space standards. ICB advice on potential for expansion is in brackets Denmead Practice (opportunity for reconfiguration)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
	Others to be determined.	To be determined.	To be determined.	To be determined.	To be determined.	To be determined.	To be determined.	No other specific infrastructure requirements have been advised at present, but these will be identified in the neighbourhood plan	To be determined.
Larger Rural Settlements - Kings Worthy									
KW1 - Cornerways and Merrydale	Education	30 dwellings is likely to generate up to 9 primary age pupils and 6 secondary.	HCC/Developer	To be determined	To be determined	S106	To be determined	The site is served by Kings Worthy Primary and Henry Beaufort secondary. Kings Worthy is forecasting some capacity and may be able to accommodate. Henry Beaufort will be under pressure from Barton Farm and Sir John Moore Barracks so a secondary contribution may be required.	HCC response to reg 18 consultation
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets St Pauls (opportunity for reconfiguration)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
					dwelling sought			St Clements (New build 2024 – capacity exists) Friarsgate (expansion and reconfiguration possible)	Health Contributions for GP Provision – Technical Note for Developers
KW2 - Land at Cart & Horses PH	Open space	Significant open space on undeveloped part of site	Developer	In line with the delivery of the development	To be determined	To be determined	To be determined	In line with requirements for Policy NE3 and the Council's Open Space Assessment 2022.	Open Space Assessment 2022
	Transport	Contribution to improvements to nearby B3047/A33 junction and pedestrian links	Developer / HCC Highways	In line with the delivery of the development	£1.7m	S106/S278	To be determined.	HCC consulted on options for the junction improvement in 2023. The County Council request that the policy wording be revised for KW2 to allow for developer contributions to be collected towards improvement works at the Cart and Horses junction as an alternative to direct provision	Discussions with site promoter and Hampshire Highways
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets St Pauls (opportunity for reconfiguration) St Clements (New build 2024 – capacity exists) Friarsgate (expansion and reconfiguration possible)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
Larger Rural Settlements - Wickham									
WK1 – Winchester Road	Open Space	Provision of 3.5ha of land at Mill Lane for public sports pitches and changing facilities. Provision of on-site open space and allotments.	Developer	In line with the delivery of the development	To be determined	To be determined	To be determined	In line with requirements for Policy NE3 and the Council's Open Space Assessment 2022.	To meet local needs and the open space requirements for development in line with DM5 and CP7 and improve the amount and distribution of recreation land and facilities from LPP2 IDP (2017) and reassessed with the updated Open Space Assessment 2022
	Local Sewerage upgrades	There is limited capacity in the current network to accommodate waste water, therefore reinforcement of the waste water network is required.	Southern Water/Developer.	In line with the delivery of the development	To be determined	New Infrastructure charge	To be determined	Southern Water to work with Developers to deliver reinforcements.	Reg 18 Consultation response.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Wickham (capacity exists – expansion possible) Wickham Branch (no scope for reconfiguration or expansion) Bishops Waltham Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
WK5 – Mill Lane	Open Space	Provision of on-site open space.	Developer	After 2030	To be determined	To be determined	To be determined	In line with requirements for Policy NE3 and the Council's Open Space Assessment 2022.	Open Space Assessment 2022
	Education	Some increase in secondary provision may be required	Hampshire County Council/Developer	After 2030	To be determined	To be determined	To be determined	N/A	Advice from HCC Education
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Wickham (capacity exists – expansion possible) Wickham Branch (no scope for reconfiguration or expansion) Bishops Waltham Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
WK6 – Southwick Road / School Road	Open Space	Provision of on-site open space	Developer	After 2030 In line with the delivery of the development	To be determined	To be determined	To be determined	In line with requirements for Policy NE3 and the Council's Open Space Assessment 2022.	Open Space Assessment 2022
	Education	Some increase in secondary provision may be required	Hampshire County Council/Developer	After 2030 In line with the delivery of the development	To be determined	To be determined	To be determined	N/A	Advice from HCC Education
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Wickham (capacity exists – expansion possible) Wickham Branch (no scope for reconfiguration or expansion) Bishops Waltham Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
KN1 – Ravenswood	Open space	Provision of on-site open space	Developer	In line with the delivery of the development	To be determined	To be determined	To be determined	In line with requirements for Policy NE3 and the Council's Open Space Assessment 2022.	Open Space Assessment 2022
	Education	Some increase in secondary provision may be required 200 dwellings is likely to generate up to 60 primary age pupils and 42 secondary.	Hampshire County Council/Developer	In line with the delivery of the development	To be determined	To be determined	To be determined	The site is served by Wickham Primary School and Swanmore College. It is likely that these could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.	HCC response to reg 18 consultation
	Green infrastructure	Provision of Knowle Triangle and Meon Water Meadows as green infrastructure	Developer	In line with the delivery of the development In line with the	To be determined	S106	To be determined	N/A	S106

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
				delivery of the development					
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Wickham (capacity exists – expansion possible) Wickham Branch (no scope for reconfiguration or expansion) Bishops Waltham Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
Intermediate Rural Settlements - Hursley									
HU1 – Neighbourhood Plan Designation Area	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries which fall below NHS space standards. ICB advice on potential for expansion is in brackets Fryern Surgery (no scope for reconfiguration or expansion) Friarsgate (expansion and reconfiguration possible) Twyford Surgery (Expansion possible)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
	Others to be determined.	To be determined.	To be determined.	To be determined.	To be determined.	To be determined.	To be determined.	No other specific infrastructure requirements have been advised at present, but these will be identified in the neighbourhood plan.	To be determined.
Intermediate Rural Settlements - Otterbourne									
OT01 – Land east of Main Road	Open Space	Provision of 7 acres of open space including a LEAP.	WCC/Developer	After 2030 In line with the delivery of the development	To be determined	To be determined	To be determined	In line with requirements for Policy NE3 and the Council's Open Space Assessment 2022.	Open Space Assessment 2022 states Otterbourne requires additional play area and informal green space. Developers set an increased amount of open space for this policy
	Local Sewerage Upgrades	There is limited capacity on the site for a practical point of connection, therefore reinforcement of the waste water network is required.	Southern Water/Developer.	In line with the delivery of the development	To be determined	New Infrastructure charge	To be determined	Southern Water to work with developers to deliver reinforcements.	Reg 18 Consultation response/New Connections Services.
	Education	55 dwellings is likely to generate up to 17 additional primary age pupils and 12 at secondary age. Secondary. It is likely that these could be accommodated within the existing primary and secondary provision.	Hampshire County Council/Developer	In line with the delivery of the development	To be determined	To be determined	To be determined	The site is served by Otterbourne CE Primary School and a shared catchment for Thornden School and Crestwood School at Secondary. It is likely that these could be accommodated within the existing primary and secondary provision.	HCC response to reg 18 consultation
	Flood risk mitigation	See Appendix 2	Developer	In line with the delivery of the development.	To be confirmed	To be confirmed	To be confirmed.	A number of site specific mitigation measures have been identified in the SFRA as outlined in Appendix 2.	Strategic Flood Risk Assessment.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx.	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries which fall below NHS space standards. ICB advice on potential for expansion is in brackets	Regulation 18 response from ICB and the NHS

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
					£615 per dwelling sought			Fryern Surgery (no scope for reconfiguration or expansion) Twyford Surgery (Expansion possible)	from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
Intermediate Rural Settlements - South Wonston									
SW01 – Land at West Hill Road North	Open Space	Provision of children's play space.	WCC/Developer	After 2030 In line with the delivery of the development	To be determined	To be determined	To be determined	In line with requirements for Policy NE3 and the Council's Open Space Assessment 2022.	Open Space Assessment 2022
	Education	40 dwellings are likely to generate up to 12 additional primary age pupils and 8 secondary.	Hampshire County Council/Developer	In line with the delivery of the development	To be determined	To be determined	To be determined	The site is served by South Wonston Primary School and Henry Beaufort Secondary. It is likely that these could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.	HCC response to reg 18 consultation
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries. ICB advice on the current position is in brackets Gratton Surgery (opportunity for expansion - capacity exists) Gratton Branch	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
Intermediate Rural Settlements - Sutton Scotney									
SU01 – Land at Brightlands	Local sewerage upgrades	Further information is set out in Appendix 1 of the IDP and in the Statement of Common Ground with Southern Water.	Developer/Southern Water	After 2030	To be determined	S106.	To be determined	N/A	Reg 18 Consultation Response Southern Water Statement of Common Ground
	Open space	Significant open space on undeveloped part of site	Developer	After 2030 In line with the delivery of the development	To be determined	To be determined	To be determined	In line with requirements for Policy NE3 and the Council's Open Space Assessment 2022.	Open space assessment for Wonston requires additional open/green space. In relation to noise from services on A34 and potential archaeological finds recorded on/near the site would require lower density and increased open space.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgery. ICB advice on potential for expansion is in brackets Gratton Surgery (opportunity for expansion – capacity exists)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
Intermediate Rural Settlements - Swanmore									
SW1 – The Lakes	Local Sewerage upgrades	There is limited capacity in the current network to accommodate waste water, therefore reinforcement of the waste water network is required.	Southern Water/Developer.	In line with the delivery of the development	To be determined	New Infrastructure charge	To be determined	Southern Water to work with Developers to deliver reinforcements.	Reg 18 Consultation response.

Site Allocation	Infrastructure Type	Location /Project	Delivery Organisation	Timescale	Cost (Project level/Developer)	Funding Source – S106/CIL	Funding Shortfall	Notes	Data Source
	Flood risk mitigation	See Appendix 2	Developer	In line with the delivery of the development.	To be determined.	To be confirmed	To be determined.	A number of site specific mitigation measures have been identified in the SFRA as outlined in Appendix 2.	Strategic Flood Risk Assessment.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Wickham (capacity exists – expansion possible) Wickham Branch (no scope for reconfiguration or expansion) Bishops Waltham Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers
Intermediate Rural Settlements - Waltham Chase									
WC1 – Morgans Yard	Local Sewerage upgrades	There is limited capacity in the current network to accommodate waste water, therefore reinforcement of the waste water network is required.	Southern Water/Developer.	In line with the delivery of the development	To be determined	New Infrastructure charge	To be determined	Southern Water to work with Developers to deliver reinforcements.	Reg 18 Consultation response.
	Transport	Highway's introductions onto Winchester Road and Solomons Lane.	HCC	In line with the delivery of the development	In line with the delivery of the development	S106	In line with the delivery of the development	N/A	Reg 18 Consultation response – Hampshire County Council
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries, some of which fall below NHS space standards. ICB advice on potential for expansion is in brackets Wickham (capacity exists – expansion possible) Wickham Branch (no scope for reconfiguration or expansion) Bishops Waltham Surgery (no reconfiguration or expansion potential)	Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers

10 Baseline Conclusions

- 10.1 The Infrastructure Delivery Plan (IDP) provides a robust evidence base which identifies the infrastructure required to support the delivery of the allocations in the Proposed Submission (Regulation 19) Local Plan. Lead infrastructure organisations have been consulted as part of the preparation of the IDP and during the Regulation 18 consultation.
- 10.2 Section 8 (Part 2) of this IDP assesses the existing infrastructure as well as current and future plans of lead infrastructure organisations to ensure there are no 'show stoppers' for future development and the development strategy of the Local Plan.
- 10.3 Some of the sites allocated that are already part of larger strategic sites that benefit from existing planning permissions, such as West of Waterlooville already benefit from committed funding through mechanisms such as developer contributions such as the Community Infrastructure Levy (CIL) and S106 agreements.
- 10.4 The IDP is an iterative process and will continue to be refined over time in order to inform planning decisions. The delivery of infrastructure to support the Local Plan development strategy will be monitored at a high level through the Authorities Monitoring Report (AMR) and/or information in the Infrastructure Funding Statement (IFS) on an annual basis. The IDP may draw upon the AMR to provide more accurate costs, need and take account of the infrastructure that is provide as the implementation of infrastructure takes place. This will ensure that the full range of infrastructure needs will be kept up to date and will assist with any future review of the Local Plan.

Appendix 1 - Letter from Southern Water regarding the new pipeline between Sutton Scotney, South and the Harestock Waste Water Pumping Treatment Works and an update on Brambridge (Colden Common).



Ref: PRN770008
Date: 18 July
Tel: 0330 303 0368

Dear Adrian Fox,

I write further to our meeting held 4 July 2024 regarding the Winchester District Local Plan.

For ease of reference, I have set out below each of the points that you have raised and our response.

Please can you confirm the details of the scheme Southern Water is delivering at Saddlers Close & Gratton Close in Sutton Scotney.

The Southern Water sites located at Saddlers Close & Gratton Close are currently wastewater treatment sites, which receive raw sewage for treatment and discharge.

These sites require upgrades to ensure that they are compliant with new environmental standards and to prevent pollution spills, however there is currently not enough space at either site to install the necessary equipment.

As such, we are changing the Gratton Close and Saddlers Close wastewater treatment sites into wastewater pumping stations, which will pump wastewater through two newly installed sewer rising mains. This work is projected to cost in the order of 5.2 million pounds.

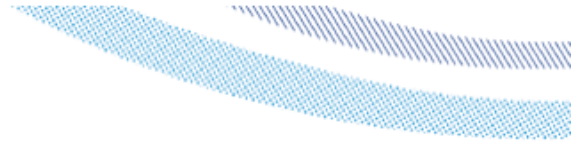
These new pumping stations will transfer wastewater from Sutton Scotney to discharge into the Harestock sewer catchment, where it will then be treated at our Harestock treatment site. This is a much bigger treatment site and has the equipment to treat wastewater to a higher environmental standard.

As part of the scheme, we'll also be removing the above ground storage tank at Saddlers Close.

The delivery of this work will result in a substantial reduction in the use of Southern Water tankers and see them only being used during major storm events or as part of the operational routine for the sites.

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Please can you provide an update on progress with this work.

To date, we have built 4.5 Kilometres of new sewer rising main pipe ready to take the wastewater to the Harestock catchment, this pipe will serve the new pumping stations.

We had hoped the new stations would be operational from December 2024 but due to periods of extremely wet weather over the winter, this is likely to be March 2025. This work will include taking the treatment works out of service and making them redundant.

After all the work has been completed, there will be occasional visits by our operational teams to the pumping stations to carry out regular maintenance, with the possibility of some tanker visits as part of the normal operational routine for the sites.

Please can you confirm that the new pumping stations and sewer rising mains will be able to accommodate the wastewater flow from the proposed development sites at Brightlands & West Hill Road North.

Whilst analysing the flow data procured during the scoping of this work, we identified that a second scheme is required to upgrade the 'receiving' sewer network in the Harestock catchment.

I have been advised by the project team that this new scheme, along with the work we are completing at Saddlers Close & Gratton Close, will be sufficient to allow those catchment sewers to meet the growth needs projected in the local plan and any new drainage connections from existing properties.

The work to upgrade the 'receiving' sewer network in Harestock is currently in the design phase and will be delivered as a business priority early in the next Financial Plan period of 2025 – 2030. To expedite delivery, we have already started to liaise with local landowners regarding land access requirements.

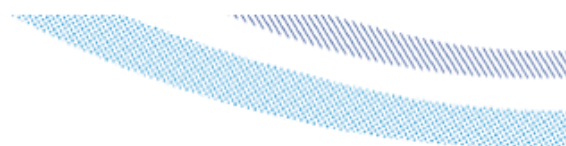
Please note that the Brightlands site in the local plan would drain to the new Saddlers Close Pumping Station, and West Hill Road North would drain directly to the Harestock sewer catchment.

With the scheme to upgrade the 'receiving' sewer network in Harestock projected to start as a priority in the next Financial Plan period of 2025 – 2030, the timescales for delivery of the work should align with the policies for housing development, as set out within the local plan. I have included these policies below as a point of reference.

*Criterion ii in Policy SUO1 (Brightlands) states: The development is phased for the latter part of the Local Plan period and **permission for housing development will not be granted before 2030;***

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Paragraph 9.24 in the Reg 19 states: *Permission will not be granted for the development of sites in advance of this phasing unless the Council is having difficulty in demonstrating an adequate 5-year housing land supply, which is not expected to be the situation, or the site would meet a particular local priority for housing. Brownfield sites, which often have a long lead in time in terms of delivery have been specifically phased towards the earlier parts of the Plan period, as are sites meeting specialist needs such as older persons' or student housing.*

Policy H2 in the Reg 19 LP also states: **Strategic 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: SU01 – Brightlands, Sutton Scotney (60 dwellings)***

As you will be aware, we also undertake sewer capacity assessments during the planning application process, using the proposed point of connection provided by the developer. Where any capacity constraints are identified, we work directly with developers to ensure that the occupation of the development is phased to align with the delivery of the necessary infrastructure, as required.

This phasing is done to ensure that the wastewater flow from the development does not cause a detriment to the operation of the sewer system. This process is often supported by planning policies and conditions that stipulate that phasing is coordinated with the delivery of the reinforcement work.

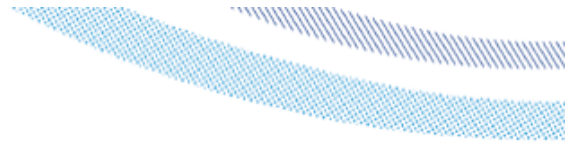
I hope the above provides some reassurance that we are committed to ensuring that the necessary infrastructure is in place to serve future development. We will work closely with you to ensure that any new development does not cause detriment to the operation of the public sewer system.

Will existing properties in Sutton Scotney be able to connect new drainage to the new pipeline once it is fully operational.

It is my understanding that this point relates to existing properties that are currently not served by a public sewer but served by either a private system or a septic tank/cess pit.

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For clarification, residents wishing to explore moving from a septic tank/cess pit to the option of connecting new drainage to a public sewer, would firstly need to explore options with a private drainage contractor.

This is because there is an obligation on the homeowner to lay the new drainage serving the property and have it run to a point of connection to the public sewer, and we would recommend that a private contractor firstly assesses the options and provides the associated costing to the resident(s) that they are liable for.

Guidance on connecting to our public sewer can be found here on our website - [Sewer Connection - Southern Water](#)

The above guidance would also be appropriate for an existing private drainage system that wished to connect to our public sewer system. The first step would be for the owner of the private system to make a sewer connection application to us for our consideration.

Please note that any proposed connection would not be made directly into the new pipeline, as it is a pressurised sewer rising main. The new connection would need to be made either to gravity sewers draining to the pumping stations, or directly to the pumping stations, dependent on the technical requirements.

For residents who are currently served by a cess pit or septic tank, they may be eligible to apply for our first-time drainage scheme, if the asset is causing an environmental or amenity problem.

Further guidance on the scheme can be found here on our website - [First Time Sewerage Scheme - Southern Water](#)

Guidance on septic tanks can be found here on the government website - [Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK \(www.gov.uk\)](#)

Wonston Parish Council have received advice that the new pipeline is pressurised and any new drainage connections from existing properties would impact on groundwater in the area, which may cause flooding. Please can you confirm that this will not be the case.

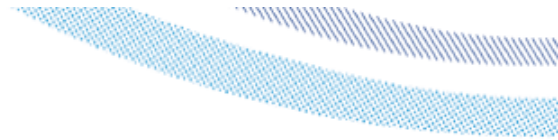
As advised further above, the new pipelines are pressurised sewer rising mains used to transfer wastewater from the new pumping station sites to the Harestock sewer catchment.

Sewer rising mains convey sewage under pressure and are sealed pipes, so it is not possible to connect new drainage from existing properties to these assets.

Any new connections would need to be made via newly laid private drainage connected to a gravity sewer system upstream of the new pumping stations.

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Each connection would be assessed through the sewer connection application process, which is a regulatory process governed by Section 106 of the [Water Industry Act 1991 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

Please can you also provide an update on the works you are undertaking in response to flooding issues in Brambridge?

As you are aware, during periods of heavy rainfall the foul sewer network becomes overwhelmed by surface water entering the system. This is a 'foul only' system and is not designed to also drain surface water.

Our investigations are looking to pinpoint where the surface water is entering the system, to allow us to target investment in solutions that solve these root cause issues.

We have also been undertaking work on the sewer rising main for Kiln Lane pumping station to the Chickenhall treatment site, to ensure that this sealed pressurised pipe is free from any obstructions and 'pushing forward' all the flow that it is designed to.

To date, the work on this sewer rising main has cost circa 1.8 million pounds, this does not include any additional work that may be identified from the Sahara and Sonar surveys mentioned further below.

I have split the update on this work in two, to reflect these two workstreams, and I have also attached a slide pack which was shared at a Banbridge Community Meeting held Tuesday 30 May 2024.

Work on the Sewer Rising Main

We disconnected the end of the Kiln Lane sewer rising main from a common manifold where two other rising mains connect, to create its own free discharge into the Chickenhall treatment site.

We have also completed a clean of the sewer rising main using a non-invasive cleaning technique called 'Ice Pigging', this technique is designed for sewer rising mains and uses slush ice to remove debris from inside the pipe.

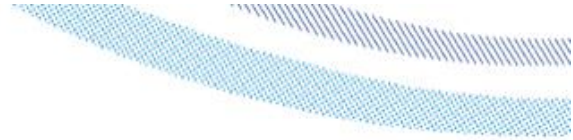
Further to the Ice Pigging work, Sahara and Sonar surveys are now being programmed for delivery. These surveys are a highly accurate inspection system, used to understand the condition of the pipeline and detect any blockages or restrictions within the pipe.

Work on the Sewer Catchments

We have conducted a 1.25 Kilometre CCTV survey from Church Lane to Brambridge looking for additional flow entering the sewer network, this has included heavy jetting to clean the sewers to supplement the work.

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An impermeable area survey is being carried out in the Fishers Pond area. This survey seeks to determine what surface water run-off in the area is entering the public foul sewer system.

We will also be looking at the operation of surface water and highways drains in the Fishers Pond area as part of this work, along with any possible misconnections of surface water drainage to the foul system.

I hope the work set out above provides some reassurance to you that we continue to investigate the root cause of the public foul sewer being overwhelmed during wet weather periods, and we are undertaking the necessary remedial work where required.

How to contact us

For more information in relation to the work, residents can contact the Capital Projects Customer Team directly via capitalcomms@southernwater.co.uk, Monday to Friday, 9am to 5pm.

Alternatively, they can call us on 0330 3030 368, advising us that they are calling about Capital Projects and providing the Project Reference Number (PRN) 770008 for our work at Saddlers Close & Gratton Close and 775033 for our work in Brambridge.

Yours faithfully,

Ryan Lownds

Strategic Planning Lead

Southern Water

Using your information: We use the information you give us to resolve your queries and provide you with water and wastewater services. We also collect feedback to help us improve our services. To find out more please visit [southernwater.co.uk/privacy](https://www.southernwater.co.uk/privacy)

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Brambridge Wastewater Flooding: Community Event

Thursday 30 May 2024



Agenda

- Introductions
- Situational background – cause of wastewater flooding
- Wet weather management (immediate mitigation)
- Recent works in aim of resolving flooding issues
- Next steps (short and long term)
- Your questions



2

Situational background – wastewater flooding causes

- During times of rainfall the foul network becomes overwhelmed by **surface water flows from rainfall that shouldn't be in the sewer system.**
- Our investigations are looking to pinpoint where surface water is entering the foul only system so we can target investment in solutions that solve these root cause issues.
- Wastewater flooding impacts the environment, customers, business and road users – we continue to collaborate closely with your community representatives and our regulators, which has facilitated continued post incident learning, improved community communication and targeted investigatory works.



3

Site Management

An ongoing tankering operation continues during wet weather, to protect the environment and property flooding.

Continued improvements in wet weather management include:

- Improved supervision on site
- Improved tanker loading operations:
 - Faster loading
 - Quieter Loading
 - Reduced light pollution from tanker turning
- Site information board for tanker drivers & supervisors
- Site resilience further improved with additional pumps & control system
- Road repairs being scoped



Wet Weather Management



5

Diversion of the Rising main at the Treatment Works

These photos of the scheme show the separation of the end of the rising main to give it its own free discharge at the Works. The two dark blue valves in the photo were procured from Australia as they are special!



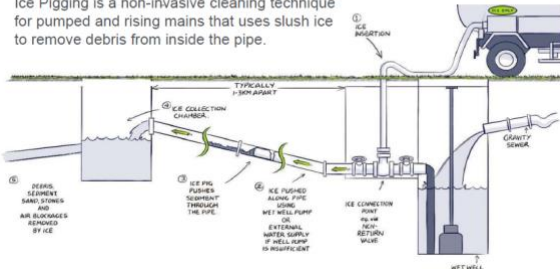
Recent works



7

Ice Pigging

Ice Pigging is a non-invasive cleaning technique for pumped and rising mains that uses slush ice to remove debris from inside the pipe.



Next steps (short and long term)

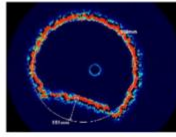


10

Sahara and Sonar survey

A highly accurate inspection system used for pipeline condition assessment.

- Acoustic Inspection: Detects trapped pockets of gas that may cause a restriction to flow.
- Pressure survey: Has the ability to flag up any large reductions in the cross section of the pipeline.
- Line and profile trace: This will provide the x, y and z co-ordinates for the pipeline
- Sonar survey: Separate to the Sahara survey, looking for any ovality of the pipe, any heavy blockages or restrictions.



11

Catchment Investigations



12

The Catchment



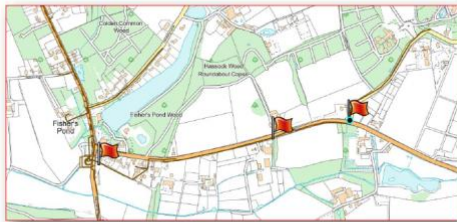
13

Colden Common



14

Fishers Pond



15

Otterbourne



16

Kiln Lane Sewer Cleaning and Investigation Work



- Online will be conducting the 1.25km CCTV survey from Church Lane to Brambridge.
- Will be using Main Line CCTV rig and Surveyors to carry out Investigation works which includes Lifting mh recording flow. Heavy jetties and tankers whilst onsite
- All staff will be in uniform with correct PPE.
- Work will start on 28th April for



17

Fishers Pond Impermeable Area Survey



- Online will be carrying out the IAS starting the 7th May
- They will be working through the fishers pond area up to Marwell Zoo
- A project manager employed from Online will be managing the schedule of works.
- They will be looking at Surface Water and highways drains and possible mis connections within this area.
- Myself and Luke will be visiting Marwell Zoo on the 10th of May to have discussions with there teams about there drainage system



18

Communications Plan



19

Action Taken and Next Steps

We're committed to improving our communications with the Brambridge community whilst we investigate the options to reduce wastewater flooding in the area.

- Monthly meetings with community representatives and regulators.
- Customer letters – updating on progress.
- SMS text messages – providing awareness of emergency works (traffic management).
- Community drop in event.



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Thank you
Any questions?



Appendix 2 – Site Specific Recommendations, Strategic Flood Risk Assessment

SITE ALLOCATION REFERENCE	OT01
SITE ADDRESS	Land East of Main Road (Otterbourne)

FLOOD RISK SUMMARY
<p>The main river Otterbourne Stream flows approximately 63m from the site. The majority of the site (99.99%) is defined as Flood Zone 1, with 0.01% in Flood Zone 2 (along the north eastern boundary). This site has been included in Group 4 as a conservative approach.</p> <p>Modelling included within this report shows part of the site to be at risk of flooding during the 1% + 35% AEP event, as well as a part of Main Road north of the site to be at risk during the 1% + 35% AEP event with a hazard rating of Very Low to Significant.</p> <p>The Risk of Flooding from Surface Water Map indicates that the site is at risk of flooding from surface water in the 1% and 0.1% AEP events, with pooling at the west of the site.</p> <p>The BGS Susceptibility to Groundwater Flooding dataset indicates that there is potential for groundwater flooding to occur at surface in the area.</p> <p>The site is not at risk of flooding from reservoirs in the event of a breach on a wet or dry day.</p> <p>The site does not lie within a Priority Group.</p> <p>There is a recorded flood investigation within 500m of the site that occurred at Kiln Lane in 2014.</p> <p>There is a flood outline within 500m of the site that occurred in winter 2013/2014.</p>

SITE SPECIFIC RECOMMENDATIONS
<p>55 residential units are proposed for this site. A site-specific FRA will be required to satisfy part 2) of the Exception Test, i.e. to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <ul style="list-style-type: none"> - A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk. i.e. away from the north boundary of the site, and where there is potential for groundwater flooding at surface. - Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. If development is proposed within the design flood extent, level-for-level and volume-for-volume floodplain compensation storage within the development sites will be required. - Finished Floor Levels for residential accommodation must be above the design flood event (1% AEP including central climate change allowance) plus a minimum 300mm freeboard. - Safe access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) is available for the site heading south along Main Road. Access/egress should be considered further as part of a site-specific FRA. - Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing. - A Site Investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures. - The site is not within an area that has been shown to be potentially affected in the event of a reservoir breach or failure.

SITE ALLOCATION REFERENCE	SH1
SITE ADDRESS	West of Waterlooille (Waterlooille)

<p>FLOOD RISK SUMMARY</p> <p>The main river Old Park Stream as well as numerous ordinary watercourses flow through the site. The majority of the site (88%) is defined as Flood Zone 1, with 9% in Flood Zone 2 and the remainder in Flood Zone 3a and 3b.</p> <p>Modelling available for River Wallington shows part of the site to be at risk of flooding in the 0.1% AEP events, with access roads west and north of the site at risk during the 0.1% AEP events with a hazard rating of Very Low to Extreme.</p> <p>The Risk of Flooding from Surface Water Map indicates that the site is at risk of flooding from surface water in the 1% and 0.1% AEP events, with flow paths running throughout the site.</p> <p>The BGS Susceptibility to Groundwater Flooding dataset indicates that there is limited potential for groundwater flooding to occur, potential for groundwater flooding to occur at surface, and potential for groundwater flooding of property situated below ground level in the area.</p> <p>The site is not at risk of flooding from reservoirs in the event of a breach on a wet or dry day.</p> <p>The site does not lie within a Priority Group.</p> <p>There is a recorded flood investigation within 500m of the site that occurred at Byrmys Business Park in winter 2000. There are no flood outlines within 500m of the site.</p>
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<p>SITE SPECIFIC RECOMMENDATIONS</p> <p>250 residential units are proposed for this site and outline planning permission has been obtained. A site-specific FRA will be required to satisfy part 2) of the Exception Test, i.e. to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <ul style="list-style-type: none"> - Modelling available for this site is considered to be outdated, and therefore site-specific modelling will be required for any new development. - A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk. i.e. avoiding the main river and watercourses throughout the site, and where there is potential for groundwater flooding at surface. - Development is not permitted in areas of Flood Zone 3b Functional Floodplain. This part of the site should be retained as floodplain and steps taken to restore the land to provide a more natural edge of the river. - New development within 8 metres of a Main River or Ordinary Watercourse will require consent from either the Environment Agency or Hampshire County Council (as LLFA) respectively. - Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. If development is proposed within the design flood extent, level-for-level and volume-for-volume floodplain compensation storage within the development sites will be required. - Finished Floor Levels for residential accommodation must be above the design flood event (1% AEP including central climate change allowance) plus a minimum 300mm freeboard. - Dry access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) as well as safe refuge may be achievable for the site heading south along the A3 and heading east along Hambledon Road based on modelling available for the site. Dry access/egress for surface water is not likely to be achievable in either the 1% AEP or 0.1% AEP event due to surface water on all surrounding roads. Access/egress should be considered further as part of a site-specific FRA. Consultation with Emergency Planners will be required to discuss the safety of occupants, and not place an unacceptable additional burden on the emergency services. - Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing. - A Site Investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures. - The site is not within an area that has been shown to be potentially affected in the event of a reservoir breach or failure.

SITE ALLOCATION REFERENCE	SH2
SITE ADDRESS	North Whiteley (Curbridge)

FLOOD RISK SUMMARY
<p>The main river Curbridge Creek as well as three ordinary watercourses flow through the site. The majority of the site (93%) is defined as Flood Zone 1 with 1% in Flood Zone 2 and 6% in Flood Zone 3a.</p> <p>There are no available hydraulic model results covering the site.</p> <p>The Risk of Flooding from Surface Water Map indicates that the site is at risk of flooding from surface water in the 1% and 0.1% AEP events, with flow paths running throughout the site.</p> <p>The BGS Susceptibility to Groundwater Flooding dataset indicates that there is limited potential for groundwater flooding to occur, potential for groundwater flooding to occur at surface, and potential for groundwater flooding of property situated below ground level in the area.</p> <p>The site is not at risk of flooding from reservoirs in the event of a breach on a wet or dry day.</p> <p>The site does not lie within a Priority Group.</p> <p>There are no flood outlines or recorded flood investigations within 500m of the site.</p>

SITE SPECIFIC RECOMMENDATIONS
<p>200 residential units are proposed for this site and outline planning permission has been obtained. A site-specific FRA will be required to satisfy part 2) of the Exception Test, i.e. to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <ul style="list-style-type: none"> - A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk, i.e. avoiding areas around the main river where Flood Zones 2 and 3 are present, and where there is potential for groundwater flooding at surface. - Modelling is not available for this site, and therefore site-specific modelling will be required for any new development to confirm the flood risk during a 1% AEP event including climate change. - Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. For example, the built footprint of new development of the site should not exceed that of the existing building and where possible should be reduced. If development is proposed within the design flood extent, level-for-level and volume-for-volume floodplain compensation storage within the development sites will be required. - Finished Floor Levels for residential accommodation must be above the design flood event (1% AEP including central climate change allowance) plus a minimum 300mm freeboard. - Safe access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) will need to be designed into the site masterplan, informed by hydraulic modelling of the watercourses. The eastern part of the site is not currently well connected to areas outside the floodplain, and therefore appropriate crossings for the watercourses will need to be designed into the site. Access is then available along the A3051. - Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing. - A Site Investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures. - The site is not within an area that has been shown to be potentially affected in the event of a reservoir breach or failure.

SITE ALLOCATION REFERENCE	SW1
SITE ADDRESS	The Lakes (Swanmore)

<p>FLOOD RISK SUMMARY</p> <p>An unnamed main river which is a tributary of the River Hamble flows through the site. The majority of the site (85%) is defined as Flood Zone 1, with 3% in Flood Zone 2 and 12% in Flood Zone 3a.</p> <p>There are no available hydraulic model results covering the site.</p> <p>The Risk of Flooding from Surface Water Map indicates that the site is at risk of flooding from surface water in the 1% and 0.1% AEP events, with flow paths running throughout the site.</p> <p>The BGS Susceptibility to Groundwater Flooding dataset indicates that there is no potential for groundwater flooding to occur in the area.</p> <p>The site is not at risk of flooding from reservoirs in the event of a breach on a wet or dry day. The site does not lie within a Priority Group.</p> <p>There are no recorded flood investigations or flood outlines within 500m of the site.</p>
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<p>SITE SPECIFIC RECOMMENDATIONS</p> <p>100 residential units are proposed for this site and outline planning permission has been obtained. A site-specific FRA will be required to satisfy part 2) of the Exception Test, i.e. to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <ul style="list-style-type: none"> - A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk. i.e. away from the main river along the south border of the site where Flood Zones 2 and 3 are present. - Modelling is not available for this site, and therefore site-specific modelling will be required for any new development to confirm the flood risk during a 1% AEP event including climate change. - Retain an 8 metre wide undeveloped buffer strip alongside Main Rivers and explore opportunities for riverside restoration. Retain a 5 metre wide buffer strip alongside Ordinary Watercourses. New development within 8 metres of a Main River or Ordinary Watercourse will require consent from either the Environment Agency or Hampshire County Council (as LLFA) respectively. - Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. If development is proposed within the design flood extent, level-for-level and volume-for-volume floodplain compensation storage within the development sites will be required. - Finished Floor Levels for residential accommodation must be above the design flood event (1% AEP including central climate change allowance) plus a minimum 300mm freeboard. - Dry access/egress for surface water is likely to be achievable heading north along New Road and Hill Pound. Access/egress should be considered further as part of a site-specific FRA. - Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing. - A Site Investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures. - The site is not within an area that has been shown to be potentially affected in the event of a reservoir breach or failure.

SITE ALLOCATION REFERENCE	W2
SITE ADDRESS	Sir John Moore Barracks (Winchester)

<p>FLOOD RISK SUMMARY</p> <p>An unnamed main river which is a tributary of the River Itchen flows through the site. Two tributaries of the unnamed main river flow through the site. The majority of the site (97%) is defined as Flood Zone 1, with 3% in Flood Zone 3a.</p> <p>There are no available hydraulic model results covering the site.</p> <p>The Risk of Flooding from Surface Water Map indicates that the site is at risk of flooding from surface water in the 1% and 0.1% AEP events, with flow paths running throughout the site.</p> <p>The BGS Susceptibility to Groundwater Flooding dataset indicates that there is limited potential for groundwater flooding to occur, potential for groundwater flooding to occur at surface, and potential for groundwater flooding of property situated below ground level in the area.</p> <p>The site is not at risk of flooding from reservoirs in the event of a breach on a wet or dry day.</p> <p>The site does not lie within a Priority Group.</p> <p>There is a recorded flood investigation within 500m of the site which occurred in 2014 in Littleton.</p> <p>There are recorded flood outlines within 500m of the site, occurring in winter 2000/2001 at Nunswalk, winter 2013/2014 at Fyfield Way, and winter 1995 at Nunswalk.</p>

<p>SITE SPECIFIC RECOMMENDATIONS</p> <p>900 residential units are proposed for this site. A site-specific FRA will be required to satisfy part 2) of the Exception Test, i.e. to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <ul style="list-style-type: none"> - A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk. i.e. avoiding areas around the main river where Flood Zones 2 and 3 are present, the tributaries of the main river, and where there is potential for groundwater flooding at surface. - Modelling is not available for this site, and therefore site-specific modelling will be required for any new development to confirm the flood risk during a 1% AEP event including climate change. - Retain an 8 metre wide undeveloped buffer strip alongside Main Rivers and explore opportunities for riverside restoration. New development within 8 metres of a Main River will require consent from either the Environment Agency or Hampshire County Council (as LLFA) respectively. - Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. If development is proposed within the design flood extent, level-for-level and volume-for-volume floodplain compensation storage within the development sites will be required. - Finished Floor Levels for residential accommodation must be above the design flood event (1% AEP including central climate change allowance) plus a minimum 300mm freeboard. - Dry access/egress for surface water is likely to be achievable heading north along Andover Road North and south along Main Road. Access/egress should be considered further as part of a site-specific FRA. - Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing. - A Site Investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures. - The site is not within an area that has been shown to be potentially affected in the event of a reservoir breach or failure.
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SITE ALLOCATION REFERENCE	W3
SITE ADDRESS	St Peter's Car Park (Winchester)

<p>FLOOD RISK SUMMARY</p> <p>An unnamed main river is culverted through the site. The majority of the site (85%) is defined as Flood Zone 1, with 15% in Flood Zone 2. Flood Zone 3a and 3b are located at the northern boundary of the site.</p> <p>Modelling available for the River Itchen shows flooding in the 1% AEP +35% climate change event adjacent to the northern boundary, with the main access roads unaffected.</p> <p>The Risk of Flooding from Surface Water Map indicates that the site is at risk of flooding from surface water in the 1% and 0.1% AEP events, with flow paths running along the north of the site.</p> <p>The BGS Susceptibility to Groundwater Flooding dataset indicates that there is potential for groundwater flooding to occur at surface in the area. The site is not at risk of flooding from reservoirs in the event of a breach on a dry day, and is at risk of 74.7% of the site flooding on a wet day.</p> <p>The site lies within the Central Winchester Priority Group, details of relevant policies can be seen in Section 2.7 of the Level 2 SFRA.</p> <p>There are no recorded flood investigations within 500m of the site. There are four recorded flood outlines within 500m of the site, three of which occurred in winter 2013/2014 at Park Avenue, Water Lane, and Winchester Leisure Centre, and one which occurred in winter 2000/2001.</p>
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<p>SITE SPECIFIC RECOMMENDATIONS</p> <p>30 residential units are proposed for this site. A site-specific FRA will be required to satisfy part 2) of the Exception Test, i.e. to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <ul style="list-style-type: none"> - A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk. i.e. avoiding areas around the main river where Flood Zones 2 and 3 are present, and where there is residual risk of reservoir flooding. - Retain an 8 metre wide undeveloped buffer strip alongside Main Rivers and explore opportunities for riverside restoration including deculverting. New development within 8m of a Main River will require consent from either the Environment Agency or Hampshire County Council (as LLFA) respectively. - Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. If development is proposed within the design flood extent, level-for-level and volume-for-volume floodplain compensation storage within the development sites is required for any increase in building footprint. - Finished Floor Levels for residential accommodation must be above the design flood event (1% AEP including central climate change allowance) plus a minimum 300mm freeboard. - Safe access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) is available for the site along North Walls. Dry access/egress for surface water is not likely to be achievable in the 0.1% AEP event. Dry access/egress for surface water is likely to be achievable in the 1% AEP event heading east along North Walls. Access/egress should be considered further as part of a site-specific FRA. - The site is located within the Central Winchester Priority Group. Policies for this Priority Group set out by Hampshire County Council must be adhered to throughout the development of this site. - Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing. - A Site Investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures. - The site is within an area that has been shown from modelling to be potentially affected in the event of a reservoir breach or failure. This should be assessed appropriately to inform the development strategy and ensure that the masterplan includes appropriate measures to manage the potential for inundation within the site.
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SITE ALLOCATION REFERENCE	W7
SITE ADDRESS	Central Winchester Regeneration (Winchester)

FLOOD RISK SUMMARY
<p>Numerous unnamed main rivers which are tributaries of the River Itchen are culverted through the site. Much of the site (55%) is defined as Flood Zone 1, with 40% in Flood Zone 2, 4% in Flood Zone 3a, and 1% in Flood Zone 3b.</p> <p>Modelling available for the River Itchen shows part of the site to be at risk of flooding in the 1%+35%CC AEP event, with access roads to the north, south, and east of the site at risk during the 1%+35%CC AEP event with a hazard rating of Very Low to Significant.</p> <p>The Risk of Flooding from Surface Water Map indicates that the site is at risk of flooding from surface water in the 1% and 0.1% AEP events, with flow paths running throughout the site.</p> <p>The BGS Susceptibility to Groundwater Flooding dataset indicates that there is potential for groundwater flooding to occur at surface in the area.</p> <p>The site is not at risk of flooding from reservoirs in the event of a breach on a dry day, and for 83.9% to be at risk during a wet day.</p> <p>The site lies within the Central Winchester Priority Group, details of relevant policies can be seen in Section 2.7 of the Level 2 SFRA.</p> <p>There is a recorded flood investigations within 500m of the site which occurred at the Culverwell Gardens in 2014. There are recorded flood outlines within 500m of the site, three of which occurred in winter 2013/2014 at Water Lane, Park Avenue, and Winchester Leisure Centre, as well as one which occurred in winter 2000/2001.</p>

SITE SPECIFIC RECOMMENDATIONS
<p>300 residential units are proposed for this site. A site-specific FRA will be required to satisfy part 2) of the Exception Test, i.e. to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <ul style="list-style-type: none"> - A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk. i.e. avoiding areas around the main river where Flood Zones 2 and 3 are present, and where there is residual risk of reservoir flooding. - Development is not permitted in areas of Flood Zone 3b Functional Floodplain. This part of the site should be retained as floodplain and steps taken to restore the land to provide a more natural edge of the river. - Retain an 8 metre wide undeveloped buffer strip alongside Main Rivers and explore opportunities for riverside restoration including deculverting. New development within 8m of a Main River or Ordinary Watercourse will require consent from either the Environment Agency or Hampshire County Council (as LLFA) respectively. - Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. If development is proposed within the design flood extent, level-for-level and volume-for-volume floodplain compensation storage within the development sites will be required. - Finished Floor Levels for residential accommodation must be above the design flood event (1% AEP including central climate change allowance) plus a minimum 300mm freeboard. - Safe access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) is available for the site along St George's Street. Dry access/egress for surface water is likely to be achievable in the 1% AEP event heading east along St George's Street. Dry access/egress for surface water is not likely to be achievable in the 0.1% AEP event. Access/egress should be considered further as part of a site-specific FRA. - The site is located within the Central Winchester Priority Group. Policies for this Priority Group set out by Hampshire County Council must be adhered to throughout the development of this site. - Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing. - A Site Investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures. - The site is within an area that has been shown from modelling to be potentially affected in the event of a reservoir breach or failure. This should be assessed appropriately to inform the development strategy and ensure that the masterplan includes appropriate measures to manage the potential for inundation within the site.

SITE ALLOCATION REFERENCE	W10
SITE ADDRESS	River Park (Winchester)

<p>FLOOD RISK SUMMARY</p> <p>The River Itchen (main river) flows approximately 1.9m from the southern boundary of the site, and an ordinary watercourse runs 2.8m from the northern and eastern boundary of the site. Much of the site is defined as Flood Zone 1, with 31% in Flood Zone 2, 9% in Flood Zone 3a, and 9% in Flood Zone 3b.</p> <p>Modelling available for the River Itchen shows part of the site to be at risk of flooding in the 1%+35%CC AEP event, with access roads to the north unaffected.</p> <p>The Risk of Flooding from Surface Water Map indicates that the site is at risk of flooding from surface water in the 0.1% AEP event, with a flow path running through the east of the site.</p> <p>The BGS Susceptibility to Groundwater Flooding dataset indicates that there is potential for groundwater flooding to occur at surface in the area.</p> <p>The site is not at risk of flooding from reservoirs in the event of a breach on a dry day, and that 87.9% is at risk during a wet day.</p> <p>The site lies within the Central Winchester Priority Group, details of relevant policies can be seen in Section 2.7 of the Level 2 SFRA.</p> <p>There are no recorded flood investigations within 500m of the site. There are recorded flood outlines within 500m of the site, two of which occurred in winter 2013/2014 at Park Avenue and Winchester Leisure Centre, and one which occurred in winter 2000/2001.</p>

<p>SITE SPECIFIC RECOMMENDATIONS</p> <p>Employment space is proposed for this site. A site-specific FRA will be required to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.</p> <ul style="list-style-type: none"> - A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk. i.e. avoiding areas around the main river and ordinary watercourse where Flood Zones 2 and 3 are present, and where there is residual risk of reservoir flooding. - Development is not permitted in areas of Flood Zone 3b Functional Floodplain. This part of the site should be retained as floodplain and steps taken to restore the land to provide a more natural edge of the river. - Retain an 8 metre wide undeveloped buffer strip alongside Main Rivers and explore opportunities for riverside restoration. New development within 8m of a Main River or Ordinary Watercourse will require consent from either the Environment Agency or Hampshire County Council (as LLFA) respectively. - Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. If development is proposed within the design flood extent, level-for-level and volume-for-volume floodplain compensation storage within the development sites is required for any increase in building footprint. - Finished Floor Levels for Less Vulnerable development should be set above the design flood where possible (1% AEP including central climate change allowance) level, but as a minimum steps should be taken to ensure that the development is appropriately flood resistant and resilient - Safe access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) is likely to be achievable heading south along Gordon Road. Dry access/egress for surface water is not likely to be achievable, with flow paths along Gordon Road. Access/egress should be considered further as part of a site-specific FRA. - The site is located within the Central Winchester Priority Group. Policies for this Priority Group set out by Hampshire County Council must be adhered to throughout the development of this site. - Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing. - A Site Investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures. - The site is within an area that has been shown from modelling to be potentially affected in the event of a reservoir breach or failure. This should be assessed appropriately to inform the development strategy and ensure that the masterplan includes appropriate measures to manage the potential for inundation within the site.

Appendix 3 – Open Space Need in the District

Ward/Parish	Allotments Sufficiency/Deficit (m2)	Informal Green Space Sufficiency/Deficit (m2)	Natural Green Space Sufficiency/Deficit (m2)	Play Sufficiency/Deficit (m2)	Park/Recreation Ground Sufficiency/Deficit (m2)	Sports Ground Sufficiency/Deficit (m2)	TOTAL
Bighton	-0.07	-0.26	-0.33	-0.14	-0.25	3.52	2.47
Bishops Sutton	-0.09	-0.10	-0.45	-0.22	-0.34	-0.24	-1.54
Bishop's Waltham	0.85	8.55	20.93	-2.41	1.03	4.36	33.31
Boarhunt	0.05	-0.46	-0.57	-0.24	0.67	-0.43	-0.98
Colden Common	0.05	-0.71	1.34	-1.40	-1.69	5.26	2.85
Compton & Shawford	-0.35	2.19	53.67	-0.78	-1.03	2.67	56.37
Crawley	-0.08	-0.33	-0.27	-0.10	1.23	-0.31	0.14
Curdrige	0.33	-1.15	13.53	-0.71	1.31	1.25	14.56
Denmead	-1.39	-1.75	1.88	-2.60	-3.54	-1.01	-8.41
Durley	-0.21	-0.48	-1.06	-0.45	0.71	-0.80	-2.29
Headbourne Worthy	1.09	5.08	19.40	1.76	3.20	3.70	34.23
Hursley	0.04	-0.39	24.85	-0.30	0.54	3.37	28.11
Kings Worthy	-0.94	2.95	0.80	-2.01	-0.73	-2.20	-2.13
Littleton	-0.18	-0.54	0.43	-0.22	5.09	-0.67	3.91
Micheldever	0.24	-0.46	-1.51	-0.68	2.42	-1.13	-1.12
New Alresford	-0.41	-1.23	-5.50	-1.99	0.75	1.40	-6.98
Newlands	-0.45	0.53	11.16	-1.08	-1.71	-1.71	6.74
Northington	-0.05	0.26	-0.23	-0.11	-0.17	-0.17	-0.47
Old Alresford	-0.12	0.37	-0.58	-0.11	-0.44	0.56	-0.32
Otterbourne	0.87	-0.30	29.38	-0.70	1.59	1.66	32.50

Shedfield	0.07	-2.04	14.63	-1.98	0.49	-1.20	9.97
South Wonston	0.14	-1.69	-2.96	-1.25	1.94	-2.22	-6.04
Southwick	-0.19	-0.37	-0.97	-0.27	-0.24	-0.73	-2.77
Sparsholt	-0.22	-0.54	0.00	-0.51	-0.72	0.75	-1.24
Swanmore	0.01	0.33	1.88	-0.88	-0.96	3.33	3.71
Whiteley	-0.70	11.21	260.50	-1.31	-2.62	-0.12	266.96
Wickham	-0.93	0.94	1.78	-2.04	-3.49	3.14	-0.60
Winchester – Badger Farm	-0.53	5.16	8.37	-1.25	-1.98	-1.98	7.79
Winchester – Oliver's Battery	-0.30	-0.53	17.04	-0.60	0.24	-1.12	14.73
Winchester – St Barnabus Ward	-1.7	-4.9	-9.4	-4.0	-4.7	-5.0	-29.8
Winchester – St Bartholomew Ward	3.73	-1.70	-0.23	-4.25	3.54	-3.92	-2.83
Winchester – St Luke's Ward	0.63	3.17	-6.11	-2.43	0.03	-4.58	-9.29
Winchester – St Michael's Ward	3.71	-1.22	27.15	-2.71	0.31	6.88	34.12
Winchester – St Paul's Ward	-1.86	-3.26	-10.0	-4.75	-4.54	-7.48	-31.86
Wonston	0.03	-0.93	-1.62	-0.30	2.65	-1.22	-1.39