

**SD02a**



**Winchester District Proposed  
Submission Local Plan  
(Regulation 19)**

**Integrated Impact Assessment Report**

**Winchester City Council**

**Final report**

Prepared by LUC

July 2024

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# Chapter 1

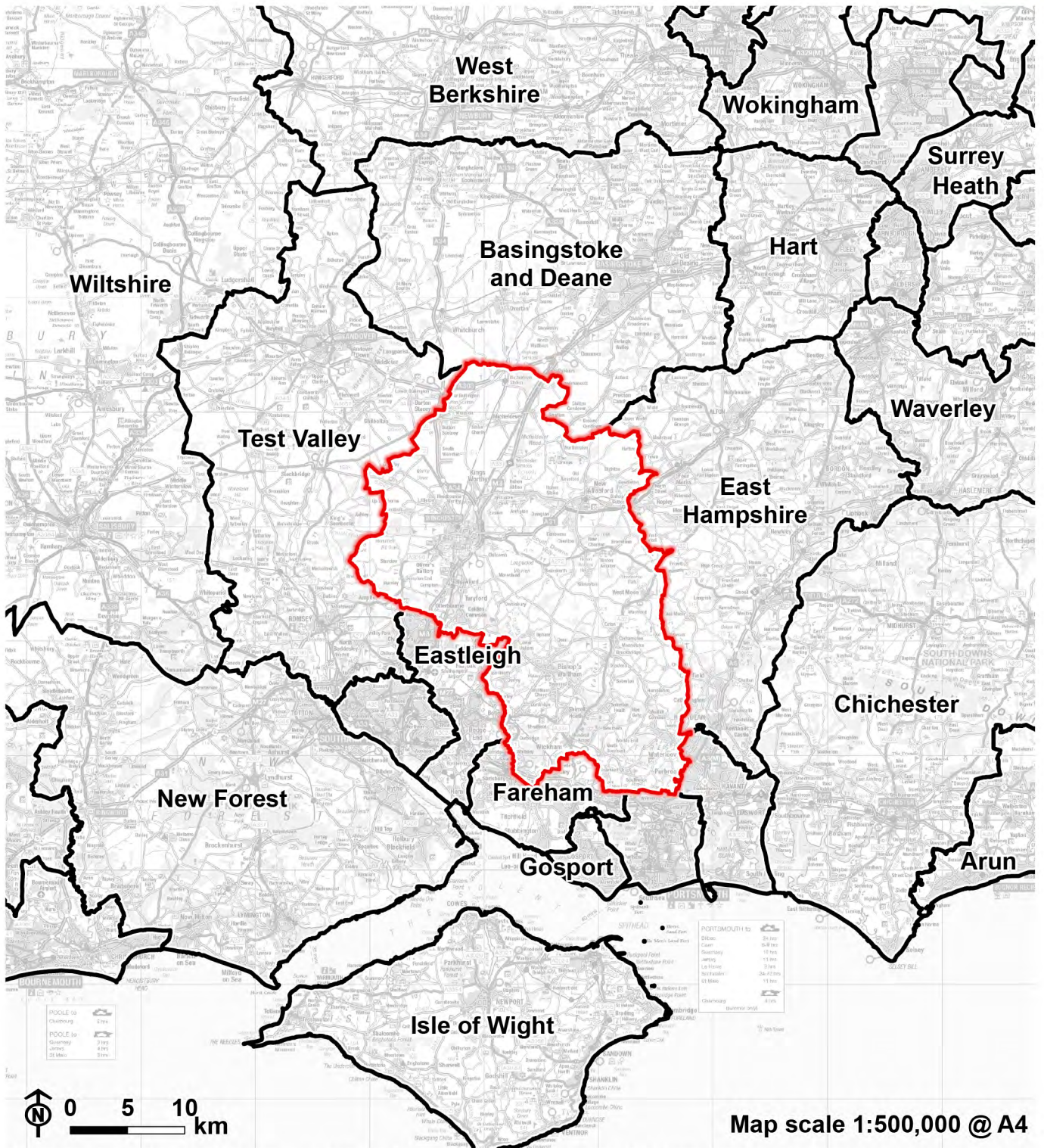
## Introduction

**1.1** Winchester City Council commissioned LUC in May 2020 to carry out an Integrated Impact Assessment (IIA), and Habitats Regulations Assessment (HRA) of the emerging Winchester District Local Plan. The IIA comprises Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA). As explained later in this chapter the HIA and EqIA are presented as part of the SA and references to the IIA should be taken as incorporating SA, SEA, HIA and EqIA. The HRA was carried out and reported on separately.

**1.2** This report relates to the Winchester District (Regulation 19) Local Plan (the ‘Regulation 19 Proposed Submission Plan’) and it should be read in conjunction with that document.

### The Plan area

**1.3** Winchester District lies within the county of Hampshire in the south of England (see Figure 1.1). The District covers approximately 66,107 ha and contains over 50 rural settlements and the administrative/county town of Winchester. The majority of the eastern part of the District is within the South Downs National Park and the National Park Authority rather than Winchester City Council is the local planning authority for the National Park.



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**Figure 1.1: Location of District**

- Winchester
- Neighbouring Local Authority



**1.4** The largely rural nature of the District means that it is the least populated in Hampshire and there are strong inter-relationships between Winchester District and neighbouring authorities, helping to meet the employment, housing, shopping and leisure needs of the District. Portsmouth and Fareham, which lie outside the authority boundaries, are key hubs for residents in the south of the District. Winchester District experiences low levels of deprivation and gross weekly pay is above national and regional rates. Important sectors for local employment include tourism, retail/wholesale, ICT, education, financial and professional. There are some pockets of poorer health, most of which lie within Winchester City.

### **Outline of the Plan and its objectives**

**1.5** Winchester City Council adopted Part 1 of its current Local Plan in March 2013, with Part 2 – Development Management and Site Allocations being adopted by the Council in April 2017. The Denmead Neighbourhood Plan was Made in April 2015 and the Gypsy, Traveller and Travelling Show people DPD was adopted in February 2019. The existing adopted Local Plan covers the period up to 2031.

**1.6** The new Local Plan will cover the period to 2040, replacing the existing Local Plan, and cover the parts of Winchester District outside of the South Downs National Park, which has its own adopted Local Plan. It will address local housing need, the economy, environmental considerations including climate emergency, community infrastructure as well as strategic infrastructure needs and it has key role with assisting the council moving towards carbon neutrality. The Plan will make site specific allocations to meet identified needs of the future. Once the Council has fully engaged with the local community and the Plan has been through all of its formal statutory stages, it will be adopted as the development plan for the district and used to assess planning applications. It should be noted that at the start of the Local Plan review process, the public health implications of the COVID-19 pandemic had a substantial impact on how local planning departments operate, including in relation to consultation events

and the timetable of the preparation of and other methods of engagement that could take place.

**1.7** The City Council undertook an initial Local Plan launch consultation during the summer of 2018 to gather feedback on key issues of particular concern to residents in Winchester District today and issues that will most likely become prevalent in the coming decades, as well as options for addressing these key issues.

**1.8** Following this, the Council prepared the Strategic Issues and Priorities (SIP) document, which was consulted on in spring 2021. The SIP document did not present a preferred option for the spatial distribution of development in the District or individual sites for allocation, but instead presented four alternative strategic alternatives for housing growth and a range of questions for the type of strategy that might be adopted in advance of the Regulation 18 process.

**1.9** The Winchester District (Regulation 18) Local Plan was consulted on between November and December 2022 and included:

- The proposed development strategy (how the development will be distributed across the areas of District);
- The specific sites to be allocated for development in order to deliver the growth needed; and
- A set of strategic policies and development management policies that are needed to support the implementation of the new Local Plan against which planning proposals will be assessed.

**1.10** The consultation comments received as part of the consultation process at each stage have helped to inform the development of policies and selection of preferred site allocations and the spatial strategy for development now presented in the Winchester District (Regulation 19) Local Plan.

**1.11** The Winchester District (Regulation 19) Local Plan comprises the following main components:

- Local Plan Vision and Objectives.
- Spatial Strategy and Development Principles for the District. These cover the three main spatial areas of the District with specific approaches to development for each area. The three distinct areas are Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Area.
- Policies which seek to address a number of key issues for the District. These policies provide a more detailed policy direction and make decisions on the preferred approach, following the identification of the options set out in the Council's 2021 SIP document. The policies included are set out to address the following issues:
  - Carbon Neutrality and Low Carbon Infrastructure.
  - High Quality Design and Living Well.
  - Sustainable Transport and Active Travel.
  - Biodiversity and the Natural Environment.
  - The Historic Environment.
  - Homes for All.
  - Creating a Vibrant Economy.
- A number of policies are also included to allocate sites to meet housing needs of the District. This includes a number of sites that have been carried forward from the adopted Local Plan and a number of new sites that are needed to deliver the development strategy.

**1.12** Since the initial Local Plan consultation in summer 2018, the Council has declared a climate emergency (in June 2019) and is committed to becoming a carbon neutral council by 2024. The ambition for the wider District is that it should become carbon neutral by 2030. All services across the Council have an important part to play and the Local Plan has a key role in helping to reduce carbon emissions. In this respect, it must be recognised that the Local Plan is only one of the tools that will support a reduction in carbon emissions across the District. It cannot achieve this on its own as the Local Plan is primarily a land use document and any proposed policies need to comply with Government

requirements on, for example, the number of houses that need to be built in the District. Nonetheless, the target of achieving carbon neutrality must be central to the Local Plan-making process and the IIA.

## **Sustainability Appraisal and Strategic Environmental**

### **Assessment**

**1.13** Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for Development Plan Documents. For these documents it is also necessary to conduct an environmental assessment in accordance with The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). As set out in the explanatory Memorandum accompanying the Brexit amendments **[See reference 1]**, they are necessary to ensure that the law functions correctly following the UK's exit from the EU. No substantive changes are being made by this instrument to the way the SEA regime operates. Therefore, the SEA Regulations remain in force and it is a legal requirement for the Winchester Local Plan to be subject to SA and SEA throughout its preparation.

**1.14** The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process (as advocated in the Government's Planning Practice Guidance , whereby users can comply with the requirements of the SEA Regulations through a single integrated SA process – this is the process that is being undertaken by Winchester City Council. This report fulfils also a number of purposes additional to SA, to more comprehensively address the topics of equalities (via an Equalities Impact Assessment – EqIA) and health (via a Health Impact Assessment – HIA), as described under the headings below. From here on, the term 'IIA' should therefore be taken to mean 'SA incorporating the requirements of the SEA Regulations, EqIA and HIA'.

**1.15** The IIA process comprises a number of stages as, shown below:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.

Stage B: Developing and refining options and assessing effects.

Stage C: Preparing the IIA Report.

Stage D: Consulting on the Local Plan and the IIA Report.

Stage E: Monitoring the significant effects of implementing the Local Plan.

## **Health Impact Assessment**

**1.16** Although not a statutory requirement, Health Impact Assessment (HIA) aims to ensure that health-related issues are integrated into the plan-making process. Sustainability objectives that address health issues have been included as part of the IIA process and in this way the HIA of the Winchester District Local Plan is being carried out as part of the SA. Recommendations will be made in relation to how the health-related impacts of the Local Plan can be optimised as the options are developed into detailed policies and site allocations.

## **Equalities Impact Assessment**

**1.17** The requirement to undertake formal Equalities Impact Assessment (EqIA) of development plans was introduced in the Equality Act 2010 but was abolished in 2012. Despite this, authorities are still required to have regard to the provisions of the Equality Act, namely the Public Sector Duty which requires public authorities to have due regard for equalities considerations when exercising their functions.



**1.18** In fulfilling this duty, many authorities still find it useful to produce a written record of equality issues having been specifically considered. Therefore, an EqIA is being carried out and presented in an appendix to the IIA report, setting out how the Local Plan is likely to be compatible or incompatible with the requirements of the Equalities Act 2010. The findings set out in the appendix have been taken into account and highlighted within the main IIA Report in relation to sustainability objectives covering equality issues.

### Habitats Regulations Assessment

**1.19** The requirement to undertake HRA of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in 2007 [See reference 2]. The currently applicable version is “The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579)” [See reference 3] (hereafter referred to as the “Habitats Regulations”). When preparing the Local Plan, the Council is therefore required by law to carry out an HRA. The Council can commission consultants to undertake HRA work on its behalf and this (the work documented in separate HRA reports) is then sent to and considered by the Council as the ‘competent authority’. The Council will consider the HRA and may only progress the Local Plan if it considers that it will not adversely affect the integrity of any Habitats Sites or have a significant effect on qualifying habitats or species for which the Habitats Sites are designated for, or if Imperative Reasons of Overriding Public Interest (IROPI) are identified. The requirement for authorities to comply with the Habitats Regulations when preparing a Plan is also noted in the Government’s online Planning Practice Guidance [See reference 4].

**1.20** The HRA is being undertaken separately but the findings will be taken into account in the IIA where relevant, for example to inform judgements about the likely effects of potential development locations on biodiversity.

## Meeting the requirements of the SEA Regulations

**1.21** The relevant sections of the IIA Report that are considered to meet the SEA Regulations requirements are signposted below. This information will be included in the IIA Report at each stage of the IIA to show how the requirements of the SEA Regulations have been met through the IIA process.

**1.22** SEA Guidance recognises that data gaps will exist but suggests that where baseline information is unavailable or unsatisfactory, authorities should consider how it will affect their assessments and determine how to improve it for use in the assessment of future plans. Where there are data gaps in the baseline these are highlighted in the text. The collection and analysis of baseline data is regarded as a continual and evolving process, given that information can change or be updated on a regular basis. Relevant baseline information will be updated during the appraisal process as and when data are published.

## Structure of the IIA Report

**1.23** This chapter describes the background to the production of the Winchester District Local Plan and the requirement to undertake IIA and other assessment processes. The remainder of this IIA Report is structured into the following sections:

- Chapter 2 describes the approach that is being taken to the IIA of the Winchester District Local Plan.
- Chapter 3 describes the relationship between the Winchester District Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the District and identifies the key sustainability issues.
- Chapter 4 presents the IIA findings for options for the distribution of growth in the District and the site options the Council has considered as part of the plan making process.

- Chapter 5 presents the IIA findings for the various elements of the Local Plan, including the spatial strategy, various topic-based policies and site allocation policies.
- Chapter 6 presents the cumulative effects of the Local Plan policies and proposed site allocations.
- Chapter 7 presents proposed monitoring indicators for the potential effects of the Local Plan.
- Chapter 8 describes the next steps to be undertaken for the Local Plan and the IIA.
- Appendix A presents the consultation comments received in relation to the IIA work completed to date and explains how they have been addressed.
- Appendix B presents the detailed findings for the EqIA in relation to the various elements of the Local Plan, including the spatial strategy and various topic-based policies.
- Appendix C presents a review of relevant plans, policies and programmes.
- Appendix D presents baseline sustainability information for the District.
- Appendix E presents site assessment criteria used to appraise the site options considered for the Local Plan.
- Appendix F presents detailed site assessment proformas for each of the site options appraised.

### **Requirements of the SEA Regulations and where they are met in this report**

#### **Preparation of an environmental report**

**1.24** Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable

alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated (Reg. 12). The information to be given is (Schedule 2):

- a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.
  - Covered in Chapter 1, Chapter 3 and Appendix C of this IIA Report.
- b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
  - Covered in Chapter 3 and Appendix D of this IIA Report.
- c) The environmental characteristics of areas likely to be significantly affected.
  - Covered in Chapter 3 and Appendix D of this IIA Report.
- d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.
  - Covered in Chapter 3 and Appendix D of this IIA Report.
- e) The environmental protection, objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.
  - Covered in Chapter 3 and Appendix C of this IIA Report.
- f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.)
  - Covered in Chapter 4 to Chapter 6 of this IIA Report.

- g) The measures envisaged to prevent, reduce and as fully possible offset any significant adverse effects on the environment of implementing the plan or programme.
  - Covered in Chapter 4 to Chapter 6 of this IIA Report.
- h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
  - Information about how the assessment was undertaken and difficulties encountered is covered in Chapter 2 of this IIA Report. The reasons for selecting the level and distribution of growth (including the site allocations) set out in the Local Plan in light of the reasonable alternatives are provide in Chapter 5 of this IIA Report.
- i) A description of measures envisaged concerning monitoring in accordance with Reg. 17.
  - Covered in Chapter 7 of this IIA Report.
- j) A non-technical summary of the information provided under the above headings.
  - A separate non-technical summary document has been prepared to accompany the IIA Report.
- The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Reg. 12(3)).
  - Addressed throughout this IIA Report.

## Consultation requirements

- Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Reg. 12(5)).
  - Focused consultation on the scope and level of detail of the IIA carried out with the Environment Agency, Historic England, and Natural England and other key stakeholders for 5 weeks commencing July 2020.
- Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Reg. 13).
  - Consultation on the draft Local Plan document and the accompanying iteration of the IIA Report was undertaken between November and December 2022. Consultation is being undertaken on Regulation 19 Local Plan in Autumn 2024. The consultation document is accompanied by this IIA Report.
- Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Reg. 14).
  - The Local Plan is not expected to have significant effects on other EU Member States.

## **Taking the environmental report and the results of the consultations into account in decision-making (Reg. 16)**

### **Provision of information on the decision**

**1.25** When the plan or programme is adopted, the public and any countries consulted under Reg. 14 must be informed and the following made available to those so informed:

- The plan or programme as adopted;
- A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report, the opinions expressed, and the results of consultations entered into have been taken into account, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
- The measures decided concerning monitoring.
  - To be addressed after the Local Plan is adopted.

### **Monitoring**

- Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17).
  - To be addressed after the Local Plan is adopted.

### **Quality assurance**

- Environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations.

- This report has been produced in line with current guidance and good practice for SEA/SA and this section demonstrates where the requirements of the SEA Regulations have been met.

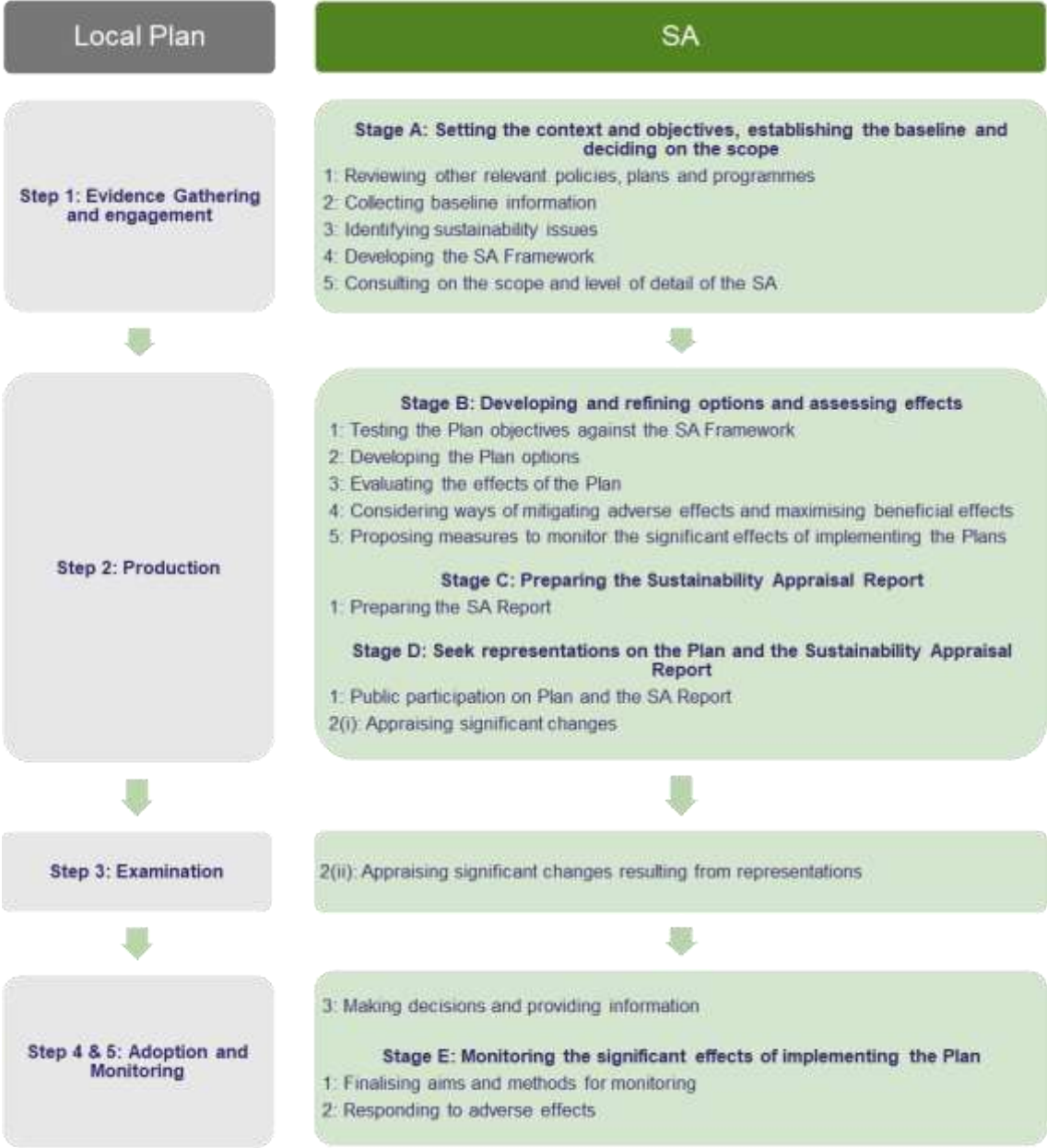


## Chapter 2

# Methodology

**2.1** In addition to complying with legal requirements, the approach being taken to the IIA of the Winchester Local Plan is based on current good practice and the guidance on SA/SEA set out in the Government's Planning Practice Guidance. This calls for IIA to be carried out as an integral part of the plan-making process and Figure 2.1 sets out the main stages of the plan-making process and shows how these correspond to the IIA process.

Figure 2.1: Corresponding stages in plan-making and SA



2.2 The sections below describe the approach that has been taken to the IIA of the Winchester District Local Plan to date and provide information on the subsequent stages of the process.

## SA Stage A: Scoping

**2.3** The Scoping stage of IIA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues and using these to inform the appraisal framework as follows.

### **Review other relevant policies, plans and programmes to establish policy context**

**2.4** The Local Plan is not prepared in isolation; rather it is prepared within the context of other policies, plans and programmes. The SEA Regulations require the Environmental Report to describe the relationship of the plan with other relevant plans and programmes. It should also be consistent with environmental protection legislation and support attainment of sustainability objectives that have been established at the international, national, and regional/sub-regional levels.

**2.5** A review was therefore undertaken of other policies, plans, and programmes at the international, national, regional and sub-regional levels that are considered to be relevant to the scope of the Local Plan. This review has been updated as part of the preparation of each iteration of the IIA. The review is presented in Appendix C.

### **Collect baseline information to establish sustainability context**

**2.6** Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the IIA and monitored during the plan's implementation.

**2.7** Baseline information can also be combined with an understanding of drivers of change that are likely to persist regardless of the local plan to understand the likely future sustainability conditions in the absence of the local plan.

**2.8** The SEA Regulations require the Environmental Report to describe relevant aspects of the current state of the environment and how they are likely to evolve without the plan. An understanding of this likely future, together with the assessed effects of the plan itself, additionally allows the IIA to report on cumulative effects, another requirement of the SEA Regulations.

**2.9** The SEA Regulations require assessment of effects in relation to the following 'SEA topics': biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, and the inter-relationship between these. Baseline information was therefore collected in relation to the SEA topics and additional sustainability topics were also addressed, covering broader socio-economic issues such as housing, access to services, crime and safety, education and employment. This reflects the integrated approach that is being taken to the IIA and SEA processes. Baseline information for the District has been updated as part of the preparation of each iteration of the IIA and is presented in Appendix D.

### **Identify sustainability issues**

**2.10** The baseline information also allows the identification of existing sustainability issues, including problems, as required by the SEA Regulations.

**2.11** Sustainability issues and their likely evolution without the Local Plan Review are detailed in Appendix D and summarised in Chapter 3.

## **Develop the IIA framework**

**2.12** The relevant sustainability objectives identified by the review of international, national and regional policies, plans, and programmes as well as those applicable to Winchester District were considered alongside the key sustainability issues facing the District, identified by the collection and review of baseline information. This review work helped to inform the development of a set of sustainability objectives (the 'IIA framework') against which the effects of the plan would be assessed. These objectives also take into account the types of issues that are capable of being affected by the land use planning system.

**2.13** Development of the IIA framework is not a requirement of the SEA Regulations but is a recognised way in which the likely sustainability effects of a plan can be transparently and consistently described, analysed and compared. The IIA framework comprises a series of sustainability objectives and supporting criteria that are used to guide the appraisal of the policies and proposals within a plan. The IIA framework that has been used in this way throughout the plan-making process is presented in Chapter 3.

## **Development of the site assessment criteria**

**2.14** To ensure consistency and transparency when assessing the likely sustainability effects of development site options considered for allocation in the Local Plan Review, the IIA framework is supported by a set of site assessment criteria. These criteria set out clear, mostly spatial, parameters within which defined effects would be recorded, based on factors such as the distance of site options from sensitive environmental receptors (e.g. designated biodiversity sites or areas of higher landscape sensitivity) and distance to key services and facilities (e.g. service centres or public transport links). More detail on the criteria used in the IIA is provided in Appendix E of this IIA Report. The criteria were applied through the use of a Geographical Information System (GIS) and appropriate digital data.

## Consult on the scope and level of detail of the SA

**2.15** Public and stakeholder participation is an important element of the IIA and wider plan-making processes. It helps to ensure that the IIA Report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development.

**2.16** The SEA Regulations require the statutory consultation bodies (the Environment Agency, Historic England, and Natural England) to be consulted “when deciding on the scope and level of detail of the information that must be included” in the IIA Report. The scope and level of detail of the IIA is governed by the IIA framework and the statutory consultees (and the local authority areas which surround Winchester District) have therefore been consulted on this when it was developed as part of the scoping process for the IIA Report [See [reference 5](#)]. This consultation on the IIA Scoping Report was undertaken for a five week period starting July 2020. In December 2021, a separate stage of focused consultation was undertaken with the statutory consultees on the site assessment criteria used to inform the appraisal of site options as part of the IIA Report.

**2.17** Appendix A lists the comments that were received on the IIA during these two periods of consultation and describes how each one has been addressed. In light of the comments received, a number of amendments were made to the review of policies, plans, and programmes, the baseline information, key sustainability issues and the IIA framework.

## SA Stage B: Developing and refining options and assessing effects

**2.18** Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation

responses and the IIA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

**2.19** In relation to the IIA report, Part 3 of the SEA Regulations 12 (2) requires that:

“The report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

**2.20** Schedule 2 (h) of the SEA Regulations requires that the Environmental Report includes a description of:

“(h) an outline of the reasons for selecting the alternatives dealt with.”

**2.21** The SEA Regulations require that the alternative policies and site allocations considered for inclusion in a plan that must be subject to IIA are 'reasonable', therefore alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the NPPF) or site allocation options that are unavailable or undeliverable.

**2.22** The IIA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified by the IIA for each option, such that it is not possible to rank them based on sustainability performance in order to select a preferred option. Factors such as public

opinion (such as feedback on the SIP consultation), deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

**2.23** The following sections describe the process that was followed in identifying and appraising options for the Local Plan. The alternative options were identified by the Council based on the most up-to-date evidence. The stages of options development and accompanying IIA to date are outlined below.

### **Reasons for selecting the alternatives dealt with**

#### **Options for the spatial distribution of growth in the District**

**2.24** This section details the Council's reasons for selecting the options for distributing growth in the District that were subject to IIA (see Chapter 4). In relation to other types of policy option considered by the IIA (i.e. plan objectives and policy options, as appraised in the IIA work undertaken for the SIP document), these were developed by the Council in light of up-to-date evidence, national policy and taking into account information received during Local Plan consultation exercises.

**2.25** Winchester District current 'spatial strategy' is set out in the adopted Winchester District Local Plan Part 1. This divides the District into three spatial areas: Winchester Town; the South Hampshire Urban Areas; and the Market Towns and Rural Area. The existing Local Plan covers the period to 2031 and makes provision for the development needed, so much of the development that will be required for the new Local Plan period (to 2040) is already planned. In particular, the three 'strategic allocations' at Newlands (West of Waterlooville), North Whiteley and North of Winchester (Kings Barton) still have a combined capacity to still deliver over 5,000 homes. There are also various smaller allocations that were made in Local Plan Part 2 that also need to come forward for development and have been included in the Regulation 19 Local Plan.



**2.26** This 'committed' development (homes built, permitted or allocated since 2018) amounts to around 11,300 dwellings and makes up a substantial part of the new Local Plan's housing requirement. It will be provided in accordance with the existing Local Plan's development strategy, which was developed with considerable public input through the 'Blueprint' consultation (Local Plan Part 1) and working with local communities to allocate sites (Local Plan Part 2). Therefore, a starting point for the options to distributing growth in the District is to continue with the existing development strategy over the new Local Plan period (2020-2040).

**2.27** It is noted that the plan period included in the Regulation 19 Local Plan (2020 to 2040) has been amended from what was included in the draft (Regulation 18) Local Plan (2019 to 2039). However, given that the change to the plan period is to move it forward by only one year, the associated distribution for the options considered remains applicable to both plan periods.

### Option 1

**2.28** Option 1 carries forward the distribution of housing for the three spatial areas defined in the existing plan but increases the overall amount of development to 700 dwellings per annum so that the current Standard Methodology requirement of 676 dwellings per annum [See reference 6] can be met [See reference 7]. This would involve the delivery of a substantial amount of development at the South Hampshire Urban Areas. The scale of growth to be provided at the South Hampshire Urban Areas reflects an approach which seeks to build on the sustainability credentials of the existing allocations in this location at North Whiteley and West of Waterlooville. At these locations, housing and employment development and new services are presently planned for and under construction. The presence of constraints in these areas, however, may mean that all of this new housing requirement cannot be met in these locations and would have to be provided elsewhere in the south of the District.

**2.29** For consistency, the same overall housing target is used for all of the options, which are mainly concerned with the distribution of development

between different areas. The components of the housing requirement are capable of being adjusted as necessary once the overall requirement is fixed.

### Option 2

**2.30** The City Council has declared a 'climate emergency' and a significant way in which the Local Plan can help reduce carbon emissions is through the location of new development. Accordingly, option 2 has been developed so as to focus new development towards Winchester itself and other larger and more sustainable settlements as a means of reducing the need to travel. Winchester has the best range of jobs, facilities and services to enable people to avoid long journeys and to use walking and cycling more easily and is best served by public transport. Option 2 increases the scale of development that is directed towards Winchester by 25% above the existing Local Plan's provisions because it is the most sustainable settlement in the District.

**2.31** A lesser amount of development is to be provided in the South Hampshire Urban Areas. This is likely to mean that, compared to option 1, there is reduced need to accommodate development in the south of the District away from the existing strategic allocations at West of Waterlooville and North Whiteley, where there is access to a range of existing and planned for facilities and some public transport. This option will also result in a smaller amount of development at the relatively new community of Whiteley, where some services and facilities are still being delivered. The remaining settlements at which development would be provided fall within the Market Towns and Rural Area. In this area, the target is increased by about 10% on the current Local Plan provision to 2,750. This is largely to reflect the level of existing commitments and requiring little additional housing provision due to its lower sustainability credentials and the presence of the South Downs National Park the setting of which will need to be protected as development is delivered.

### Option 3

**2.32** The National Planning Policy Framework (NPPF) advises that larger scale development, such as new settlements or significant extensions to existing villages and towns, can often best achieve large numbers of new homes provided that it is supported by the necessary infrastructure and facilities. The current development strategy includes three 'strategic allocations' at Newlands (West of Waterlooville), North Whiteley and Barton Farm (Kings Barton) and these will continue to provide housing for the next 10-15 years. These sites will be completed during the new Local Plan period so an option to growth in the later part of the Plan period and beyond could be to identify a new strategic site.

**2.33** In December 2023, The Partnership for South Hampshire Joint Committee [See reference 8] agreed upon a Spatial Position Statement (SPS). The SPS sets out a two-stage approach to meeting housing needs: expecting those authorities that are able to exceed their 'Standard Method' housing requirement to do so (including Winchester) and identifying a number of Broad Areas of Search. The SPS indicates that the Broad Areas of Search for Growth have the potential to deliver a combined total of approximately 9,700 homes. The Broad Areas of Search for Growth include land within the District at East of Boteley. Development within these broad areas would make a significant contribution to addressing the shortfall of housing provision in South Hampshire including assisting with Portsmouth City Council's unmet need (3,577 homes) and Havant Borough Council (4,309 homes). The results of this work will be considered under the 'Duty to Cooperate' and be taken forward as necessary through the Local Plan process. At the time of preparing the Strategic Issues and Priorities document and Regulation 18 Local Plan, the options considered related to meeting the needs of Winchester District, not the unmet needs of neighbouring authorities.

**2.34** For a site to be considered deliverable the NPPF provides the following definition:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years”).

**2.35** The Strategic Housing and Employment Land Availability Assessment (SHELAA) shows that there are only a small number of areas of land large enough to form a strategic allocation in this part of the District. Under option 3, the majority of additional development would be allocated to one of these areas. Major new development of this type would take many years to plan before starting to deliver housing, so it is expected that this option could only deliver about 1,700 dwellings during the plan period [See reference 9], but it would provide a focus for development that would continue into future plan periods. In other locations in the District development would be limited to existing commitments and an allowance for windfall development.

#### Option 4

**2.36** The above options are considered by the Council to explore all the ‘reasonable alternatives’ for concentrating development in particular ways, either in the larger / intermediate settlements, or by a new strategic allocation. While it may be possible to adjust the requirements for each area/settlement slightly, all the main options for concentrating development are covered within options 1 to 3. However, an alternative option could be to disperse development to a wider range of settlements, rather than to concentrate it in different locations.

**2.37** Therefore, option 4 sets out a ‘dispersed’ development strategy which distributes development roughly in proportion to where people currently live. This may enable residents to remain in an area where they have existing networks of family, work or activity and avoid long journeys and to use walking and cycling as/more easily than focussing development on the largest settlements.

**2.38** This option takes account of the substantial scale of existing commitments, particularly in the existing strategic allocations. These are taken into account before the remaining development is dispersed. Development is to be provided to be roughly in proportion to the existing size of settlements (reflecting the percentage of the District population the settlements currently contain), although the exact figures for each individual settlement and the settlements at which new development would occur have not been finalised through this option. The dispersal of development is also to reflect the level of facilities currently provided at the more rural settlements. Development is to be provided at locations where it might be possible to support new or improved public transport provision and local facilities.

**2.39** The detailed findings of the IIA for these four options and options for various plan objectives and high level approaches to various policy topics are presented in the IIA Report for the SIP document (February 2021), which was published for consultation alongside the SIP document from February 2021. A summary of the findings is presented in Chapter 4 (options for distribution of growth in the District) of this IIA Report.

### **Additional Option 1A**

**2.40** At the time of preparing the SIP document, the four options identified were believed to cover all the 'reasonable alternatives' for developing a spatial strategy. As part of the iterative development of the draft Local Plan, the Council subsequently worked up a hybrid option for the distribution of development and this was provided to LUC for appraisal in spring 2022.

**2.41** Option 1 in the SIP document increased the housing provision in the existing Local Plan for each of the spatial areas by about 10%. Option 1A evolves this to take account of the consultation responses to the SIP options and the results of the IIA Report for the SIP, as well as taking account of the level of existing commitments and opportunities for ongoing development. An additional 2,000 dwellings have been added to the total being planned for, to take account of windfall projections. A headroom/buffer has been built into the housing figures to allow any further changes to the affordability ratio that

informs the Government's Standard Method and any potential unmet housing need arising from the Partnership for South Hampshire.

**2.42** The appraisal of this option has been included alongside the appraisal of Options 1 to 4 in Chapter 4 of this document.

### Options for potential site allocations

**2.43** This section details the Council's reasons for selecting the site options in the District that were subject to IIA (see Chapter 4 for a summary of the appraisal findings for the site options and Appendix F for the detailed findings for each site option). Reasonable alternative site options were identified by the Council for consideration in the preparation of the draft (Regulation 18) Local Plan. As part of this process of identifying sites, the Council undertook a 'Call for Sites' from spring 2021 (following the publication of the SIP document) to help to identify land that could help to deliver a variety of accommodation and community needs. This work updated the 2020 list of Strategic Housing and Economic Land Availability Assessment (SHELAA) sites. The Call for Sites only covered the part of the District that is outside the South Downs National Park, given that the National Park is responsible for undertaking its own Call for Sites process (which is currently underway by the South Downs National Park Authority). A small number of sites were also identified from the Council's 'Brownfield Register'.

**2.44** Sites that were submitted through the Call for Sites and identified from the Brownfield Register were subject to assessment through the SHELAA and were taken forward for appraisal through the IIA. All sites were considered by the Council to be viable options for development and as such they comprised the reasonable alternative site options and were appraised through the IIA process.

**2.45** As part of the SHELAA, sites were scored using a 'red/amber/green' ('RAG') rating system in relation to several constraints. Sites largely or wholly within internationally or nationally important environmental designations (e.g. ancient woodland, SPAs, SACs, Register of Historic Parks and Gardens) and

some local nature designations (SINCs and LNRs) were scored 'red', in line with advice in the Government's Planning Practice Guidance. This score does not mean that it is impossible to achieve development at these locations when a finer grained analysis is undertaken and no sites were discounted as reasonable alternatives for the IIA as a result of this assessment by the Council.

**2.46** An additional stage of initial assessment to consider further constraints and the performance of site options in planning policy terms, was undertaken for all sites. This stage of assessment resulted in sites being assigned an overall 'red', 'amber' or 'green' rating. Again, no sites were discounted as reasonable alternatives for the IIA a result of this assessment by the Council.

**2.47** Note that following the publication of the draft (Regulation 18) Local Plan and accompanying IIA Report in October 2022 a number of errors were identified with the reporting. The errors identified relate mostly amending the summary of effects identified for site options (as presented in Chapter 4 of this IIA Report) as well as the description of the effects for these individual site options in the detailed site proformas (as presented in Appendix F of this IIA Report). An erratum note addressing these issues was published on the Council website in November 2022.

**2.48** Following the undertaking of the Regulation 18 consultation the Council identified a number of additional site options as reasonable alternatives for inclusion in the plan. These sites came from a number of sources including responses to the Regulation 18 consultation and were included in the 2023 SHELAA. At this stage, given the period of time that had passed since the start of the IIA work, LUC undertook a comprehensive review and audit of the datasets used to inform the site assessment work. Updated datasets were obtained to inform the site assessment work presented in this IIA Report in relation to the following:

- Primary schools, secondary schools and GP surgeries within and outside the District boundary.
- Wastewater treatment works (WwTWs).
- Open space, PRowS and cycle paths.



- Internationally and nationally designated biodiversity assets (including SSSI Impact Risk Zones (IRZs)).
- Local wildlife designs, Local Nature Reserves, Ancient Woodland Inventory, Local Biodiversity Action Plan Priority Habitats and water courses.
- Mineral Safeguarding Areas.
- Environment Agency Drinking Water Safeguard Zones (groundwater), Drinking Water Safeguard Zones (surface water) and Source Protection Zones (SPZ).
- Environment Agency flood zone 2 and flood zone 3.
- Areas at risk of flooding from surface water – 1 in 30 years and 1 in 100 years.

**2.49** Where more up to date datasets were identified, LUC reappraised all site options making use of the most recent information. This included appraisal for the additional sites options identified following the Regulation 18 consultation. As was done at the draft (Regulation 18) Local Plan stage, the findings for the site options were provided to the Council in advance working up the draft of the plan for publication so the findings could inform the selection of preferred site allocations for inclusion. The appraisal findings for the topic based policies were also provided to Council at this stage to inform the versions of the policies to be included in the Regulation 19 Local Plan for consultation.

**2.50** It should be noted that while new data was available from Census 2021 in relation to working patterns (which is used to inform the appraisal of IIA objective 1: mitigation, 2: travel and air quality and 7: access to services and facilities and jobs) it was deemed inappropriate to use given the impacts of the COVID-19 pandemic, in relation to commuting. The impacts of increased working from home (which is potentially a temporary situation for some people) and various orders to stay at home means that the data from Census 2021 in relation to travel for work is unlikely to provide an accurate overview of trends currently experienced in the District. For these IIA objectives, data from the 2011 census continued to be used throughout the IIA process.



**2.51** It is also worth noting that although the Regulation 19 Local Plan proposes updates to the settlement boundaries in the District to reflect new site allocations, the assessment of site options reflects the currently adopted settlement boundaries. The boundaries have been used to inform the appraisal of IIA objective 8: sustainable economic growth. This approach has been taken given that the adopted boundaries reflect the current, 'on the ground' realities of areas that are presently developed in the plan area.

### Appraisal methodology

**2.52** The draft policies and sites included in the draft Local Plan as well as all reasonable alternatives were appraised against the IIA objectives in the IIA framework (see Chapter 3). This included the appraisal of a number of options for the spatial distribution of development in the plan area as well as the preferred approach to development taken forward in the draft Local Plan. Symbols were attributed to each element of the plan to indicate its likely effects on each IIA objective, as shown in Table 2.1. The colours used to display the range of the effects were chosen to allow as many people as possible to read and understand the outputs of the assessment work. This includes people with visual impairments such as colour blindness.

**2.53** The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -), this is because the effect of an option or policy on the IIA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect, taking into account other factors that may influence the achievement of that objective.

**2.54** For the appraisal work undertaken at the site options stage of the IIA, most potential effects of site options were subject to a degree of uncertainty, e.g. due to the particular development design and site layout that could come forward. That uncertainty was generally only made explicit in the effects scores if factors such as the site design or layout could have such an effect as to substantially mitigate any adverse effects or substantially negate any beneficial effects that

might otherwise occur. In such instances, the positive or negative effect recorded to reflect the distance of a site from a nearby sensitive receptor or service or facility is partially uncertain. This is shown by presenting the relevant effect (e.g. +, ++, - or --) combined with an uncertain effect (i.e. ?). The effect is colour coded as per the potential positive, negligible or negative effect (green, blue, orange, etc.). In some instances, the level of uncertainty was so great that it was not possible to come to a judgement on the likely effect, in which case the score is shown as “?”.

**2.55** Where uncertainty was recorded in relation to any of the IIA objectives for the options appraised, the reasons for this were explained in the findings.

**Table 2.1: Key to symbols and colour coding used in the IIA**

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

## Site assessment criteria

**2.56** IIA inevitably relies on an element of subjective judgement. However, in order to ensure consistency and transparency in the appraisal of the site options, a detailed set of criteria was developed and applied. The criteria used for the appraisal drew on LUC's substantial Sustainability Appraisal experience. These criteria set out clear, mostly spatial, parameters within which defined effects would be recorded, based on factors such as the distance of site options from sensitive environmental receptors (e.g. designated biodiversity sites or areas of higher landscape sensitivity) and distance to key services and facilities (e.g. service centres or public transport links). The assumptions are presented in Appendix E of this IIA Report. They were applied through the use of a Geographical Information System (GIS) and appropriate digital data.

**2.57** The site assessment criteria were subject to a focused consultation with the three statutory consultees (Historic England, Natural England and the Environment Agency) in winter 2021/22. Replies on the consultation were received from Historic England and Natural England. It should be noted that in response to the comments made by Historic England, the Council has commissioned a heritage assessment. This will inform the final selection of the preferred site allocations for the plan. This heritage impact work has been reflected in the site assessment work in the IIA for the preferred site allocations.

## SA Stage C: Preparing the Sustainability Appraisal report

**2.58** This IIA Report describes the process that has been undertaken to date in carrying out the appraisal of the Winchester District Local Plan.

**2.59** The IIA Report sets out the findings of the appraisal of the Local Plan objectives, policies, site allocations and proposed distribution of growth in the plan area, as well as the appraisal findings for the reasonable alternatives considered. Likely significant effects, both positive and negative, have been

presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects.

**2.60** These findings are set out in Chapter 4 to Chapter 6 of this IIA Report.

### **SA Stage D: Consultation on the Local Plan and the IIA Report**

**2.61** Information about consultation on the IIA that has already taken place at earlier stages of plan-making has been provided above.

**2.62** Winchester City Council is now inviting comments on the Regulation 19 Local Plan and this IIA Report, both of which are being published on the Council's website. Consultation comments on this IIA Report will be taken into account in the remaining stages of the IIA.

### **SA Stage E: Monitoring implementation of the Local Plan**

**2.63** Recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Winchester Local Plan are presented in Chapter 7.

### **Difficulties and data limitations**

**2.64** The SEA Regulations, Schedule 2(8) require the Environmental Report to include:

“...a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.”

**2.65** A number of difficulties and limitations arose in the course of the site assessment work carried out to date and these are outlined below.

- There was a need to appraise a large number of site options, creating the potential for inconsistency. In order to provide consistency, detailed site assessment criteria relating to each of the IIA objectives were developed and applied during the appraisal of site options (as described above).
- The appraisal of the site allocation options in relation to IIA objectives 10: landscape and 11: historic environment was based on the findings of the Council's SHELAA in terms of potential effects relating to landscape sensitivity and heritage assets. For the purposes of the IIA, the analysis provided by the Council assigned a 'RAG' rating to identify the potential for adverse effects but the reasons for these effects were not provided. While this approach was considered proportionate to the level of detail required for the IIA, it necessitated an assumption by the IIA of site allocation policies that any policy requirements included in relation to landscape or heritage impacts would help to mitigate potential negative effects identified by the SHELAA. Therefore, where an adverse effect had been recorded for site options in relation to IIA objectives 10 or 11 and the related site allocation policy included requirements (e.g. the incorporation of landscaping or green infrastructure or an approach that would protect important views) that could provide mitigation, the negative effect was reduced accordingly.
- For a number of the site options provided by the Council for appraisal, an overall RAG rating relating to the historic environment was not available. However, for these sites, the Council was able to provide individual RAG ratings from the SHELAA site work to identify potential impacts relating to different types of heritage assets (e.g. Listed Buildings, conservation Areas and Scheduled Monuments, etc.). For the sites in question, the individual ratings were used to inform the appraisal of IIA objective 11: historic environment. For the new site allocations included in the Regulation 19 Local Plan additional heritage assessment was provided by the Council and this informed the appraisal of the policies that allocated these sites.
- The Local Plan includes a number of Areas of Opportunity for which specific opportunities for improvement have been identified. These areas

do not have specific Local Plan policies, however, the plan makes it clear that they should be used a starting point should any re-development proposals that come forward. Furthermore, each of the areas lack distinct or exact boundaries. The appraisal of these areas has been undertaken making use of the ‘fuzzy’ boundaries included in the plan and considers the potential constraints for each area alongside the opportunities identified in the document.

- Some of the data that informed the site assessment work was drawn from the 2011 Census. Specifically, Census dataset WU03EW: Location of usual residence and place of work by method of travel to work (MSOA level) was used to inform the appraisal of site options for IIA objectives 1: mitigation, 2: travel and air quality and 7: access to services and facilities and jobs. This data allows for comparisons to be made between parts of the District in terms of the average commuting distance and the most popular mode of transport used for commuting. Although that data is relatively old it was nevertheless judged to be the best available data on commuting patterns at the time of writing. As discussed in relation to the site assessment criteria earlier in this IIA Report, data from the 2021 Census is available, however it is felt to be severely compromised by the fact that it was collected during a period of the COVID-19 pandemic when Government advice was to avoid public transport and work at home where possible.
- The assumptions presented in Appendix A of this report include a number of distance-based criteria used to determine the likely effects of site options. Walking distances within these criteria were based on ‘desired’, ‘acceptable’ and ‘preferred maximum’ walking distances described in the publication ‘Guidelines for Providing for Journeys on Foot’ (Institution of Highways and Transport, 2000). Walking distances have been taken from the site edge to ensure consistency. Professional judgement was used to vary these standard distances in relation to certain services and facilities, for example, the distance used for railway stations was longer than the distance used for bus stops, reflecting the fact that individuals are likely to be prepared to walk greater distances to larger scale facilities; similarly secondary schools were assigned a longer walking distance than primary schools, reflecting the fact that older children should be capable of walking a longer distance and secondary schools are generally larger institutions

with larger catchment areas than primary schools. The IIA makes use of the Institution of Highways and Transport assumption of an average walking speed of 400m in 5 minutes. All walking distances used in the IIA criteria to indicate a positive effect in relation to access to services and facilities are well within a 20 minute walk.

- All walking distances were measured on a straight line basis. In light of the relatively short distances being considered and the fact that digital data were not available to indicate the likely access points of services and facilities or the likely entry and exit points from the development site options, measurement of routes via the rights of way network was not carried out.
- Similarly, straight line distance-based criteria were used to define zones of influence within which varying levels of harm to environmental receptors were assumed to exist. In reality, the risk of harmful effects will sometimes depend on non-linear pathways (such as watercourses for water pollution effects) and will depend on the particular vulnerabilities of specific receptors. Nevertheless, the criteria used are considered to provide a consistent and robust approach to assessing the likely sustainability effects of site options that is proportionate to the level of detail of a Local Plan.
- Where site allocations were close to the District boundary, the spatial analysis was potentially affected by the fact that some spatial data required for proximity-based assessments were not available for all or part of neighbouring districts. At all locations in the District and its immediate surroundings, data that is available at a national level (for example, railway stations, biodiversity designations and AQMAs) was drawn upon to inform the appraisal work. However, data relating to services and facilities was only available at the District level (i.e. for areas within the boundaries of Winchester District only) and this is noted as a limitation.
- A small number of sites contain land that falls outside of the District. The appraisal of these sites in relation to IIA objectives 1: mitigation, 2: travel and air quality and 7: access to services and facilities and jobs is based on the area of the site that falls within Winchester for the criteria relating to average commuting distances given that this has been considered for the plan area only.



- The level of detail of the site options appraisal work was commensurate with the level of detail of the Local Plan document. As such, more detailed aspects of the local environment were not investigated for each site option. For example, in relation to potential effects of the site options on biodiversity assets, the assessment was based on proximity to designated biodiversity sites, protected habitats and water courses. Other types of environmental receptor, such as non-designated sites, were not considered. This approach was considered to be robust, proportionate to the level of detail of a Local Plan, and the best way of ensuring a consistent level of detail in each site appraisal. Issues such as potential impacts on non-designated environmental receptors would be considered further as part of the planning application stage for sites allocated in the plan.
- The rate at which emissions from private vehicles will change over the course of the plan period as a result of technological improvements (including the trend towards electric vehicles and less polluting fuels) cannot be predicted or realistically factored into judgements about the likely effects of individual site options on air quality and carbon emissions.
- The available GIS data for agricultural land classification did not distinguish between Grade 3a (considered to be best and most versatile agricultural land) and 3b (not considered to be best and most versatile agricultural land). Therefore, the potential for loss of any category of Grade 3 soils was considered on an equal footing. This provided a precautionary approach to the potential loss of higher value soils.
- Appraisal of the effects of site options on the built historic environment was informed by site assessment work undertaken by the Council as part of its Strategic Housing and Economic Land Availability Assessment (SHELAA). This assessed sites as either 'red', 'amber' or 'green' based on the likelihood of harm to designated heritage assets or their respective settings. Further information about the level of harm assigned to the 'red', 'amber' and 'green' ratings is provided later in this report as part of the discussion of effects in Chapter 3. The Council's site assessment work relating to the historic environment began by determining whether historic environment features were present within or adjacent to the site boundary. These are sites at which the most unacceptable effects on the historic



environment are most likely and there is more limited potential to achieve acceptable mitigation. The Council commissioned further work of this nature (as presented in the Development Strategy and Site Selection Proposed Submission Plan document [See reference 10]) for the site allocations included in the Regulation 19 Local Plan. The findings of this assessment are reflected in the appraisal findings for the site allocation policies presented in Chapter 5 of this report. Where the heritage assessment provides further information about the potential sensitivities of a site in relation to the historic environment, this is reflected in the appraisal of that site and explained as part of the appraisal.

- Data on non-designated heritage assets of archaeological interest does not exist for the District at present. These assets can often only be confirmed following further, more detailed assessment involving surveys/investigations and Winchester District's heritage team was unable resource such investigations.
- Winchester City Council does not currently have a List of Local Heritage at Risk; this is something that the Council's Heritage Team are hoping to prepare in due course.
- Evidence regarding number of areas and number of homes that are not connected to mains sewers in the District is currently not available.

# Chapter 3

## Sustainability context

### Introduction

**3.1** Schedule 2 of the SEA Regulations requires information on the following (numbering relates to the items listed in Schedule 2 of the Regulations):

1. “an outline of the contents and main objectives of the Plan and its relationship with other relevant plans or programmes” and
5. “the environmental protection objectives established at International, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”.

**3.2** An outline of the Local Plan was provided in Chapter 1 and further detail is provided in relation to individual policies in Chapter 5.

**3.3** The requirement to describe environmental protection objectives and how these have been taken into account is addressed in this chapter and more detail is provided for international and national plans and programmes of most relevance in Appendix B.

## Relationship with other relevant plans or programmes

**3.4** The Local Plan is not prepared in isolation and must be in conformity with a range of international, national and sub-national plans and programmes. The document needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level. It should be noted that the policy context is inherently uncertain as the current framework outlined here is likely to change in response to a number of key factors:

- Brexit – Following the United Kingdom’s (UK) departure from the European Union (EU) on 31 January 2020, it entered a transition period which ended on 31 December 2020. Directly applicable EU law now no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law. Where EU law has been transposed into UK law and not repealed, the relevant UK legislation is still referred to in this report.
- Slow economic growth in the UK economy – the UK avoided falling into recession at the end of 2022 after the economy performed better than expected. GDP grew by only 0.1% in 2023, undershooting the Office for Budget Responsibility’s (OBR) November forecast by 0.4%. The OBR’s March 2024 prediction is for output growth to pick up to 0.8% in 2024 as interest rates fall and real household incomes recover. GDP growth is expected to increase to around 2% in the middle of the decade as slack in the economy is taken up, before falling back towards its assumed trend rate of around 1.67% by **2028 [See reference 11]**. The potential implications for planning and development include Government spending cuts impacting on support available for services and facilities and new infrastructure.
- COVID-19 – The COVID-19 pandemic has led to far-reaching changes to society in the UK and around the world. Which of these changes will continue in the long term is unknown and will depend on a variety of

factors. Potential implications for planning and development include Government measures to re-start the economy via support for housebuilding and infrastructure development; changes to permitted development rights; increased remote working and reduced commuting and related congestion and air pollution; increased prioritisation of walking and cycling over public transport; and increasing pressure to ensure satisfactory living standards are set and enforced.

- The Levelling Up and Regeneration Act – The Act received Royal Assent in October 2023 and sets out the direction for planning, making provisions to support the levelling-up agenda. As part of this, it seeks to streamline the planning process, including through a reform of existing EU-generated systems of SA/SEA, HRA and Environmental Impact Assessment (EIA), which will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'. However, secondary legislation is required to introduce the new regime and at present the requirement to undertake SEA remains in force.

**3.5** It is also likely that UK and sub-national climate change policy will change as public awareness and prioritisation of the threat of climate change grows, as illustrated by the increasing number of local authorities, including Winchester City Council, that have declared a climate emergency.

### International

**3.6** Former EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') were transposed into the Strategic Environmental Assessment (SEA) Regulations and Habitats Regulations. Following the UK's departure from the EU, these Regulations still apply and require environmental assessment processes to be undertaken in relation to the Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan to ensure that any potential negative environmental effects (including

on European-level nature conservation designations) are identified and can be mitigated.

**3.7** There were also a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which are transposed into UK law through Acts, Regulations and national-level policy. The UK has now fully left the EU and therefore EU Directives no longer apply to the UK. The relevant Regulations are discussed in Appendix C.

### National

**3.8** There is an extensive range of national policies, plans and programmes that are of relevance to the Local Plan and IIA process. A pragmatic and proportionate approach has been taken with regards to the identification of key national policies, plans and programmes, focusing on those that are of most relevance. A summary of the main objectives of the NPPF and Planning Practice Guidance of relevance to the Local Plan and IIA is provided below. In addition, the main sustainability objectives of other national plans and programmes which are of most relevance for the Local Plan and IIA are provided in Appendix C.

## The National Planning Policy Framework and Planning Practice

### Guidance

**3.9** The NPPF [[See reference 12](#)] is the overarching planning framework that provides national planning policy and principles for the planning system in England. The NPPF was originally published in March 2012 and has been revised several times since, with the most recent version being published in December 2023. Since the updates that were made in 2021, the NPPF places an increased focus on design quality, both for sites and for places as a whole. The terminology included in the Framework on protecting and enhancing the environment and promoting a sustainable pattern of development has been

revised. Furthermore, revisions are included in relation to policies that address opting out of permitted development, the use of masterplans and design codes and the important contribution of trees in new developments.

**3.10** Recent updates to the NPPF include amendments to urban uplift and Green Belt. Further revisions also include allowing flexibility for local authorities in relation to local housing need; safeguarding local plans from densities that would be out of character; freeing local authorities with up-to-date local plans from annual updates to their five-year housing land supply; and continued support for self-build, custom-build and community-led housing. The new NPPF also emphasises the role of beauty and placemaking in the planning system.

**3.11** The three overarching objectives of the planning system are set out in paragraph 8 of the 2023 NPPF, which should be pursued in mutually supportive ways so that net gains are achieved across each of the different objectives:

- **“an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance the natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

**3.12** The Local Plan must be consistent with the requirements of the NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.” **[See reference 13]**

**3.13** A local planning authority is also required to have regard to national policies and advice contained in guidance issued by the Secretary of State when preparing a Local Plan **[See reference 14]**.

**3.14** Paragraph 20 of the 2023 NPPF states the need for strategic policies in plan making, which set out the overall strategy for the pattern, scale and design quality of places, making 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.

**3.15** The Planning Practice Guidance [\[See reference 15\]](#) provides guidance for how the Government's planning policies for England are expected to be applied. Sitting alongside the NPPF, it provides an online resource that is updated on a regular basis for the benefit of planning practitioners.

**3.16** The overarching nature of the NPPF and the related Planning Practice Guidance mean that they have implications for multiple topics that the Local Plan and this IIA seek to address. These are outlined below.

**3.17** Climate change adaptation and mitigation, energy efficiency and waste minimisation measures for new development including through the promotion of renewable energy schemes are supported through the NPPF. One of the core plan-making principles is to “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.” Furthermore, local planning authorities should adopt a proactive approach to mitigate and adapt to climate change, taking full account of flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

**3.18** Although Local Plans can no longer require attainment of specific levels of the Code for Sustainable Homes [\[See reference 16\]](#), the Planning and Energy Act 2008 gives Local Planning Authorities the power to set local energy efficiency standards in their Local Plans subject to assessing the cost of these measures through the Local Plan Viability Assessment. They can also promote the Home Quality Mark to support residents in understanding the quality and performance of new build homes and can also set targets for developers to provide for a given percentage of energy used by a new development to come from on-site renewable or low carbon technologies. Local Plan policies can further support the development of renewable energy technologies where appropriate, in line with climate change mitigation strategies and targets.



**3.19** The IIA can consider the contribution the alternatives make in terms of contribution to climate change mitigation as well as climate change adaptation.

**3.20** In relation to health and wellbeing, the NPPF promotes healthy, inclusive and safe places that support social integration, are safe and accessible, and that enable and support healthy lifestyles. One of the core planning principles set out in the NPPF is to “take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”. Further to this the NPPF notes that “a network of high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities”. Furthermore, the retention and enhancement of local services and community facilities in villages, such as local shops, meeting places, sports, cultural venues and places of worship is supported.

**3.21** Importantly, Local plans should also “contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible”.

**3.22** The Local Plan can have a significant influence on addressing inequalities including those relating to health and fuel poverty and will need to consider the appropriate siting of new development, particularly large development sites that are likely to include new service and facility provisions. The plan can ensure that new development is located in areas which can improve accessibility for existing as well as new residents and ensure that future development does not exacerbate existing inequalities. The IIA process can support the identification and refinement of options that can contribute to reducing inequalities and support the development of policy approaches that cumulatively improve the wellbeing of local communities.

**3.23** The NPPF sets out the approach Local Plans should have in relation to biodiversity [See reference 17]. It states that plans should “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local

partnerships for habitat management, enhancement, restoration or creation”. Plans should also promote conservation, restoration and enhancement of priority habitats and species, ecological networks and measurable net gains for biodiversity. A strategic approach to maintaining and enhancing networks of habitats and green infrastructure is to be supported through planning policies.

**3.24** The Local Plan, through its review of the spatial strategy, should seek to maximise any opportunities arising for local economies, communities and health as well as biodiversity. This should be inclusive of approaches which are supportive of enhancing the connectivity of green infrastructure and promoting the achievement of biodiversity net gain. The IIA process should support the identification and maximisation of potential benefits through the consideration of alternatives and assessment of both negative and positive significant effects.

**3.25** In relation to landscape, the NPPF recognises the intrinsic beauty and character of the countryside as well as the need to protect and enhance valued landscapes. Reference is included with regards this purpose at National Parks, The Broads and Areas of Outstanding Natural Beauty (the latter of which are now known as National Landscapes).

**3.26** The Local Plan should be supportive of an approach to development that would protect the landscape character of the district. Where appropriate it should also seek to protect the individual identities of the district’s settlements. The IIA should identify those alternatives that contribute positively to landscape character.

**3.27** The NPPF states that in relation to the historic environment, plans should “set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”. Where appropriate, plans should seek to sustain and enhance the significance of heritage assets and local character and distinctiveness, while viable uses of assets should be considered. Plans should take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. They should also consider the contribution the historic environment can make to the character of a place. The IIA provides

an opportunity to test alternatives in terms of the contribution they can make to the protection and enhancement of the historic environment.

**3.28** The Local Plan can take forward a spatial strategy that helps to limit adverse impacts on designated and non-designated heritage assets, including any potential archaeological finds in line with heritage protection and enhancement plans. The IIA has a role to play by identifying which alternatives could offer opportunities to secure the protection and enhancement of assets as well as those which might have significant impacts in terms of their appropriate use and setting.

**3.29** The NPPF states that new and existing development should be prevented from contributing to, being put at an unacceptable risk from, or being adversely affected by, pollutions including water pollution and air quality. Inappropriate development in areas at risk of flooding should be avoided. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account implications for water supply. Furthermore, strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient infrastructure provision for water supply and wastewater.

**3.30** The Local Plan presents an opportunity to consider incorporating targets for water efficiency and the level of water consumption and grey water recycling in any new development. The plan can also ensure that development is sited away from areas of high flood probability and that appropriate water drainage is in place, in line with flood risk strategies. The IIA process should seek to identify and address potential negative effects on the water environment, including implications relating to wastewater.

**3.31** The NPPF states that planning policies and decisions should protect and enhance soils in a manner commensurate with their statutory status or quality, and give substantial weight to the value of using suitable brownfield land to accommodate development.

**3.32** Plans can seek to ensure the appropriate protection of soil quality, including best and most versatile agricultural land. Plans should also ensure

that new development does not conflict with current mineral operations as well as long-term mineral resource plans. The IIA process should inform the development of the Local Plan by helping to identify alternatives which would avoid the areas of highest soil quality and best and most versatile agricultural land, as well as those which would promote the use of brownfield land.

**3.33** The NPPF sets out that in terms of economic growth the role of the planning system is to contribute towards building a “strong, responsive and competitive economy” by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. There is also a requirement for the planning system to identify and coordinate the provision of infrastructure. Furthermore, planning policies should address the specific locational requirements of different sectors.

**3.34** Local plans should incorporate planning policies that “support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation”. Local Plans are required to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.”

**3.35** The Local Plan should seek to maximise the potential benefits of nearby strategic growth, whilst at the same time ensuring the vitality and viability of smaller localised economies, through the review of the spatial strategy. Ensuring that local town centres and settlement services and facilities are maintained and enhanced is also important and will also provide support for local communities. The IIA process can support the development of the Local Plan to ensure that its policies are considerate of impacts on the economy in Winchester. The process can also be used to demonstrate that impacts on the viability of town centres in the area and surrounding areas have been considered.

**3.36** The NPPF encourages local planning authorities to consider transport issues from the earliest stages of plan making so that: opportunities to promote

sustainable transport are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified and assessed; and opportunities from existing or proposed transport infrastructure and changing transport technology and usage are realised. The NPPF also states that the planning system should actively manage growth patterns in support of these objectives.

**3.37** Growth will inevitably increase traffic on the roads, which also has implications for air quality, and the Local Plan and IIA process can seek to minimise effects of this nature through an appropriate spatial strategy, identifying where mitigation may be needed and requiring the necessary transport provisions and contributions from new development. The plan, as informed by the IIA, should seek to identify opportunities to maximise the potential for alternative modes of transport to the car and reduce the need to travel, therefore reducing emissions, through the consideration of alternatives and assessment of significant effects. This includes potential opportunities that may arise as a result of the delivery of new infrastructure.

### Other national policies, plans and programmes

**3.38** Numerous other policies, plans and programmes at a national level are of relevance to preparation of the Local Plan and the IIA. Unlike the NPPF, most of the documents are focused on a specific topic area that the IIA will consider. Where these plans and programmes contain more wide-ranging objectives, they may be relevant to multiple IIA topics. In these cases, the plans and programmes have been referred to under the IIA topic(s) they most directly seek to address.

**3.39** Green boxes below each topic heading summarise the implications of the other national policies, plans and programmes (PPPs) (including the NPPF) for the Local Plan and IIA.

## Climate change adaption and mitigation, energy efficiency and waste minimisation

**3.40** The relevant national PPPs under this topic are:

- Defra, The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate (2018).
- Department for Transport, Decarbonising Transport: Setting the Challenge (2020).
- HM Government, Planning and Energy Act (2008)
- Defra and the Environment Agency, Understanding the risks, empowering communities, building resilience: The National Flood and Coastal Erosion Risk Management Strategy for England (2011).
- Ministry of Housing, Communities and Local Government, National Planning Policy for Waste (NPPW) (2014).
- Defra, Waste Management Plan for England (2013).
- HM Government, The Clean Growth Strategy (2017).
- Department for Environment, Food & Rural Affairs, Environmental Improvement Plan (2023).
- Department for Business, Energy and Industrial Strategy, British Energy Security Strategy (2022).
- Department for Energy Security and Net Zero and Department for Business, Energy and Industrial Strategy, Net Zero Strategy: Build Back Greener (2021).
- Department for Energy Security and Net Zero, Overarching National Policy Statement for Energy EN-1 (2023).
- Department for Environment, Food & Rural Affairs, Flood and Coastal Erosion Risk Management: Policy Statement (2020).

- Department for Environment, Food & Rural Affairs, the Third National Adaptation Programme (NAP3) and the Fourth Strategy for Climate Adaptation Reporting (2023).
- HM Government, UK Hydrogen Strategy (2022).
- Department for Business, Energy and Industrial Strategy, the Heat and Buildings Strategy (2021).
- HM Government, Energy Performance of Buildings Regulations (2021).
- Industrial Decarbonisation Strategy (2021).

Implications for the Local Plan and IIA: The Local Plan should consider setting out policies to achieve climate change and adaptation while also encouraging development which would help to minimise carbon emissions. This can be done through siting development allocations in areas where sustainable transport patterns can be best achieved. Policies might also be developed to encourage developers to incorporate renewable sources of energy and to make use of existing buildings where appropriate as well as sustainable construction methods to help reduce greenhouse gas emissions and embodied carbon. The Local Plan should also contain policies to encourage appropriate use of Sustainable Drainage Systems (SuDS).

The IIA can test policy and site allocation options in relation to the contributions they make towards these aims. It should also appraise the contribution the Plan makes to limiting carbon emissions (including through the uptake of more sustainable sources of energy) and to promoting climate change adaptation, reducing flood risk and the amount of waste that goes to landfill.

## Health and well-being

3.41 The relevant national PPPs under this topic are:

- UK Parliament, the Levelling Up and Regeneration Act (2023).
- Homes England, Strategic Plan 2023 – 2028 (2023).
- Natural England, The Green Infrastructure Framework (2023).
- Ministry of Housing, Communities and Local Government, the National Design Guide (2021).
- Public Health England, PHE Strategy 2020-25.
- HM Government, Laying the foundations: housing strategy for England (2011).
- Ministry of Housing, Communities and Local Government, Planning Policy for Traveller Sites (2015).
- Department for Levelling Up, Housing and Communities, a Fairer Private Rented Sector (2022).
- Department for Health and Social Care, Build Back Better: Our Plan for Health and Social Care (2021).
- Public Health England, Using the planning system to promote healthy weight environments (2020), addendum (2021).

Implications for the Local Plan and IIA: The Local Plan, in conjunction with the Infrastructure Delivery Plan, needs to consider the need for infrastructure as this has a significant impact on environmental, social and economic objectives and it should be prepared to ensure that the population has access to sustainable low carbon infrastructure and services and facilities and that there is sufficient capacity within them to serve the increased population. This should include healthcare, education and open space. Development allocations should be located in areas where existing or planned new services and facilities are most accessible via active modes



of travel. Policies in the Local Plan can also help to facilitate the supply of healthy local food. The provision of an appropriate level of housing over the plan period will help address issues of disparity in terms of access to decent housing in the plan area. The provision of new housing should be considerate of local needs with regards to housing size, tenure and type, including the needs of Travellers.

Policy and site allocation options considered for the Local Plan can be tested through the IIA in relation to the contributions they make towards these aims. This should be considered through the Plan's support for the delivery of new infrastructure and facilities which might benefit public health, as well as accessibility of development locations to existing infrastructure and facilities of this nature. Consideration should also be given to the capacity of sites to deliver new homes, including affordable homes and needs of self and custom build homes.

## **Natural environment - biodiversity/geodiversity, landscape and soils**

**3.42** The relevant national PPPs under this topic are:

- Defra and Natural England, The Nature Recovery Network (2024).
- Defra, Environmental Improvement Plan (2023).
- HM Government, the Environment Act (2021).
- Defra, A Green Future: Our 25 Year Plan to Improve the Environment (2018).
- Defra, Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011).
- Defra, Biodiversity offsetting in England Green Paper (2013).

- Defra, Safeguarding our Soils – A Strategy for England (2009).

Implications for the Local Plan and IIA: The Local Plan should be prepared to limit the potential for adverse impacts on biodiversity and geodiversity as well as important landscapes (including those that are designated) and higher value soils. The plan area provides part of the setting for the South Downs National Park and contains a number of internationally and nationally important biodiversity sites that will need to be protected through planning policy. The plan should also take into account non-designated landscapes that are sensitive to development and non-designated habitats that form part of wider ecological networks. The plan also presents opportunities to promote the achievement biodiversity net gain which is now a mandatory requirement for all development. It can also be used to encourage the re-use of brownfield land and protect more valuable agricultural soils from development. Benefits may be achieved by directing development to less sensitive locations. The allocation of new sites for development and updated planning policy can also be used to achieve habitat connectivity through the provision of new green infrastructure.

It will be role of the IIA to test the policy options in terms of the effect they will have on biodiversity sites and habitats as well as value landscapes. The effects of these options in relation to promoting the development of brownfield land and limiting the loss of valuable agricultural soils should also be appraised. Site options should be considered in these terms also, making use of the findings of the HRA and landscape character assessment work where appropriate.

### Historic environment

**3.43** The relevant national PPPs under this topic are:

- The Heritage Alliance, Heritage 2020.
- Historic England, Corporate Plan 2023-2026.
- Historic England, Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016).

Implications for the Local Plan and IIA: The potential impact of new development on the historic environment, including local character as well as designated and non-designated heritage assets and their respective settings, should inform the preparation of the Local Plan. Particular regard may be given to protecting heritage assets which have been identified as being 'at risk' (both at the national and local level). Policies should be included to address these issues and site options should be considered with regard to the potential for related issues.

The IIA should appraise both policy and site options in terms of the potential for effects on the historic environment. It should identify those locations at which development would have the greatest potential to impact the historic environment, as informed by heritage impact assessment work for the Local Plan.

### Water and air

**3.44** The relevant national PPPs under this topic are:

- HM Government, the Environment Act (2021)
- Defra, the Air Quality Strategy for England (2023).
- Environment Agency, Managing Water Abstraction (2021).
- Defra, Clean Air Strategy (2019).

## Chapter 3 Sustainability context

- HM Government, The Floods and Water (Amendment etc.) (EU Exit) Regulations (2019).
- HM Government, Environment Agency, Preliminary Flood Risk Assessment (2018).
- HM Government, The Water Supply (Water Quality) Regulations (2016).
- Defra, Water White Paper (2012).
- HM Government, Flood and Water Management Act (2010).

Implications for the Local Plan and IIA: The Local Plan should consider setting out policies to promote the efficient use of water and limit all types of pollution including water and air pollution. This is of particular relevance to the plan area given the vulnerabilities of the protected sites of the Solent and River Itchen to elevated nutrient (nitrogen and phosphorous) levels. The plan should also seek to limit pressure on the wastewater treatment (WwT) infrastructure and water supply. The allocation of sites for development should take account of areas which have highest sensitivity in relation to these issues, including Source Protection Zones (SPZ) and Air Quality Management Areas (AQMA). To limit air pollution, the Local Plan should also factor in the contribution that specific site options can make to achieving modal shift and limiting the need for residents to travel.

The contribution policy options can make to achieving these aims can be tested through the IIA. Individual site options can be considered in relation to particular issues related to WwT infrastructure and water resources and identified sensitive areas (such as SPZs and AQMAs).

### Economic growth

**3.45** The relevant national PPPs under this topic are:

- UK Parliament, the Levelling Up and Regeneration Act (2023).
- HM Treasury, Build Back Better: Our Plan for Growth (2021).
- HM Treasury, National Infrastructure Strategy (2020).

Implications for the Local Plan and IIA: The Local Plan should allocate land to support projected employment needs over the plan period. Local Plan policies should be included to help promote sustainable economic and employment growth to benefit all members of the community, to reduce disparity in the plan area. This should include support for the infrastructure required for the economy to function successfully. Employment sites should be located to enable local people to access the new employment opportunities, particularly via public transport or active travel modes. Local Plan policies may also seek to promote the viability of Winchester Town Centre as well as the District centres and the rural areas.

The IIA can test individual site and policy options in relation to the contribution they can make to achieving these aims. Employment site options should be appraised in terms of the contribution they can make to meeting the employment land requirements of the District as well as the access residents would have to the employment opportunities delivered.

## Transport

**3.46** The relevant national PPPs under this topic are:

- Department for Transport, Cycling and walking strategy report to Parliament (2022).

- Department for Transport, Decarbonising Transport: A Better, Greener Britain (2021).
- Department for Transport, LTN 1/20 Cycle Infrastructure Design (2020)
- Department for Transport, The Road to Zero (2018).
- Department for Transport, Transport Investment Strategy (2017).

Implications for the Local Plan and IIA: The potential for reducing the need to travel, limiting congestion and associated benefits for air quality and climate change as well as public health should inform the preparation of the policies for the Local Plan and its site allocations. The Local Plan can also be supportive of more sustainable modes of transport, including active travel. This may include support for the infrastructure necessary for electric vehicles/e-bikes. Furthermore, the selection of site options for development should be informed by issues such as the potential for access to new and existing public transport nodes and active transport routes and specific highways capacity issues. The selection of individual site options should also be informed by their proximity to essential services and facilities, which is likely to reduce the need for residents to regularly travel long distances **[See reference 18].**

The IIA should be used to test policy and site options in terms of the contribution they can make to making transport choices more sustainable in the District. As well as testing site options in terms of limiting the need to travel in Winchester, policy options should be tested with regard to the contribution they make to the uptake of more sustainable transport options, such as walking and cycling and public transport.

## **Sub-national policy context**

**3.47** Below the national level there are further plans and programmes that are of relevance for the Local Plan and IIA process. These plans and programmes sit mostly at the sub-regional, county and district level. Descriptions of those plans and programmes that are of most relevance at this level are provided in Appendix C.

**3.48** Development in the District will not be delivered in isolation from those areas around it. Given the interconnection between Winchester and the surrounding areas, there is potential for cross-boundary and in-combination effects where development is proposed through development plans in neighbouring authorities. As such, a summary of relevant aspects of the plans for local authority areas that surround the District is provided in Appendix C.

## **Baseline information**

**3.49** Baseline information provides the context for assessing the sustainability of the Local Plan. It provides the basis for identifying trends, predicting the likely effects of the Local Plan and monitoring its outcomes. Relevant baseline information for the IIA is that which is relevant to environmental, social and economic issues, is sensitive to change and, ideally, that which has records that are sufficient to identify trends.

**3.50** Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated IIA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example, information about housing, education, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a small number of amendments have been made to the baseline

information since it was originally presented in the IIA Scoping Report in 2020 in order to update it, drawing on the most recent evidence sources. The updated baseline information is presented in Appendix D,

### Key sustainability issues

**3.51** Key sustainability issues for Winchester were identified by reference to the policy review and baseline information presented in this IIA report (which was reviewed and updated at each stage of plan-making) and to views obtained from stakeholders at the Scoping Workshop held virtually on 17th June 2020. Further reviews undertaken as part of subsequent updates to the IIA Report at each stage of Local Plan making. The key issues identified through this work are described below.

**3.52** It is also a requirement of the SEA Directive that consideration is given to the likely evolution of the environment in the plan area (in this case Winchester District) if the new Local Plan was not to be implemented. This analysis is also presented in relation to each of the key sustainability issues below.

**3.53** The analysis below shows that, in general, the current trends in relation to the various social, economic and environmental issues affecting Winchester would be more likely to continue without the implementation of the new Local Plan. In most cases, the new Local Plan offers opportunities to directly and strongly affect existing trends in a positive way, through an up-to-date plan which reflects the requirements of the NPPF.



## Climate change mitigation and adaptation

### Likely sustainability issue for Winchester

**3.54** There is a need to significantly reduce the District's carbon dioxide emissions (to help meet the Climate Emergency targets and the Paris Climate Change Agreement), including by:

- Reducing journeys by private car. Transport is the largest contributor to carbon dioxide emissions in Winchester District. However, this will be challenging given the rural nature of the majority of the District and current levels of in and out commuting by car between the larger settlements to the south of the District (Eastleigh, Southampton, Fareham, Portsmouth).
- Increasing use of renewable energy sources. There is an opportunity to support the use of energy from renewable sources particularly at the 29% of the District that is not already connected to mains gas.

### Likely evolution without the Local Plan

**3.55** Carbon emissions arise from a number of sources and the general decreasing trend is likely to continue due to the priority being placed on this at a national level and through Climate Emergency declarations by local authorities. The adopted Local Plan Part 1 already contains a number of policies that seek to encourage reductions in carbon emissions associated with the new residential and commercial development required to meet growth in the District. Policy CP11 did include new residential developments to achieve Code Level 5 of the Code for Sustainable Homes (the Code) for energy, where practical and viable. However, the city council has been unable to implement this particular policy since the Government withdrew the code for sustainable homes. While the national policy position has since moved on, local authority planning continues to have a role to play, particularly given the risk of delays to improvements to Building Regulations and/or to the decarbonisation of the

national grid, which the Future Homes Standard depends on to deliver net zero homes as opposed to 'net zero ready' homes.

**3.56** Further policies in the adopted Local Plan Part 1 that are likely to help mitigate climate change include Policy CP10, which states development should be located and designed to reduce the need to travel; Policy CP12 which encourages the development of renewable and decentralised energy schemes; and Policy CP10 which requires a high quality of design at new developments including measures to reduce impact on climate change. Furthermore, Policy DM16 in the Local Plan Part 2 is supportive of new design which utilises principles of energy efficient design, including through layout, orientation and passive solar gain.

**3.57** The new Local Plan offers the opportunity to update these policies to meet the current circumstances of the District in light of new development and updated growth requirements. It also provides the opportunity to incorporate new policies to help achieve the aims of the recently declared climate change emergency, including those that would set local energy efficiency standards for new homes and those that support a reduction in embodied carbon associated through the design and construction process. Policies should contribute to the achievement of carbon neutrality in the District by 2030. In addition, the new Local Plan can help to deliver the aims of the Winchester Movement Strategy, which include increased capacity of Park and Ride facilities, bus priority on key radial routes into the city centre, and improved pedestrian and cycling provisions through reallocation of road space. Policies for the Local Plan will be developed in the context of the Hampshire Local Transport Plan (2024) which seeks to prioritise walking, wheeling and cycling. The emerging Winchester Local Cycling and Walking Infrastructure Plan (LCWIP) which sets out walking and cycling proposals for the District will also inform the development of policies.

### **Likely Sustainability Issue for Winchester District**

**3.58** Similar to other parts of the country, climate change is likely to result in the District experiencing hotter, drier summers, and warmer, wetter winters. In

addition, extreme weather events (e.g. intense rainfall and heatwaves) are likely to become more frequent and more intense. Climate change is therefore likely to affect habitats and species and how people live, work and play. Opportunities exist for nature-based solutions such as carbon sequestration, flood retention, shading etc.

### Likely Evolution without the Local Plan

**3.59** The adopted Local Plan Part 1 through Policy CP15 is supportive of development that incorporates a net gain in green infrastructure which allows for adaptation to climate change. In addition to linking areas of biodiversity which the policy is directly supportive of, promoting green infrastructure can contribute to flood alleviation, improved water quality, reduced soil erosion and temperature regulation including through shading. Policy CP17 seeks to reduce the potential for increases in flood risk as a result of the location of new development and encourages the use of SuDS.

**3.60** While the Local Plan Review cannot directly influence extreme weather events, it can build upon the approach of current planning policy to ensure adaptation through design and better response to climate change issues. Benefits might include making positive use of shading from tree planting, which can help prevent overheating (for humans and wildlife) and also help to secure protection against the effects of extreme rainfall. The new Local Plan can also include targets to reduce water consumption as the south east of England is in a water scarcity area. It will be important to promote the principles of multi-functional green infrastructure as well as promotion of water conservation and recycling at new development. The new Local Plan also presents the opportunity, alongside national measures, to mitigate the effects of potential future flooding and locate development in sustainable locations that would not be significantly impacted by flooding. It can also strengthen an approach which ensures development incorporates design measures which promote flood resilience. This may include the use of flood resilient materials and permeable surfaces where appropriate as well as encouraging the provision of green, blue and brown roofs at new development.

## **Population, Health and Wellbeing**

### **Likely Sustainability Issue for Winchester District**

**3.61** Like all parts of the South East, new homes are needed in the District to meet forecast population growth. Winchester's house prices are significantly less affordable than the average for England and Wales, reflecting the high number of residents who commute to London for work. Rental prices in the District are the most expensive outside London. High house sale and rental prices will make it increasingly difficult for younger people and people with lower incomes to enter the property market and continue the trend for workers in lower paid jobs in Winchester City commuting in from Southampton, Eastleigh, Fareham and other settlements to the south of the District. Housing stock in the District is generally very good across all sectors, although there are instances of poor property energy efficiency in some types of housing, for instance those without mains gas in rural areas. There is continued need in the District for housing of different types and tenure suitable for older people, families and the Gypsy and Traveller community.

### **Likely Evolution without the Local Plan**

**3.62** Trends in house prices will be influenced by a number of factors, many of which are outside of the control of the Local Plan. Policy CP1, Policy CP2, Policy CP3, Policy CP4 and Policy CP5 in adopted Local Plan Part 1 seek to address the delivery of new homes in Winchester. This includes affordable homes, accommodation for Gypsies, Travellers and Travelling Showpeople and housing to the specific needs of the District, such as housing for older people and people with disabilities.

**3.63** The new Local Plan offers the opportunity to facilitate a range of affordable housing and expedite the delivery of affordable housing. The new Local Plan can also be used to respond to the evolving evidence relating to the housing needs of the District, including that relating to housing mix. Policy could be

included to support self and custom built homes and to address purpose built student accommodation.

### Likely Sustainability Issue for Winchester District

**3.64** While Winchester's population is generally healthier and happier than the regional and national averages, issues of social isolation have been identified for parts of the District, in particular the urban rather than rural areas. There is also health disparity between the most and least deprived areas of the District. The percentage of adults classified as overweight or obese is significantly better than the national and regional averages. Levels of hospital admissions directly relating to obesity at the county level are lower than the national average, and levels of physical activity are higher, therefore this trend should be encouraged to continue.

### Likely Evolution without the Local Plan

**3.65** The topic of health is intertwined with many policies throughout the adopted Local Plan Part 1 and the adopted Local Plan Part 2. This includes Policy CP6, Policy CP7 and Policy CP15 in the Local Plan Part 1 which seek to provide new or improved community facilities, recreational facilities, open spaces and green infrastructure. Policy CP10 of the Local Plan Part 1 is supportive of development that encourages active travel in the District. Further protection for open spaces and requirements for new open space provision is provided through Policy DM5 and Policy DM6 in the Local Plan Part 2.

**3.66** The new Local Plan could further contribute to tackling issues of isolation, health and wellbeing and general health disparities through policies that strongly support uptake of active modes of transport, access to green space, community facilities, improved public realm and other recreation opportunities, an in particular in more deprived areas.

### **Likely Sustainability Issue for Winchester District**

**3.67** The parishes and wards of Bishops Sutton, Boarhunt, Denmead, Durley, Kingsworthy, Northington, Old Alresford, South Wonston, Southwick & Widley, Sparsholt, Wickham, Micheldever, New Alresford and Wonston have all been identified as having a net deficiency in open space, when considering all typologies. This is also the case for the following parts of Winchester City: St Barnabas Ward, St Luke Ward, St Paul Ward and St Bartholomew.

### **Likely Evolution without the Local Plan**

**3.68** Policy CP7 of the adopted Local Plan Part 1 supports the improvement and extension of open space and recreation facilities in the plan area. This policy also sets out a presumption against the loss of open space, sports and recreation facilities.

**3.69** An updated assessment of open space facilities has been completed and the new Local Plan presents an opportunity to help address any existing deficiencies in terms of access to open space in the plan area as new development occurs. This may be achieved by ensuring that large scale development delivers new high-quality open spaces where applicable. The new Local Plan should also continue an approach which helps to resist the loss of viable open spaces through development, unless alternative facilities would be provided or the community benefit of the development outweighs the harm of loss of that facility.

### **Likely Sustainability Issue for Winchester District**

**3.70** There is a good walking/cycling/bridleway network within the District and South Downs National Park, including a number of important routes between Winchester City and the National Park such as the South Downs National Trail, as well as Pilgrims Trail and St Swithuns Way. However, walkers have to cross the M3, which presents a barrier to accessing these routes from the City.

### **Likely Evolution without the Local Plan**

**3.71** Policies CP13 and CP15 of the adopted Local Plan Part 1 seek to ensure that the public realm is designed to be safe and accessible and includes walking and cycling routes. New development should be integrated well with the green network/grid, including Public Rights of Way.

**3.72** The new Local Plan presents an opportunity to consider the multi-functionality of green infrastructure network in way that ensures connectivity between the walking, cycling and bridleway network as well as the safety and attractiveness of these routes for users. Routes should continue to be linked to the wider green infrastructure network as development occurs in the plan area. Where development is set out in the plan to occur in proximity to the M3, there may be opportunities to address the issue of connectivity for rights of way across this route.

## **Equalities**

### **Likely Sustainability Issue for Winchester District**

**3.73** The average age of the population in Winchester District is expected to increase over the Plan period. This will have implications for the economy, service provision, accommodation and health.

### **Likely Evolution without the Local Plan**

**3.74** Without the new Local Plan it is likely that services and facilities will still be delivered. Population growth and demographic change is accounted for through many policies within the Local Plan Part 1. This includes Policy CP6 which supports new and improved community facilities and services. Furthermore, Policy CP2 addresses housing mix, including the needs of an ageing population and people with disabilities.



**3.75** However, it is less likely that provision supported through these policies will be in appropriate locations, or of sufficient quality and quantity to keep pace with the updated demands of particular groups. The new Local Plan offers an opportunity to deliver the required services and facilities in a coherent, sustainable manner alongside new development. It is also an opportunity to refresh the approach of addressing housing needs of specific groups in the District, including older people and affordable housing.

### Likely Sustainability Issue for Winchester District

**3.76** While Winchester is one of the 20% least deprived districts in England, there are two wards in Winchester City that are within the 30% most deprived areas in England, including being within the 20% most deprived in terms of educational attainment, and the 30% most deprived in terms of low income and the proportion of the working age population involuntarily excluded from the labour market including those affected by sickness or disability, or caring responsibilities. For the District as a whole only around 10.1% (2,342) children live in absolute low income families, and 7.9% of all households in the District were fuel poor in 2020, slightly lower than the figure for South East of England (8.6%), which has the lowest fuel poverty levels in England. Nevertheless, inequalities exist that need to be addressed.

### Likely Evolution without the Local Plan

**3.77** Policy CP1, Policy CP2, Policy CP3, Policy CP4 and Policy CP5 in the adopted Local Plan Part 1 seek to address the delivery of new homes in Winchester. This includes affordable homes, accommodation for Gypsies, Travellers and Travelling Showpeople and housing to meet the specific needs of the District, such housing for older people and people with disabilities. Policies in the adopted Local Plan Part 1 and Local Plan Part 2 (most notably Policies CP8, CP9 and DM7) currently help to ensure an appropriate level of economic development occurs in the District, with particular support for identified key local sectors. They also seek to support the viability and vitality of the town centres. It is likely that these policies will help to ensure accessibility to



a wide range of employment opportunities for residents which will help to address deprivation. The protection of services and facilities of importance to the community is provided through Policy CP6 in the adopted Local Plan Part 1. Furthermore, Policy CP12 of the adopted Local Plan Part 1 is supportive of the generation of renewable and decentralised energy in the District to include combined heat and power (CHP) and district heating which are identified to have a strong degree of community benefit and/or community ownership. It is expected that such an option could help to address fuel poverty in the plan area.

**3.78** The new Local Plan presents the opportunity to facilitate and expedite the delivery of housing including affordable housing to help address the issue of affordability and other barriers to housing in the plan area. The new Local Plan will also provide opportunities to incorporate policy which can better address the economic needs of the plan area considering the evolving situation in the District. Policies can also be drafted to meet the changing needs of the plan area in terms of access to services and facilities and more efficient energy sources which benefit the wider community.

## Economy

### Likely Sustainability Issue for Winchester District

**3.79** Winchester is generally seen to be an economically affluent area and the area has a higher average wage than the regional and national average. Winchester City is particularly important to the District's economic growth and provides employment opportunities for the surrounding areas. The plan area needs to ensure a future supply of jobs and continued investment to maintain these trends. To support the creation of high quality and sustainable employment opportunities economic growth in the District could be focussed on high value sectors, such as digital and data technologies and a clean growth economy. Employment growth should also be targeted to tackle the pockets of deprivation, particularly within Winchester Town.

### **Likely Evolution without the Local Plan**

**3.80** Changes to the job market without the implementation of the Local Plan Review are difficult to predict. Some degree of change is inevitable, particularly given the uncertainties posed by Brexit and the economic impact of the coronavirus pandemic. Policy CP8 and Policy CP9 of the Local Plan Part 1 seek to ensure economic development and diversification in the District particularly within the five key economic sectors of public administration and business services, land based industries, tourism and recreation, knowledge and creative industries and retail. Support is provided for working from home and the loss of existing or allocated employment land and floorspace is to be resisted. The Local Plan Part 2 through Policy DM7 addressed the viability and vitality of town centres.

**3.81** The new Local Plan offers the opportunity to help create the conditions within which new high value jobs are more likely to be forthcoming. It can also help to safeguard local jobs through the safeguarding of existing employment land and allocation of new land for these types of uses and for other employment generating uses. It should be noted that the creation of new and maintenance of existing jobs in Winchester District will be greatly influenced by market forces which are beyond the influence of the plan. The value of any jobs created in the District will also be greatly influenced by market forces. The new Local Plan also provides opportunities to achieve the promotion of and further sustainable diversification of the rural economy. There are also opportunities to support home working for all sectors of the local community. As part of its approach to addressing disparity in the District, the new Local Plan should seek to promote access and opportunity to employment for all and support the rural economy.

## Transport, Air Quality and Noise

### Likely Sustainability Issue for Winchester District

**3.82** There are issues of traffic congestion and air quality, particularly in Winchester City, where an AQMA has been designated. Furthermore, the presence of the M3 through the District means that it accommodates a high volume of through traffic. The M3 passes into another AQMA almost adjacent to Winchester's southern boundary within Eastleigh, which lies between junctions 12 to 14. This AQMA is crossed another that has been declared along Station Hill, Twyford Road and the A335, including the junction at which the A-road connects to the M3. There is an additional AQMA to the south of the District along the A334 that passes through Botley towards Southampton. The rural character of much of the District and the importance of Winchester and urban areas outside of the District for local employment opportunities means that it will be challenging to reduce air pollution from vehicular sources.

### Likely Evolution without the Local Plan

**3.83** Future changes to air quality in the absence of the new Local Plan Review are somewhat uncertain.

**3.84** In terms of existing local policies, Policy CP10 of the Local Plan Part 1 seeks to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. This policy and Policy DM19 in the Local Plan Part 2 seek to minimise air pollution and protect air quality as well as reduce the need to travel in the District. The Council adopted an Air Quality Supplementary Planning Document (SPD) in 2021. The SPD seeks to reduce air pollution from developments in or within 1km of Winchester City by requiring them to carry out an air quality assessment and where significant adverse effects are likely, requiring them to provide mitigation. The City Council are currently preparing a new air quality strategy

which is set to be adopted in winter 2024 and will build on the approach set out in the current SPD.

**3.85** The new Local Plan presents the opportunity to locate new development in sustainable locations that limit the potential for reliance on private vehicles, to the benefit of local air quality. Recent national policies and the emergence of new technologies (such as improved electric vehicles, e-bikes and cleaner fuels/energy sources) are likely to help reduce the air pollutant emissions. Nonetheless, the new Local Plan provides additional opportunity to contribute to improved air quality in the District through the promotion of alternative travel modes to the motorised vehicle, in line with national policy aspirations. The Local Plan can also support the uptake of electric vehicles and e-bikes by ensuring the incorporation of the required charging infrastructure as part of the new development.

## Land and Water Resources

### Likely Sustainability Issue for Winchester District

**3.86** Although the District has very little of the highest grades of agricultural land, its large areas of Grade 3 agricultural land are a significant asset to the District, and new development and climate change put pressure on the availability and productivity of such soils.

### Likely Evolution without the Local Plan

**3.87** The Local Plan Part 1 sets out the development strategy and principles for the District. This includes making efficient use of land within existing settlements and prioritising the use of previously developed land in accessible locations. Furthermore, the NPPF supports the re-use of brownfield land and states that planning policies and decisions should contribute to and enhance the natural and local environment by “recognising the intrinsic character and beauty of the

countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land”.

**3.88** The new Local Plan provides an opportunity to strengthen the approach and to ensure that these natural assets are not lost or compromised. This may involve the prioritisation of use of brownfield sites and the use of lower quality agricultural land for development.

### Likely Sustainability Issue for Winchester District

**3.89** The District contains safeguarded mineral resources which, where possible, should not be lost or compromised as new development occurs.

### Likely Evolution without the Local Plan

**3.90** Policies and proposals for the development of mineral resources and sustainable waste management across Hampshire including Winchester District are included in the Hampshire Minerals and Waste Plan (2013).

**3.91** However, without the new Local Plan it is possible that development could result in unnecessary sterilisation of mineral resources thereby preventing their use for future generations.

### Likely Sustainability Issue for Winchester District

**3.92** Water resources are limited, and the District is in serious water stress, which is predicted to get worse under climate change.

### **Likely Evolution without the Local Plan**

**3.93** Without the Local Plan Review it is possible that unplanned development could be located in areas that could lead to further water quantity issues. However, existing safeguards, Policy CP17 of the Local Plan Part 1 and Policy DM19 of the Local Plan Part 2 seek to prevent development which would cause unacceptable impact on water quantity.

**3.94** The new Local Plan will provide the opportunity to ensure that development is located and designed to take into account the sensitivity of the water environment to water stress and promote water efficiency, for example through rainwater harvesting or grey water recycling.

## **Water Quality**

### **Likely Sustainability Issue for Winchester District**

**3.95** Some waterbodies in the District are not achieving 'good' ecological status under the Water Framework Directive (Candover Brook, Monks Brook, the Moen, and Upper Hamble have 'moderate' status), and the most important groundwater resources in the District are at 'bad' status (Bow Lake). Groundwater resources in the District are amongst the most sensitive in the region and are highly vulnerable to pollution.

**3.96** Development coming forward through the local plan must also be compliant with the Habitats Regulations and the Wildlife and Countryside Act 1981, and assessment will be required against the condition status of SSSIs and conservation objectives of international sites.

**3.97** Pollution from surface water runoff from both agricultural and urban areas can occur during extreme weather events which are more likely to occur with climate change. Increased levels of nitrogen and phosphorus input to rivers in

Winchester District from agricultural sources or from wastewater from existing housing and other development are adversely affecting water quality in some of those rivers, including the River Itchen SSSI and SAC. These nutrients are also reaching the Solent and causing eutrophication, which is adversely impacting the Solent's protected habitats and bird species. The requirement for all new housing developments to achieve 'nutrient neutrality' is a key issue that new development now needs to address working closely with Natural England and Southern Water. In relation to nitrates, developers are able to mitigate the impact of their development by securing nitrate credits where mitigation cannot be achieved on site. In relation to development in the catchment of the River Itchen, Natural England issued in March 2022 advising that phosphates are also causing adverse environmental effects. The situation regarding nutrients (nitrates and phosphorous) is now being addressed as the upgrading of the two pilot Council owned Sewage Treatment Works's to Package Treatment Plants have been endorsed by Natural England through the Discretionary Advice Service (DAS). The City Council is set to receive £900,000 of the £9.6 million that has been allocated to PfSH from Central Government to upgrade further Council owned Sewage Treatment Works. It is anticipated that these upgrades will generate further nitrogen and phosphorus credits.

### Likely Evolution without the Local Plan

**3.98** Without the Local Plan Review it is possible that unplanned development could be located in areas that could lead to further water quality issues. However, existing safeguards, such as the EU Water Framework Directive, would help to reduce the potential for this to occur. Development that occurs within Source Protection Zones presents the risk of contamination from any activities that might cause pollution in those areas. Policy CP17 of the Local Plan Part 1 and Policy DM19 of the Local Plan Part 2 seek to prevent development which would cause deterioration to water quality as well as that which results in unacceptable levels of water pollution and Policy CP17 seeks to reduce the potential for increases in flood risk as a result of the location of new development and requires the use of SuDS. In terms of surface water runoff and flood alleviation, the NPPF only requires the use of SuDS for developments of ten or more dwellings. The new Local Plan will provide the opportunity to

ensure that development is located and designed to take into account the sensitivity of the water environment. It will also provide further certainty in terms of planning for adequate wastewater infrastructure to address development requirements over the plan period, for example by preferring development connected to mains sewers, and where this is not possible ensuring that package treatment works are required. The new Local Plan could also go further than the NPPF requirement for SuDS and require all residential developments to incorporate SuDS. The new Local Plan also presents an opportunity to include policy that would address the specific issue of nutrient enrichment in the Solent and River Itchen as new development is delivered over the plan period. The policy should take into account Natural England's latest guidance on achieving nutrient neutrality for new housing development in the Solent Region. The policy option might include the incorporation of a green infrastructure at new development to help address this issue and could be developed in partnership with neighbouring Councils.

## Biodiversity

### Likely Sustainability Issue for Winchester District

**3.99** Winchester District contains many areas of high ecological value, including sites of international and national importance. As well as the potential for loss of functionally linked habitat, development may put pressure on these sites, including through disturbance and damage from recreational use, air pollution, water supply and treatment. In particular, development in Winchester District has already been identified to contribute to nutrient enrichment of the Solent marine SACs/SPAs (via the Rivers Itchen and Hamble) and River Itchen SAC, and the south of the District lies within the zone of influence for recreation pressure on the Solent and Southampton Water SPA. In this context it is increasingly important that the new Local Plan ensures that the mandatory requirement of BNG is effectively and efficiently implemented across the urban and rural areas of the District and that new areas of multifunctional and connected green and blue infrastructure are created and suitably maintained.



### **Likely Evolution without the Local Plan**

**3.100** Pressures on designated biodiversity sites in Winchester District are likely to continue regardless of the Local Plan Review as more development and supporting infrastructure results in land take to support projected population increases. The Local Plan contains policies which seek to address these pressures, including Policy CP15 and Policy CP16 which provide support for the existing green infrastructure network as well as sites and habitats identified for their specific importance.

**3.101** The new Local Plan presents the opportunity for new development to come forward at the most appropriate locations as to limit detrimental impacts on biodiversity assets. There is also an opportunity to update planning policy to strengthen support for the provision of biodiversity net gain, for example by identifying land that could contribute to achieving that aim. There will also be a need to consider the impacts of climate change impacts on the ecological network. A strengthened approach to support for multi-functional green infrastructure network may also be incorporated in the new Local Plan. The Local Plan may also adopt an ecosystems services approach where biodiversity net gain is linked with carbon neutrality, nitrate neutrality, health and well-being, pollination, flood prevention and agriculture. There is also an opportunity to update planning policy in relation to the designated and undesignated sites which are of importance in terms of their biodiversity and geodiversity value. The findings of HRA will be incorporated into the IIA and will provide further insight into biodiversity impacts specifically at Habitats Sites presenting opportunities to limit adverse impacts at these locations.

### **Likely Sustainability Issue for Winchester District**

**3.102** Although designated sites represent the most valued habitats in the District, the overall ecological network is important for biodiversity as a whole. The network supports the health of designated sites and allows species to migrate in response to climate change. The incorporation of green infrastructure as growth occurs is important to help preserve these functions. Fragmentation

and erosion of habitats and the wider ecological network is an ongoing threat to biodiversity.

### **Likely Evolution without the Local Plan**

**3.103** Pressures on the wider natural environment in Winchester District are also likely to continue regardless of the Local Plan Review. The delivery of development and supporting infrastructure is likely to result in habitat loss beyond that which is experienced at designated site in the District. The Local Plan contains policies which seek to address these pressures, including Policy CP15 and Policy CP16 which provide support for the existing green infrastructure network as well as corridors to support the integrity of the biodiversity network with specific reference to the impacts of climate change. Policy CP16 is also supportive of the achievement of development which achieves net gain in biodiversity.

**3.104** The new Local Plan presents the opportunity for new development to come forward at the most appropriate locations as to limit detrimental impacts on biodiversity assets. There is also an opportunity to update planning policy to reflect the key aims of the Winchester Biodiversity Action Plan and strengthen support for the provision of net biodiversity gain, for example by identifying land that could contribute to achieving biodiversity net gain, and the need to consider the impacts of climate change impacts on the ecological network. Opportunities will include a strengthened approach to support a multi-functional green infrastructure network.

### **Likely Sustainability Issue for Winchester District**

**3.105** The NPPF requires new development to demonstrate net gain for biodiversity; the Environmental Act 2021 makes it mandatory for development to provide at least 10% net gain.

### **Likely Evolution without the Local Plan**

**3.106** Pressures on the wider natural environment in Winchester District are likely to continue regardless of the Local Plan Review. However, the new Local Plan presents the opportunity to promote development that would protect and enhance biodiversity assets, promote nature based solutions and to support the achievement of biodiversity net gain. There is also an opportunity to connect biodiversity assets at new developments through a network of green infrastructure.

## **Historic Environment**

### **Likely Sustainability Issue for Winchester District**

**3.107** The District contains numerous designated heritage assets and some of these have been identified on the Heritage at Risk Register. Furthermore, non-designated assets exist and these and local heritage assets may also be at risk, but these have not yet been identified. Development which is poorly located or designed may be a particular threat to these features. If heritage assets in the District are lost or irreparably harmed or damaged by either partial or wholesale demolition, or by inappropriate development to the asset or affecting its setting, they cannot be replaced.

### **Likely Evolution without the Local Plan**

**3.108** The Local Plan Part 1 includes policies that contribute to the protection and enhancement of local character and the historic environment. These include Policy CP13 which requires development to be of the highest standards of design and should make a positive contribution to the local environment. Furthermore, Policy CP20 addresses development in relation to the historic environment in the District. The Local Plan Part 2 sets out specific protection for historic parks and gardens, archaeology, conservation areas, heritage assets,

listed buildings, locally listed heritage assets and undesignated rural and industrial heritage assets through Policy DM25, Policy DM26, Policy DM27, Policy DM28, Policy DM29, Policy DM30, Policy DM31 and Policy DM32.

**3.109** The new Local Plan Review presents the opportunity to guide new development to locations which are less sensitive in terms of their impact on heritage assets (with consideration for other sustainability issues) through the site assessment and IIA process applied to potential site allocations. The new Local Plan will also provide the opportunity to update the planning policy position with regards to impacts on heritage assets and their settings and the potential for bringing disused heritage assets back into suitable sustainable uses. There is also potential to include policy in line with the council's climate emergency, to address energy efficiency measures for historic assets.

## Landscape

### Likely Sustainability Issue for Winchester District

**3.110** The District has significant areas of landscape importance, with 40% falling within the South Downs National Park, which includes some of the most valued lowland landscapes in England. Parts of the National Park within Winchester District contain some of the most tranquil areas and darkest night skies of the Park. While the South Downs Local Plan has now been adopted to cover planning decisions within the entire National Park, development guided by the Winchester Local Plan could impact the setting of the National Park and other sensitive landscapes.

### Likely Evolution without the Local Plan

**3.111** The Local Plan Part 1 seeks to protect and enhance the District's distinctive landscape through Policy CP20. Policy CP19 requires that development has particular regard for the context and the setting of the

landscape and settlements of the South Downs National Park. The South Downs Local Plan 2019-2033 has been adopted to cover the entirety of the National Park and sets out policies address the conservation and enhancement of its nationally important landscapes. Topics covered include important views, tranquillity, dark night skies and the protection of important features such as hedgerows and trees.

**3.112** The new Local Plan offers the opportunity to update the current policy position in response to the updated circumstances of the District since the preparation of the adopted Local Plan and development pressures it currently faces. Specific development management policies and site allocations may be selected with consideration for their impacts on landscape character through site assessment work and the Landscape Sensitivity Assessment which the Council is undertaking for its SHELAA sites, as well as the IIA. The South Downs Local Plan 2019-2033 provides further context to the development to be set out through the new Local Plan and should allow the updated pressures which the National Park is now facing to be appropriately considered. The policies of the new Local Plan should act to complement those in the South Downs Local Plan 2019-2033 to protect and enhance the National Park's setting for example, the National Park policy on dark night skies.

### The IIA framework

**3.113** As described in the Methodology chapter, the relevant objectives established via the review of plans, policies, and programmes and the key sustainability issues identified by the baseline review informed development of a framework of sustainability objectives, the IIA framework, against which the plan has been assessed. For each of the sustainability objectives a number of appraisal questions are included to act as prompts when considering the potential effects of the Local Plan in relation to that objective. It should be noted that appraisal questions are not exhaustive and not all appraisal questions will be relevant to each element of the plan that is appraised. The IIA framework is presented below.

**3.114** A small number of changes have been made to some of the appraisal questions in the IIA framework since it was presented in the Scoping Report, in response to comments received during the Scoping consultation – these changes are detailed in Appendix A.

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

**Appraisal Questions – Does/Is the Local Plan/policy...?**

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

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

**Relevant SEA Topics Covered**

- Climatic Factors
- Air

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

### **Appraisal Questions – Does/Is the Local Plan/policy...?**

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

### **Relevant SEA Topics Covered**

- Air
- Human Health
- Climatic Factors

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

### **Appraisal Questions – Does/Is the Local Plan/policy...?**

- IIA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?

- IIA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?

### **Relevant SEA Topics Covered**

- Climatic Factors
- Air

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

### **Appraisal Questions – Does/Is the Local Plan/policy...?**

- IIA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?
- IIA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, public rights of way, recreation and sports facilities?
- IIA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?
- IIA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?
- IIA 4.5: Make provision for personal private outdoor space within new developments?



### Relevant SEA Topics Covered

- Population
- Human Health
- Air

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

### Appraisal Questions – Does/Is the Local Plan/policy...?

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

### Relevant SEA Topics Covered

- Population
- Human Health

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

### **Appraisal Questions – Does/Is the Local Plan/policy...?**

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

### **Relevant SEA Topics Covered**

- Population
- Human Health
- Material Assets

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

### **Appraisal Questions – Does/Is the Local Plan/policy...?**

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

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

### Relevant SEA Topics Covered

- Population
- Human Health
- Material Assets

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

### Appraisal Questions – Does/Is the Local Plan/policy...?

- IIA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?
- IIA 8.2: Support the prosperity and diversification of the District's rural economy?
- IIA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?
- IIA 8.4: Support the vitality and viability of Winchester's Town, district and Local Centres?
- IIA 8.5: Promote the achievement of a circular [\[See reference 19\]](#), low carbon economy?
- IIA 8.6: Support the District's critical natural and green infrastructure assets as a means to promote the area as an attractive location for new business and to encourage growth in tourism?

### **Relevant SEA Topics Covered**

- Population
- Material Assets

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

### **Appraisal Questions – Does/Is the Local Plan/policy...?**

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

### **Relevant SEA Topics Covered**

- Biodiversity
- Flora
- Fauna
- Human Health

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

### **Appraisal Questions – Does/Is the Local Plan/policy...?**

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

### **Relevant SEA Topics Covered**

- Landscape

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

### **Appraisal Questions – Does/Is the Local Plan/policy...?**

- IIA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?

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

### Relevant SEA Topics Covered

- Cultural Heritage
- Architectural and Archaeological Heritage

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

### Appraisal Questions – Does/Is the Local Plan/policy...?

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

**Relevant SEA Topics Covered**

- Soil
- Material Assets

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

**Appraisal Questions – Does/Is the Local Plan/policy...?**

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

**Relevant SEA Topics Covered**

- Water
- Biodiversity
- Flora
- Fauna

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

### **Appraisal Questions – Does/Is the Local Plan/policy...?**

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

### **Relevant SEA Topics Covered**

- Water
- Material Assets
- Climatic Factors
- Human Health



## **Chapter 4**

# Appraisal findings for options for distribution of growth in the District and site options

**4.1** This chapter sets out the appraisal findings firstly for the options for distribution of growth in the District, followed by that for the site options considered to achieve that distribution of growth. Further information about the approach to this appraisal work is set under the relevant headings below.

**4.2** The appraisal findings for both the options for distribution of growth and the site options were provided to the Council in advance of preparation of the draft Local Plan. These findings have informed the preparation of that document. The appraisal of the findings for the options for distribution of growth were initially provided to the Council as part of the IIA work for the SIP document prepared in spring 2021. This work included the appraisal of four initial options for the distribution of growth. The Council subsequently identified an additional hybrid option for growth which was also subject to appraisal. The appraisal findings for this additional option were provided as an internal summary note to the Council in spring 2022. Further details about each of these options is provided below. The appraisal findings for the site options were also provided to the Council as an internal summary note in summer 2022.

### **Approach to the appraisal of options for distribution of growth in the District**

**4.3** This section sets out the appraisal findings for the five potential broad strategies for future development identified by the Council. This includes four

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initial options presented in the Strategic Issues and Priorities (SIP) document, as follows:

- Option 1: Development Strategy based on the approach in the existing Local Plan of distributing development to the sustainable hierarchy of settlements.
- Option 2: To focus development on Winchester itself and other larger and more sustainable settlements.
- Option 3: A strategy that includes one or more completely new strategic allocations or new settlements.
- Option 4: To disperse development around the District largely in proportion to the size of the existing settlements.

**4.4** Following the receipt of consultation responses on the SIP, the Council identified a variation of option 1 (option 1A). Option 1A takes into account the consensus of the consultation responses as well as the findings of the IIA. The additional option also takes into account the level of existing commitments and opportunities for ongoing development in the District. It plans for an additional 2,000 dwellings relative to the other options considered, to account for windfall projections and provide headroom for uncertainties such as changes to the Standard Method, progress with the 'Planning for the Future' White Paper, and a future Partnership for South Hampshire Joint Strategy. These changes result in a variation of option 1 that reduces the housing target for the South Hampshire Urban Areas and increases growth at Winchester Town and the Market Towns and Rural Areas.

**4.5** Descriptions of all five options for the distribution of growth are provided below. These descriptions draw on the detail in the Council's SIP document, including the number of houses to be delivered over the plan period within each of the spatial areas identified in the document. The total number of homes to be delivered under each option is also presented in Table 4.1, as well as the amount of development already committed through allocations and planning permissions.

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**4.6** It should be noted that between the time of appraisal of the initial four options and that of the additional hybrid option (option 1A), there was an update to the plan period from 2018-2038 to 2019-2039. This has implications for the total commitments that were considered when determining the residual housing requirement over the plan period. The identified additional housing requirement for the District considered as part of the appraisal of the original four options was 2,692 homes; this had decreased slightly to 2,676 homes at the time of consideration of the hybrid option (option 1A).

**4.7** Although option 1A provides for a higher total number of homes than the four options previously appraised, at the time of their appraisal, all options were designed to provide the required number of homes to meet local needs over the relevant plan period and the effects identified by the IIA reflect this. The main focus of the appraisal of these options was sustainability differences attributable to the different distributions of development that they provide.

**4.8** Table 4.1 shows that much of the housing required to meet the District's needs for the original (2018-2038) and new plan period (2019-2039) is already built, has been granted planning permission or is allocated in adopted plans.

**Table 4.1: Number of new homes to be allocated under each of the options for growth, and additional homes to be delivered above existing commitments**

<b>Spatial area</b>	<b>Option 1: Development Strategy based on the existing Local Plan - total housing required*</b>	<b>Option 1: Additional homes over existing commitments</b>	<b>Option 1A Development based on the existing Local Plan varied to account for up to date delivery commitments and uncertainties- total housing required**</b>	<b>Option 1A: Additional homes over existing commitments</b>	<b>Option 2: Focus development on Winchester - total housing required*</b>	<b>Option 2: Additional homes over existing commitments</b>	<b>Option 3: One or more new strategic allocations / new settlements - total housing required*</b>	<b>Option 3: Additional homes over existing commitments</b>	<b>Option 4: Dispersed development strategy - total housing required*</b>	<b>Option 4: Additional homes over existing commitments</b>
<b>Winchester Town</b>	4,500 (3,271)	1,229	5,670 (4,218)	1,452	5,000 (3,271)	1,729	4,000 (3,271)	729	4,500 (3,271)	1,229
<b>South Hampshire urban areas</b>	6,700 (5,434)	1,266	5,700 (5,262)	438	6,250 (5,434)	816	5,600 (5,434)	166	5,500 (5,434)	66
<b>Market Towns &amp; Rural Areas</b>	2,800 (2,603)	197	4,250 (3,464)	786	2,750 (2,603)	147	2,700 (2,603)	97	4,000 (2,603)	1,397

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Spatial area	Option 1: Development Strategy based on the existing Local Plan - total housing required*	Option 1: Additional homes over existing commitments	Option 1A Development based on the existing Local Plan varied to account for up to date delivery commitments and uncertainties- total housing required**	Option 1A: Additional homes over existing commitments	Option 2: Focus development on Winchester - total housing required*	Option 2: Additional homes over existing commitments	Option 3: One or more new strategic allocations / new settlements - total housing required*	Option 3: Additional homes over existing commitments	Option 4: Dispersed development strategy - total housing required*	Option 4: Additional homes over existing commitments
<b>Strategic allocation</b>	0 (0)	0	0 (0)	0	0 (0)	0	1,700 (0)	1,700	0 (0)	0
<b>Total homes</b>	14,000 (11,308)	2,692	15,620 (12,944)	2,676	14,000 (11,308)	2,692	14,000 (11,308)	2,692	14,000 (11,308)	2,692

\* Housing commitments 2018-2038 shown in brackets

\*\* Housing commitments 2019-2039 shown in brackets

## **Overview of options for growth considered in SIP**

**4.9** Option 1 maintains the approach of the currently adopted Local Plan but adds approximately 10% to the housing requirements for Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Areas. Through this option, the majority of the development required above existing commitments would be provided at Winchester Town and in the South Hampshire Urban Areas. If it proves that the new housing requirement cannot be met at the existing strategic allocations of West of Waterlooville and North Whiteley in the South Hampshire Urban Areas, it is likely that a wider southern part of the District would meet the remaining housing need.

**4.10** Option 1A is a variation of option 1 with an overall increase in housing delivery of 2,000 homes across the District. As such the level of growth set out for option 1A, which has been taken forward as the proposed approach in the Local Plan, is higher than the other options considered. The overall change in housing numbers is reflected in increases above existing commitments in dwelling numbers for Winchester Town and the Market Towns and Rural Areas as well as reductions in the level of housing numbers in the South Hampshire Urban Area.

**4.11** Option 2 seeks to re-align the focus of development towards Winchester. The scope to do this is limited by the level of existing commitments in the rural area and South Hampshire Urban Areas, which means that the Market Towns and Rural Areas and South Hampshire Urban Areas deliver more than might be expected under this option. The number of new homes to be provided through this option, compared to the existing requirements through the adopted Local Plan for the South Hampshire Urban Areas is, however, increased by around 5%. Within the Market Towns and Rural Areas the number of new homes is increased by around 10% compared to the existing requirements through the adopted Local Plan.

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**4.12** Option 3 would include a strategic allocation in the District outside the South Hampshire Urban Areas and the National Park. The strategic allocation is likely to deliver about 1,700 dwellings. It would provide a focus for development that would continue into future plan periods. In other locations within the District, development to meet the housing requirement would be limited to existing commitments and an allowance for windfall development. This option would substantially reduce the level of additional development at Winchester Town compared to all other options considered.

**4.13** Option 4 seeks to apportion new development to more closely reflect the existing spread of population across the District. The new development to be provided at each spatial area might need to be modified to take account of the scale of existing commitments. The result is that the rural settlements are the focus of more growth than in other options, proportionately reflecting their existing size and commitments.

### **Assumptions used to inform the appraisal of the options for distribution of growth**

**4.14** In order to enable the appraisal of the five growth options to be carried out consistently, it was assumed that all new development would meet minimum standards of good design and sustainable construction techniques that meet current Building Regulations and include an element of affordable housing and open space provision. For larger scale developments of 500 homes or more it was assumed that, subject to site specific planning assessment, all would improve or provide a range of services and facilities (e.g. schools, open space, green infrastructure, GPs etc.) and a good network of active travel routes within the development linking to any existing networks. This was irrespective of whether the developments would be located around Winchester Town, at the South Hampshire existing strategic allocations, or at a new settlement. No assumptions were made regarding provision of new public transport routes as specific development proposals are not known for all potential larger development locations at this stage. These assumptions were consistently applied to enable the sustainability performance of the five options to be

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compared on a like for like basis. However, they do not prejudice the ability of the Council to set higher policy requirements within the Local Plan.

### **Mitigation**

**4.15** The potential sustainability effects for the options for the distribution of growth were appraised prior to drafting of Local Plan policies. This approach allowed for an appraisal of the various options considered to an equal level of detail. Where potential negative effects were identified, it is recognised that some of these could be mitigated through the implementation of policy safeguards that could be included in the emerging Winchester District Local Plan that go beyond the appraisal assumptions stated above. Therefore, for each of the IIA objectives, mitigation measures that could be included within policies in the Local Plan to help address the adverse effects identified were presented to the Council at the time the options were originally appraised (as part of the IIA work for the SIP document). It is acknowledged that a number of these measures have since been included in the policies set out in the draft Local Plan consultation document. The cumulative effects of the draft Local Plan presented in Chapter 6 of this report, consider whether the development management policies provide the necessary mitigation to address potential adverse effects of the proposed spatial distribution of growth for the District set out by the spatial strategy (Policy SP2 of the draft Local Plan). A similar level detail about mitigation that might be achieved through policy requirements is not available for the reasonable alternatives for the distribution of growth in the District.

### **Appraisal findings for the options for the distribution of growth in the plan area**

**4.16** The results of the IIA of the five options for growth are described below by IIA objective with a summary provided in Table 4.2 below. The appraisal of growth options was undertaken using the existing housing commitments for the plan area (shown in Table 4.1) as the baseline. Therefore, for each growth



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option the appraisal considered the effects of delivering the additional number of required homes over and above existing commitments at each proposed location. The justification text included for each IIA objective and the effects recorded for each option consider the potential for cumulative effects with the existing commitments.

Table 4.2: Summary of likely sustainability effects of options for distribution of growth in the District

IIA Objective	Option 1: Existing Local Plan	Option 1A: Evolved existing Local Plan development strategy	Option 2: Focus on Winchester Town	Option 3: One or more new strategic allocations/new settlements	Option 4: Dispersed
SA1: Climate Change Mitigation	+	+/-	+	+	--/+
SA2: Transport and Air Quality	+/-?	++/-?	++/-?	++/-?	--/+
SA3: Climate Change Adaptation	+	+	+	+	+/-
SA4: Health and Wellbeing	+	++/-	++/-?	++/--?	--/+
SA5: Community Cohesion and Safety	++/-?	++/-	+/-?	--/+?	++/-
SA6: Housing	+++?	++	++	+/-?	++/-
SA7: Access to Services, Facilities and Jobs	+	++/-	++/-?	--/+?	--/+
SA8: Sustainable Economic Growth	+	++/-	+++?	+/-?	+/-
SA9: Biodiversity and Geodiversity	--/+	--/+	--/+	--/+?	--
SA10: Landscapes and Character	--/+?	--/+?	--/+?	--/+?	--?

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IIA Objective	Option 1: Existing Local Plan	Option 1A: Evolved existing Local Plan development strategy	Option 2: Focus on Winchester Town	Option 3: One or more new strategic allocations/new settlements	Option 4: Dispersed
SA11: Historic Environment	--?	--?	--?	-?	--?
SA12: Natural Resources	--/+?	--/+	+/-	--?	--/+
SA13: Water Resources	--?	--	--	--?	--
SA14: Flood Risk	--?	-?	-?	-?	--?

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

**4.17** To avoid duplication, the appraisal against IIA objective 1 does not address greenhouse gas emissions associated with travel which are instead covered under IIA objective 2. This IIA objective considers the potential for new development to promote energy and water efficiency as well as increasing the potential for homes to make use of energy from renewable and low carbon sources. Energy and water efficiency are more likely to be affected by development management policy requirements in the Local Plan, design measures included in new proposals, and the decisions of new residents than the spatial distribution of new development, which is the focus of the options for growth in the District. Switching to using electricity provided from renewable and low carbon sources will account for a substantial portion of the District’s reduction in its carbon footprint over the plan period. All homes regardless of their location in the District are likely to have similar potential to benefit from energy from these sources. However, where large scale development locations are included in the options, there is increased potential for new low carbon energy infrastructure (such as district heating and combined heat and power (CHP)) to be provided and for a high number of homes to be connected.

**Option 1 (Existing Local Plan development strategy)**

**Winchester Town**

**4.18** Option 1 would concentrate the majority of development at Winchester Town as well as within the South Hampshire Urban Areas. At Winchester, the option could include the development of large sites (500+ homes), which could

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support new infrastructure provision and, depending on the size of the site and where the sites are location there might be, the potential for connecting numerous homes to schemes such as district heating and CHP. Where smaller sites come forward at larger settlements there is expected to be more limited scope to achieve infrastructure improvements, or developer contributions for new infrastructure.

### **South Hampshire Urban Areas**

**4.19** Option 1 would deliver a high level of development (approximately 1,300 homes) in the South Hampshire Urban Areas. This could include development at the existing strategic allocations (i.e. West of Waterlooville and North Whiteley). Focussing a large amount of development at these locations could have similar impacts, to large scale development provided at Winchester, in terms of the potential for connecting a high number of residents to district heating and CHP. However, as newly planned communities, the existing strategic allocations have little remaining land to accommodate new growth. This means that the total new housing requirement for the South Hampshire Urban Areas might not be met in these locations. In this case development would be provided elsewhere in the southern part of the District. If some or all of the new development is required to come forward at locations in the South Hampshire Urban Areas away from the existing strategic allocations, the smaller scale of development is less likely to support improvements relating to district heating and CHP.

### **Market Towns and Rural Area**

**4.20** The level of development to be provided through option 1 in the Market Towns and Rural Area is relatively limited. The smaller scale of development at the smaller settlements and more rural areas is less likely to support provision of new low carbon energy infrastructure. The dispersed distribution of development supported through this element of option 1 is also unlikely to support the connection of high numbers of residents to schemes such as district heating and CHP.

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**4.21** Given the higher level of provision of development at the larger settlements (including at Winchester Town) through option 1 an overall minor positive effect is expected for IIA objective 1. The effect is uncertain given that a proportion of development in the South Hampshire Urban Areas may be delivered away from the existing strategic allocations where there may be reduced potential to achieve the scale of development to support low carbon infrastructure.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.22** Option 1A sets out a distribution of growth which is similar to option 1. An increase of 1,170 homes would be delivered at Winchester Town through option 1A compared to option 1 and the number of homes in the South Hampshire Urban Areas would be decreased by 1,000 homes between these options. Given the existing commitments over the plan period for option 1A compared to option 1, the level of development to be delivered above this level at Winchester Town is slightly higher, while the level of development at the South Hampshire Urban Areas is much lower under option 1A. The number of homes to be provided at the Market Towns and Rural Areas is increased by 1,450 from option 1 to option 1A and is still substantially higher for option 1A when considering the committed development over the plan period. Option 1A is expected to perform slightly better than option 1 in terms of achieving the scale of growth at Winchester Town that could support infrastructure for and connections to district heating and CHP. However, a higher level of development dispersed to the Market Towns and Rural Areas is likely to mean that a sizeable proportion of new residents would be less likely to be able to benefit from connections to existing and/or new low carbon energy infrastructure, such as district heating and CHP. Overall, a mixed minor positive and minor negative effect is expected for option 1A.

### **Option 2 (Focus on Winchester Town)**

**4.23** Option 2 sets out a similar approach to option 1 but would increase the number of homes to be delivered at Winchester Town by 500, with lower numbers of homes provided in the South Hampshire Urban Areas. The number

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of homes to be provided through this option at the Market Towns and Rural Areas is decreased slightly from the adopted Local Plan level, however, existing commitments would mean the additional level of housing to be provided at settlements in this area over the plan period would be quite low. Overall, option 2 is expected to have similar impacts to option 1 in terms of achieving the scale of growth at Winchester Town in particular, that could support infrastructure for and connections to district heating and CHP. Therefore, an overall minor positive effect is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.24** Option 3 would provide the majority of additional development above that which is already committed at one or more new strategic allocations or settlements in the central/northern part of the District. In comparison to the other options considered, option 3 would limit the level of additional housing at Winchester Town (to approximately 730 homes) and the South Hampshire Urban Areas (to approximately 170 homes). While the number of homes to be provided at Winchester is still relatively high, development would be provided through existing commitments and windfall development or redevelopment. Given that new large scale growth is less supportive through this option at the town, the incorporation of new low carbon infrastructure is likely to be less viable. Through option 3, the level of housing to be provided in the Market Towns and Rural Areas is the lowest of the four options, but it is comparable to levels provided through options 1 and 2. Compared to options 1 and 2, option 3 would reduce the potential for achieving new supporting infrastructure at the larger settlements in the plan area and connecting to existing schemes at these locations. However, the delivery of a new settlement provides the opportunity to incorporate new low carbon infrastructure (such as district heating and CHP) to which numerous new homes could be connected. Therefore, a minor positive effect is expected for option 3.

### **Option 4 (Dispersed)**

**4.25** Option 4 would result in a more dispersed distribution of growth across the District. However, through this option, Winchester Town would still accommodate a sizeable amount of housing development (equivalent to the level included in option 1). Development within the South Hampshire Urban Areas would be limited to around 70 homes. As a higher number of homes would be provided at the smaller and more rural settlements these residents would be less likely to benefit from connections to existing and/or new low carbon energy infrastructure, such as district heating and CHP. There would be limited scope to provide new development of sufficient scale to support new infrastructure provision in the District, apart from at Winchester. Overall a mixed minor positive effect in relation to the new development at Winchester and significant negative effect in relation to the other areas of the District is expected for option 4.

### **Mitigation in relation to IIA objective 1**

**4.26** In order to mitigate negative effects identified in relation to reducing climate change, the new Local Plan could include policies:

- Requiring all development to be net zero carbon, through incorporation of good design codes and sustainable construction that include energy efficiency measures.
- Supporting or requiring proposals that would incorporate infrastructure to support energy from renewable and low carbon sources.

### **Conclusion in relation to IIA objective 1**

**4.27** The options for growth in the District that would deliver new dwellings at larger scale development sites offer the greatest potential to link homes to new low carbon energy schemes such as district heating and CHP. Option 3 offers increased potential to secure new provisions of this type at new strategic sites



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or settlements, although there will be reduced potential to provide district heating and CHP within the existing larger settlements through this option. While options 1, 1A and 2, are less likely to achieve the scale of growth as option 3 would at a single location, these options could potentially allow for provision at the larger existing settlements and planned strategic allocations in the District. The effects for option 1 will be influenced by the proportion of new development that can be focused on the existing strategic allocations that are already under construction at West of Waterlooville and North Whiteley. The potential requirement to distribute some or all of this development to other locations within the South Hampshire Urban Areas could mean that the scale of growth achieved at many locations would be less supportive of low carbon infrastructure.

**4.28** Despite directing approximately 1,230 homes above existing commitments to Winchester Town, option 4 is expected to perform least favourably as it would result in much of the new development around 1,400 new homes occurring at a high number of small scale dispersed sites. This is also true to a lesser degree for option 1A, which would include around 790 homes above existing commitments at the Market Towns and Rural Areas. The lower level of development included through option 1A within the Market Towns and Rurals means that much of this element of growth would occur within the more sustainable rural settlements. However, regardless of their location, these sites are not expected to be of a scale to support substantial new infrastructure provision. The location of some of these sites at more rural locations is also likely to mean they would be least likely to be able to connect to future low carbon energy infrastructure. Given the higher level of development dispersed to the rural areas (which is likely to include more sites away from the more sustainable rural settlements) through option 4, the negative effect expected for this option is likely to be more substantial than that expected for option 1A.

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

**4.29** The most significant source of carbon emissions and air pollution in the District is from transport with much of this associated with major roads including the M3, M27, A34, A31 and A303. Winchester Town Centre also experiences high levels of traffic congestion and an AQMA has been declared. Three further AQMAs lie to the south of the District (all within Eastleigh Borough). Two AQMAs which overlap each along the M3 into Eastleigh and cover part of the A335 which crosses the motorway an additional AQMA located along the A334 at the village of Botley. Winchester Town provides access to frequent bus services to Southampton, Harestock and Kings Worthy amongst other locations, although traffic congestion affects the reliability of these services at times. The town also benefits from a higher number of bus stops than other settlements in the District as well as four park and ride sites, which allow for connections to the town centre and railway station. From Winchester Town there are direct train connections to London Waterloo, Southampton, Portsmouth, Bournemouth, Weymouth, Micheldever, Shawford and Botley. Additional railway stations are located in Micheldever Station and Shawford, as well as close to the District edge at Eastleigh, Hedge End, Portchester, and Swanwick.

**4.30** In terms of commuting patterns Winchester District has a strong relationship with Eastleigh, Southampton and Portsmouth to the south (with most commuting trips out of the District by car or by van occurring towards these local authority areas) as well as by rail to London. Data is available for the mean CO<sub>2</sub> emissions per commuter for the District at the Middle layer Super Output Area (MSOA) level (see Figure D.2 in Appendix D). This shows that areas that fall within the east of the District, within the National Park, and areas to the north and south of the National Park have relatively high levels of CO<sub>2</sub> emissions per commuter. This includes the area around New Alresford. The highest levels of emissions per capita from commuting are in the north of the District including South Wonston, Wonston, Sutton Scotney, Micheldever and Micheldever Station. The areas of the District which perform most favourably in terms of mean CO<sub>2</sub> emissions per capita include parts of Winchester Town. The south-east of the District towards Havant District within the South Hampshire

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Urban Area is shown to have relatively low mean CO<sub>2</sub> emissions per capita, similar to the MSOA covering the eastern parts of Winchester Town, but not as low as the south-western corner of Winchester Town (MSOA Winchester 008 - Winchester Stanmore) that displays the lowest emissions in the District.

**4.31** Data available at the MSOA level also shows that within Winchester Town only one area (MSOA Winchester 005 - Winchester West) reports levels of commuters driving to work by car or van that is over 20%. Areas within Winchester Town also have the highest percentage of commuters travelling to work by foot and by train. The areas in the south-east of the District have among the highest percentages for commuters driving to work by car or van. This includes MSOAs Winchester 010 to 014 (Colden Common & Twyford, Swanmore, Hambledon & West Meon, Bishop's Waltham & Waltham Chase, Whiteley, Knowle & Wickham and Denmead & Southwick). These areas take in parts of the South Hampshire Urban Areas as well as locations within the National Park. The difference in the relatively low level of CO<sub>2</sub> emissions per capita from commuters and the higher levels of private car commuters in the south-east of the District may reflect the higher number of job opportunities which are well connected by road nearby to these locations.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.32** Option 1 would result in development mostly being delivered at the higher order settlements of the plan area. Much of the growth above existing commitments would be focused on Winchester Town (approximately 1,230 homes) which provides access to the widest range of services and facilities, jobs and public transport options. Large areas of the town also have the lowest levels of CO<sub>2</sub> emissions per capita from commuting and the highest percentage of residents travelling to work by foot and by train. In all, considering the strong service and job offer, as well as transport links, development at this location is considered most likely to help reduce the need to travel longer distances in the plan area. This element of growth could, however, contribute to the existing

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congestion within the settlement as well as exacerbation of air pollution within the town centre's AQMA.

### **South Hampshire Urban Areas**

**4.33** Additional housing growth (approximately 1,200 homes) would also be provided through option 1 in the South Hampshire Urban Area. This could include growth at the existing strategic allocations at West of Waterlooville and North Whiteley. These allocations are planned to deliver new services and facilities. However, as newly planned communities, these existing allocations have little remaining land to accommodate new growth, meaning that the total housing requirement for the South Hampshire Urban Areas might not be met in these locations. In this case development could be provided elsewhere in the southern part of the District. If some or all of the new development is required to come forward at locations away from the existing strategic allocations, a proportion of new residents would be located in rural areas where there is more limited level of access to existing services and facilities. Option 1 will provide some residents with opportunities for car-free access to existing services and facilities, along with new service and sustainable transport provision, and therefore a minor positive effect is expected. This is combined with an uncertain minor negative effect given that residents in the southern part of the District might be located in areas where existing services and facilities are less readily accessible. Furthermore, to the south, there is potential for development at these locations to continue commuting patterns by car out of the District towards settlements such as Eastleigh, Southampton, Fareham and Portsmouth to the detriment of greenhouse gas emissions and air quality. There also may be some increase in traffic within the Botley AQMA where additional houses would be delivered in the south-west of the District.

**4.34** However, where a proportion of new homes would be accommodated in the south-east towards Waterlooville, there is potential to build upon the existing patterns of travel which currently sees some of the lowest levels of CO<sub>2</sub> emissions from commuting per capita. Furthermore, although land to the north of Whiteley does not perform as favourably in this regard, CO<sub>2</sub> emissions from commuting at this location are similar to those across much of the rest of the

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District. It is expected that increasing the level of growth in the South Hampshire Urban Areas could build on the relative sustainability of these locations.

### **Market Towns and Rural Area**

**4.35** Option 1 would provide a limited amount of development (around 200 homes) at the Market Towns and Rural Area. At the smaller settlements and more rural locations it is likely that residents will need to travel to access some services and employment opportunities. In general, the settlements in the Market Towns and Rural Area present relatively high levels of CO<sub>2</sub> emissions per capital for commuting, with emissions particularly high at the settlements of South Wonston and Sutton Scotney. The areas to the north and south of the National Park also display relatively high levels of CO<sub>2</sub> emissions per capita from commuting. This includes the area around New Alresford. The exception to this is some of the smaller settlements to the south-east including Denmead, where emissions per capita are noted to be lower. Considering the low level of development proposed across many of the market towns alongside existing commitments at these locations, this option could help to limit the potential for the stagnation of rural service provision in the plan area which might otherwise result in increased need to travel.

**4.36** Overall a mixed minor positive effect due to the majority of development going to Winchester Town and South Hampshire Urban Areas and minor negative effect in relation to the Market Towns and Rural Areas as well as congestion in Winchester Town is expected for option 1. The overall effect is uncertain. This reflects the presently unknown location and distribution of development within the South Hampshire Urban Areas, where development may or may not be well related to the existing allocations of West of Waterlooville and North Whiteley.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.37** Option 1A would result in a distribution of growth that is similar to option 1. While there is an overall increase in the amount of development to be delivered

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in the District through option 1A compared to all other options, which could result in an increase in the number of journeys being made regularly in the plan area, this change partly reflects the change in plan period being considered for the new option (option 1A).

**4.38** The number of new dwellings above existing commitments provided by option 1A at Winchester Town is slightly higher than option 1. This is likely to help support reduced need to travel in the plan area, particularly by private vehicle, given the good access to services and facilities and job opportunities as well as to public transport links that many residents of development in Winchester Town would benefit from. This element of growth may, however, intensify existing issues of air pollution within the town centre's AQMA. There is also some potential for existing services and facilities to become overburdened by the additional growth delivered in the area, which may result in residents having to travel longer distances to access certain provisions. This is uncertain, however, and will partly depend upon the provision of new services and facilities in the plan area and when these types of improvements would be delivered.

**4.39** The amount of development at the South Hampshire Urban Areas is much lower under option 1A than under option 1. This would respond positively to the limited scope for expansion within the existing settlement boundaries of West of Waterlooville and North Whiteley. Development at these new communities is to be limited to modest intensification within the areas already allocated for development, and by intensification and extensions to the allocated areas at West of Waterlooville and North Whiteley, respectively. This is likely to help limit the potential for new homes to be delivered in areas where they are poorly related to existing services and facilities and there is increased need to travel longer distances. It is also likely to help prevent the loss of viable employment sites to housing, thereby potentially reducing the need for long distance commuting.

**4.40** The number of homes to be delivered above existing commitments to be provided at the Market Towns and Rural Areas is increased by approximately 600 homes for option 1A compared to option 1. This will help maintain existing service provision in the smaller settlements of the District and could support some new local service provision.



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**4.41** Overall an uncertain significant positive effect is expected for option 1A, due to the high amount of development going to Winchester Town and the potential to reduce loss of viable employment sites, mixed with a minor negative effect in relation to the Market Towns and Rural Areas, as well as congestion in Winchester Town.

### **Option 2 (Focus on Winchester Town)**

**4.42** Option 2 would distribute new development in the District in a similar way to option 1 but would increase the proportion of development at Winchester Town by 500 homes (to approximately 1,730 above existing commitments overall). The increased level of development at Winchester Town would see the number of additional homes at the South Hampshire Urban Areas reducing from approximately 1,270 to 820 homes. The more rural and smaller settlements in the plan area would also accommodate lower levels of development through this option. Option 2 would therefore provide more opportunities than option 1 to strengthen the role of Winchester Town as the main service provider in the plan area. It would also provide increased opportunities for residents to work locally or commute by train or bus.

**4.43** However, the higher number of new residents could put more pressure on existing services and facilities at Winchester Town under this option, which could impact on local travel habits. For example, where residents are required to travel by car out of Winchester Town to access services elsewhere. However, this is uncertain and will depend in part on the delivery and phasing of new services and facilities alongside the new homes. Furthermore, increased development provided at Winchester Town could have adverse impacts in terms of traffic and congestion within the town's AQMA, although this will be influenced by residents' travel habits. The more limited level of development to be provided at the smaller settlements and rural areas could lead to some stagnation of service provision at these locations. The lower level of additional development at the Market Towns and Rural Areas through this option is likely to mean some settlements would accommodate no growth other than that which already has permission or is allocated, although it is noted that existing commitments could help to maintain service provision to some degree. Overall

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a mixed uncertain significant positive effect due to the highest amount of development going to Winchester Town and minor negative effect in relation to the Market Towns and Rural Areas as well as congestion in Winchester Town is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.44** Option 3 would deliver much of the additional housing development at one or more new strategic allocations or new settlements in the central/northern part of the District. This option would reduce the level of housing at Winchester Town (to approximately 730 homes above existing commitments) and the South Hampshire Urban Areas (to approximately 170 homes). The level of additional housing to be provided in the Market Towns and Rural Area (approximately 100 homes) would be comparable to options 1 (approximately 200 homes) and 2 (approximately 150 homes). The level of development proposed at the new strategic allocation(s) or new settlement(s) is likely to allow for the provision of a sustainable and more self-contained settlement where services and facilities are accessible by non-car modes. However, it may be that the realisation of a more self-contained development can only be fully achieved in the longer term, given that some infrastructure may not be in place for early occupants of the site to benefit from. The sustainability of the new settlement over the plan period will be influenced greatly by the phasing of new services. It is likely that development of the new settlement could result in increased need to travel by car to access some services and facilities, in the short term in particular.

**4.45** Where new strategic growth would be provided as an extension to an existing village or town, new residents could benefit from access to nearby existing services and facilities, reducing the need to travel before service provision is made within the new development. However, there is potential for existing services to become overburdened. Larger settlements in the plan area have greater ability to accommodate high levels of new development without overburdening existing services and facilities. Depending on its specific location, new strategic growth delivered as a standalone settlement is likely to provide variable levels of access to existing and/or new services and facilities.



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Overall, an uncertain mixed significant positive effect in the longer term, and minor negative effect in the short term is expected for option 3.

### **Option 4 (Dispersed)**

**4.46** Option 4 would result in a more dispersed distribution of growth across the District. Through this option, Winchester Town would still accommodate a sizeable amount of housing development (similar to option 1). This would support the potential for new service provision and for new residents to benefit from good levels of access to these as well as public transport. Development would be limited to around 70 homes above existing commitments at the South Hampshire Urban Areas.

**4.47** This option would result in increased development in the Market Towns and Rural Areas. The focus of growth with these areas is to be locations where new development could help provide new or improved public transport provision and local facilities. It should be noted that this option would include settlements which currently provide access to more limited service provision than the larger existing settlements. Of the smaller settlements, it is also worth noting that Otterbourne is relatively well related to Eastleigh and Winchester Town, but are not within walking distances of those settlements. Furthermore, South Wonston and Sutton Scotney lie within a part of the District within which CO<sub>2</sub> emissions per capita from commuting are the highest and option 4 could support further development at these locations which could continue this trend.

**4.48** Considering the relatively wide distribution of development supported through this approach, the level of development above existing commitments is unlikely to support substantial new services or infrastructure provision, which might otherwise greatly reduce the need to travel by car in the plan area. Therefore, through option 4, many new residents would have limited access to nearby services and there could be a substantial increase in the need to travel by car. This option is, however, considered most likely to support existing rural service provision and to support the role of local centres in the plan area. Overall, a mixed minor positive effect in relation to development at Winchester

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Town and significant negative effect due to the amount of housing going to the Market Towns and Rural Areas is expected for option 4.

### **Mitigation in relation to IIA objective 2**

**4.49** In order to mitigate negative effects identified in relation to reducing carbon emissions from transport and air pollution, the new Local Plan could include policies that:

- Ensure that the creation of active travel and public transport options are required within the design of new developments and supported by contributions from developers through S106 agreements. The design of new development should encourage trips by sustainable modes through the delivery of compact, mixed-use schemes.

### **Conclusion in relation to IIA objective 2**

**4.50** Options 1A and 2 would perform most favourably against this IIA objective in terms of reducing carbon emissions from transport and air pollution as they would provide the most residents with good access to a high number of services and facilities and job opportunities. However, these options could also place burdens on the existing services and facilities at Winchester Town.

Furthermore, focussing increased levels of development at this location could have adverse impacts in terms of the existing air quality issues within the AQMA at this settlement if sufficient active travel and public transport options are not included within new development. Winchester Town is already known to suffer from high levels of congestion and option 1A and 2 could intensify this issue.

Option 1A could perform more favourably than option 2 in relation to IIA objective 2 by limiting the level of additional development within the South Hampshire urban areas to respond to the limited scope for development in areas which are well related to the planned new communities at West of Waterlooville and North Whiteley. However, this option would include a higher level of development at the Market Towns and Rural Area. While this growth is to be accommodated across a range of settlements where existing services and

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facilities and employment sites might be maintained and there may be some new local service provision, new residents at these locations are more likely to need to travel longer distances on a more regular basis to access certain types of provisions. These locations will also provide more limited access to sustainable transport. Option 1 would maintain an approach broadly in line with the existing spatial strategy and therefore provide many new residents with good access to services, facilities and jobs which could minimise the requirement to travel. However, impacts are uncertain as they would be largely influenced by the potential to locate development within the south of the District in areas near to existing strategic allocations (West of Waterlooville and North Whiteley), the specific locations for which are currently unknown.

**4.51** Option 3 could support substantial new service provision in the plan area. However, this is likely to be achieved in the longer term which may mean that earlier occupants of the site may be more reliant on travel by private vehicle. The impacts of this option would be greatly influenced by the specific location of any new strategic allocation(s) or settlement(s) which is not known at this stage. Option 4 would be less likely to achieve positive effects due to the dispersed distribution of development, which would provide a high number of residents in the rural areas with access to only some local services and is likely to increase car travel. While this option could support the role of local centres in the plan area, it is considered less likely to achieve the critical mass at new developments to support substantial new service and transport infrastructure provision in the plan area.

### **IIA objective 3: To support the District's adaptation to unavoidable climate change**

**4.52** Addressing climate change adaptation as new development is delivered over the plan period is most likely to be influenced by design measures incorporated at new development proposals to address the hotter, drier summers and warmer, wetter winters predicted for the UK. This might include enabling passive cooling, draught proofing and supporting natural shading, as well as promoting flood resilience which is addressed separately through IIA

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objective 14. These measures will be achieved through policy requirements in the Local Plan and not the location of new development, which is the focus of the four options for growth in the District. Climate change adaptation may, however, also be influenced by the incorporation of green infrastructure as development is delivered. As well as supporting increased flood resilience, green infrastructure can help to counteract the urban heat island effect, prevent soil erosion and support biodiversity as climate change results in habitat loss. It is expected that all development will provide some opportunities to incorporate green infrastructure, however more substantial and coordinated provision may be achievable at large-scale sites.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.53** By focussing much of the additional development over the plan period at the larger settlements, option 1 may provide opportunities for the incorporation of large scale green infrastructure through a coordinated approach. In Winchester Town this is likely to include large scale development (over 500 homes), which should provide opportunities to link with existing green infrastructure at this settlement.

#### **South Hampshire Urban Areas**

**4.54** Development within the South Hampshire Urban Areas (i.e. a total of approximately 1,270 homes above existing commitments) may provide opportunities to coordinate green infrastructure provision, as well as link to new large-scale green infrastructure. This may be best achieved at the existing strategic allocations at West of Waterlooville and North Whiteley. However, at these newly planned strategic allocations there is limited remaining land to accommodate new growth. This may mean that some or all of the development within the South Hampshire Urban Areas may have to be provided in other parts of the south of the District. Where development is more widely distributed

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to a number of alternative locations it is expected that the potential for the incorporation of large scale green infrastructure and connections to existing or planned green infrastructure will be reduced.

### **Market Towns and Rural Area**

**4.55** Option 1 would provide a limited amount of development at the Market Towns and Rural Area. This element of development would be more dispersed than the development delivered at Winchester Town and potentially within the South Hampshire Urban Areas. While there are likely to be opportunities at link to green infrastructure assets in the countryside, this element of growth is less likely to support a coordinated approach to green infrastructure and fewer residents would benefit from it.

**4.56** Overall a minor positive effect is expected for option 1. The effect is uncertain given that it is unknown if the relatively high level of development within the South Hampshire Urban Areas could be achieved at the existing strategic allocations where a more coordinated approach to green infrastructure provision might be supported.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.57** Compared to option 1, option 1A would result in a slightly higher level of additional development at Winchester Town (approximately 1,450 homes above existing commitments) with a substantial decrease to the number of homes to be accommodated at the South Hampshire Urban Areas (approximately 440 homes). The increased number of homes at Winchester Town is likely to mean a higher number of homes can benefit from increased connectivity of large scale green infrastructure. The reduction in housing numbers included for the South Hampshire Urban Areas seeks to respond to the limited scope for expansion within the existing settlement boundaries of West of Waterlooville and North Whiteley. Given the more limited potential for expansion at both settlements, this option may result help prevent piecemeal development which might fragment more substantial areas of green space and might otherwise be

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connected as part of the wider green infrastructure network. This option also includes a higher level of development than option 1 within the Market Towns and Rural Areas. This option is therefore likely to provide opportunities to connect green infrastructure assets in the countryside. However, the dispersed nature of the development is unlikely to support large scale green infrastructure provision which would benefit a high number of residents. The high proportion of development directed towards Winchester Town compared to the Market Towns and Rural Areas means that a minor positive effect is expected for option 1A.

### **Option 2 (Focus on Winchester Town)**

**4.58** Option 2 would distribute new development in the District in a similar manner to option 1 but would increase the proportion of development at Winchester Town by 500 homes (to approximately 1,730 above existing commitments). Through this option, the number of homes at the South Hampshire Urban Areas is reduced from approximately 1,270 to 820 homes. The smaller, more rural settlements in the plan area would also accommodate lower levels of development through this option. The increased development at Winchester Town would increase the number of homes which could potentially benefit from large scale green infrastructure provision although a reduction in provision might result in the South Hampshire Urban Areas. Any increased benefit for this option at Winchester Town will be influenced by the precise location of development and the potential to link with existing green infrastructure in that settlement. A minor positive effect is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.59** By delivering much of the additional housing development at one or more new strategic allocations or new settlements in the central/northern part of the District, option 3 is likely to provide opportunities to achieve coordinated and substantial green infrastructure provision. Delivery of these benefits will be most dependent upon the design planned for any strategic allocation. There could also be opportunities to benefit existing residents where large scale growth

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would be provided as an extension to an existing settlement and green infrastructure is incorporated. Through option 3, additional housing at Winchester Town and the South Hampshire Urban Areas would be limited to approximately 730 and 170 dwellings above existing commitments, respectively. While the number of homes to be provided at Winchester is still relatively high, development would be provided through existing commitments and windfall development or redevelopment. This option could therefore limit the potential for achieving a coordinated approach to large scale green infrastructure provision at these locations. A minor positive effect is expected for option 3.

### **Option 4 (Dispersed)**

**4.60** A relatively high level of development above existing commitments (approximately 1,230 homes) would still be achieved through option 4 at Winchester Town. Therefore, some incorporation of large scale green infrastructure to benefit a high number of residents at the largest settlement in the District could result through this option. Through option 4, however, a higher number of smaller and more rural settlements would accommodate some housing growth. At the more rural settlements, there are likely to be opportunities to connect to green infrastructure assets in the countryside. However, the dispersed nature of this element of option 4 is considerably less likely to support large scale green infrastructure provision which would benefit a high number of residents. It is also less likely to connect to other green infrastructure provisions being planned through existing commitments at larger sites. A mixed minor positive and minor negative effect is expected for option 4.

### **Mitigation in relation to IIA objective 3**

**4.61** In order to mitigate negative effects identified in relation to supporting climate change adaptation, the new Local Plan could include policies that:

- Ensure development is designed to allow for positive adaptations to address climate change issues. Building use, design, siting, orientation



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and layout should be required to demonstrate resilience to the future impacts of climate change including increased temperatures, wind speeds and changes in rainfall patterns and intensity, e.g. by avoiding heat loss or gain, making use of natural ventilation, shading from trees, use of SuDS, rainwater collection and grey water recycling. Ensure green infrastructure networks and corridors are created, maintained and connected within and around new development schemes, including through the use of living roofs, tree canopy cover and hedgerows.

### **Conclusion in relation to IIA objective 3**

**4.62** The options for the distribution of growth in the District are not expected to affect the potential for climate change adaptation measures to be delivered within new developments. This is more likely to be influenced by Local Plan policies than the distribution of new development. In terms of green infrastructure provision, options 1A and 2 are likely to provide increased opportunities to incorporate green infrastructure of a large scale, with potential to coordinate the option across multiple sites considering the level of development to be provided at Winchester Town. Option 1 could achieve similar benefits but would be less likely to achieve the same level of coordinated approach due to a more limited level of development going to Winchester Town. The effects of option 1 would also be influenced by the relationship between the development to be provided in the South Hampshire Urban Areas and the existing allocations at West of Waterlooville and North Whiteley. Constraints at these locations may mean that some development has to be distributed to other (as yet unknown) locations in the south of the District. Option 1A is less likely to result in these uncertainties given the more limited level of development to be directed towards the South Hampshire Urban Areas.

**4.63** Providing one or more new strategic allocations or new settlements (option 3) is likely to provide similar opportunities for large scale green infrastructure provision. The potential for achieving a coordinated approach to green infrastructure provision will be influenced by the precise location of new development sites in relation to existing settlements and features in the countryside as well as their design. A more dispersed distribution of



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development (option 4) is considered least likely to achieve large-scale green infrastructure provision which would benefit the highest number of existing residents in the District. It is also less likely to support a coordinated approach green infrastructure provision and the benefits that would provide in relation to climate change adaptation. Although option 1A would also include a relatively high level of development at the Market Towns and Rural Areas, the amount of growth above existing commitments is lower than under option 4.

### **IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District**

**4.64** The location of new development could impact on health and wellbeing in terms of how accessible healthcare facilities are, how easily recreation opportunities can be accessed and active travel encouraged. The highest concentration of services and facilities in the District is provided in Winchester Town. This is followed by Whiteley and the District Centres of Bishop's Waltham, New Alresford and Wickham. These locations provide access to healthcare facilities as well as open space and recreational facilities. The South Downs National Park and areas of open space within settlements offer recreational opportunities for District residents. However, some settlements in the plan area are identified as having net deficiencies in open space in the Winchester Open Space Assessment 2022. This includes Bishop's Sutton, Boarhunt, Denmead, Durley, Kings Worthy, Micheldever, New Alresford, Northington, Old Alresford, South Wonston, Southwick, Sparsholt, Wickham and Wonston. This is also the case for St Barnabas Ward, St Bartholomew, St Luke's Ward, and St Paul's Ward within Winchester Town. Furthermore, some areas within the St Bartholomew and St Michael (previously St John and All Saints) wards of Winchester Town are also amongst the most deprived in the District (20-30% most deprived in England in the IMD 2019 and 30-40% most deprived for the health domain).

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.65** Option 1 would result in development mostly being delivered at the higher order settlements of the plan area, including around 1,230 homes above existing commitments at Winchester Town. Residents located close to this settlement are likely to benefit from a good level of access to healthcare facilities. The short journey times to other services and facilities and employment opportunities is likely to increase the proportion of journeys being made by active modes. The scale of growth to be provided at Winchester Town could go some way to supporting new facilities and providing new open spaces which could help to address deprivation within the town. However, this will depend on the new development's proximity to areas of highest deprivation such as St Bartholomew and St Michael (previously St John and All Saints) the wards.

#### **South Hampshire Urban Areas**

**4.66** Through option 1, around 1,270 additional homes above existing commitments would be delivered in the South Hampshire Urban Areas. This could include new homes at the existing allocations at West of Waterlooville and North Whiteley. These locations would provide benefits in terms access to services and facilities and promoting travel by more active modes. The scale of growth to be delivered could support some new service provision but is likely to be more limited than at Winchester Town. However, due to existing constraints at these locations some level of development may need to be distributed to alternative locations in the south of the District which are not as well related to services planned for and currently provided at West of Waterlooville and North Whiteley. The wider distribution of development which may be required is also less likely to support new service provision.

### **Market Towns and Rural Area**

**4.67** Development across much of the District, including the larger towns, benefits from access to recreational opportunities within the National Park. Option 1 would provide limited growth within the smaller and more rural settlements where there could be increased opportunities to access the open countryside. This would result in less development being provided at Bishop's Waltham and New Alresford, which are larger settlements at the National Park's edge. It should be noted that access to the National Park from Winchester Town by foot is currently restricted in places by the M3.

**4.68** Providing access for a high number of residents to the existing and planned services and facilities and sustainable transport links at Winchester Town and potentially at the existing strategic allocations at North Whiteley and West of Waterlooville is likely to limit the need to travel in the plan area to the benefit of air quality. However, where development is required to be distributed more widely to less developed locations in the south of the District and there is potential for increased out commuting to the larger settlements to the south of the District, this could have adverse impacts for air quality. Therefore, the EqIA (see Appendix B of this report) identified uncertain mixed positive and negative effects in relation to the protected characteristics age (including those over 65, infants and young children), disability (including those with long term health problems) and pregnancy and maternity. The level of development provided towards Winchester Town which includes some of the most deprived areas of the District means that service provision may be supported here to the benefit of people living in deprived areas/rural areas. A positive effect is recorded in the EqIA in relation to this group for this reason.

**4.69** Supporting the viability of the larger town centres in the plan area and providing development at locations which are well related to employment areas is likely to help provide some residents who are unemployed and/or are required to claim benefits as well as those who are currently on lower incomes with opportunities for higher paying jobs. Positive effects are therefore also expected in relation to the well-being of people on low incomes, people on benefits and unemployed people. The positive effects are uncertain as the

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levels of access to employment opportunities for residents at locations in the less developed locations in the south of District are unknown.

**4.70** Overall a minor positive effect is expected for option 1 in relation to IIA objective 4. The effect is uncertain given that it will depend on the potential to accommodate all growth at the South Hampshire Urban Areas in areas which are well related to the existing allocations at West of Waterlooville and North Whiteley.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.71** Option 1A, compared to option 1, would result in a slightly higher level of development occurring at Winchester Town (approximately 1,450 homes above existing commitments) and a substantially lower level of development occurring at the South Hampshire Urban Areas (approximately 440 homes). Focussing a slightly higher level of development at Winchester Town is likely to support increased access to service provision for new residents including healthcare and is also likely to support an increased uptake of travel by active modes. It is also likely to help address issues of deprivation in the town, although these outcomes will be influenced by the specific location of development. The limiting of new growth at the South Hampshire Urban Areas under this option responds to the constraints to new development at locations that are well related to the newly planned settlements of West of Waterlooville and North Whiteley. This approach is likely to reduce the potential for a more dispersed distribution of development within this part of the District, thereby supporting good access to services and facilities. Conversely the reduced level of development within this part of the District could reduce the potential for new service provision at these existing strategic allocations.

**4.72** The higher level of development within the Market Towns and Rural Areas included through option 1A is likely to result in some residents having limited access to services and facilities including healthcare. This is less likely to be the case at the larger settlements of Bishop Waltham and New Alresford. Furthermore, providing a level of development across the smaller settlements will support the maintenance of existing service provision. However, this

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element of growth is considered less likely to support access to more substantial and specialist healthcare facilities. The limited range of services and facilities and jobs accessible from these locations will also mean the uptake of travel by active modes is less likely.

**4.73** Providing access for a high number of residents to the existing and planned services and facilities and sustainable transport links at Winchester Town and to a lesser extent through option 1A, at the existing strategic allocations at North Whiteley and West of Waterlooville is likely to limit the need to travel in the plan area to the benefit of air quality. Therefore, the EqIA (see Appendix B of this report) identified positive effects in relation to the protected characteristics age (including those over 65, infants and young children), disability (including those with long term health problems) and pregnancy and maternity. The level of development provided in Winchester Town, which includes some of the most deprived areas of the District, means that service provision may be supported here to the benefit of people living in deprived areas/rural areas. A positive effect is recorded in the EqIA in relation to this group for this reason. This positive effect is combined with a negative effect for each of these characteristics given the relatively high level of development within the Market Towns and Rural Areas, which is likely to result in increased need to travel in the District and increasing levels of air pollution. It also reflects the potential for increased vehicle movements in Winchester Town as development occurs and is occupied, which may intensify existing air quality issues within the town and will particularly affect those living within the more deprived areas, given the distribution of AQMAs.

**4.74** Supporting the viability of the larger town centres in the plan area and providing development at locations which are well related to employment areas is likely to help provide some residents who are unemployed and/or are required to claim benefits as well as those who are currently on lower incomes with opportunities for higher paying jobs. Positive effects are therefore also expected in relation to the well-being of people on low incomes, people on benefits and unemployed people. This is combined with a negative effect given the relatively high level of development within the Market Towns and Rural Areas where some residents would have more limited access to jobs.

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**4.75** Overall a mixed significant positive effect in relation to the higher level of development at Winchester Town and minor negative effect in relation to limited development in the Market Towns and Rural Areas is expected for option 1A.

### **Option 2 (Focus on Winchester Town)**

**4.76** Development in the District would be delivered in a similar distribution to option 1, through option 2. However, the increased focus on delivery at Winchester Town would see an additional 500 homes provided at this location, thereby increasing the potential for large scale development to be achieved at this location. This approach would provide support for increased service provision at this relatively sustainable location and the short journeys for residents to services and employment opportunities is likely to help encourage the uptake of active modes of transport. Option 2 would be most likely to help address deprivation in Winchester Town, although this will depend on the precise location of development in relation to areas of higher deprivation. The higher number of homes at Winchester Town may put pressure on some existing services which might impact the potential for promoting active travel. However, this is uncertain, given that it is dependent on the delivery and phasing of new services and facilities. Option 2 would reduce the number of homes at the South Hampshire Urban Areas from approximately 1,270 to 820 homes above existing commitments.

**4.77** Providing more limited development at most of the more rural and smaller settlements through this option could result in some service stagnation and limit the potential for journeys by active modes to nearby services. However, there are substantial existing commitments in the Market Towns and Rural Area, and windfall developments would also help prevent this to some extent.

**4.78** Providing access for a high number of residents to the existing and planned services and facilities and sustainable transport links at Winchester Town and potentially at the existing strategic allocations at North Whiteley and West of Waterlooville is likely to limit the need to travel in the plan area to the benefit of air quality. Therefore, the EqIA (see Appendix B of this report) identified positive effects in relation to the protected characteristic age (including

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those over 65, infants and young children), disability (including those with long term health problems), pregnancy and maternity and people living in deprived areas/rural areas all of which may be particularly susceptible to this issue. Through this option, however, there is potential to intensify existing air quality issues within central parts of Winchester Town. These areas presently contain the areas of highest deprivation in Winchester District and therefore the positive effect identified in relation to people living in deprived areas/rural areas is combined with a negative effect.

**4.79** Supporting the viability of the larger town centres in the plan area and providing development at locations which are well related to employment areas is likely to help provide some residents who are unemployed and/or are required to claim benefits as well as those who are currently on lower incomes with opportunities for higher paying jobs. Positive effects are therefore also expected in relation to the well-being of people on low incomes, people on benefits and unemployed people.

**4.80** Overall a mixed uncertain significant positive effect in relation to development at Winchester Town and the South Hampshire Urban Areas and minor negative effect in relation to limited development in the Market Towns and Rural Areas is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.81** By delivering much of the additional housing development at one or more new strategic allocations or new settlements, option 3 could achieve the creation of a relatively self-contained community in the long term. This focus for new development is likely to be provided in the central/northern part of the District given that these are only areas which had SHELAA submissions large enough for a large scale growth. Where development is provided as an extension to an existing settlement in the plan area, residents could benefit from nearby access to existing healthcare services and/or open spaces, although there is potential for some of these becoming overburdened. The delivery of a new strategic allocation (regardless of its relationship to existing settlements) is likely to be of a scale to support new service provision. New service provision is



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also likely to benefit existing residents in the surrounding areas. The promotion of active travel at a strategic allocation which is delivered as a new settlement and ensuring that healthcare is accessible is likely to be dependent upon the phasing of new services as well as design issues. Some residents may be provided with no access to essential services in the earlier stages of the development coming forward. This option would provide some development at Winchester Town and at the South Hampshire Urban Areas but substantially less than options 1 and 2. It is, therefore, less likely to help address areas of higher deprivation in Winchester Town.

**4.82** Where a large amount of the development over the plan period would be provided as a new strategic allocation or a new settlement in the northern/central part of the District, residents could be required to travel longer distances to access some services and facilities at the early stages of the development. This will depend on the relation of any site to existing settlements. Where development is provided as an extension of an existing settlement there could be issues relating to the disruption of existing community networks. Option 3 is also less likely to help address the higher levels of deprivation which currently exist in Winchester Town. Therefore, the EqIA (see Appendix B of this report) identified mixed positive and negative effects for the protected characteristics age (including those over 65, infants and young children), disability (including those with long term health problems), pregnancy and maternity and people living in deprived areas/rural areas.

**4.83** This option has the potential to result in the establishment of a viable new strategic allocation or settlement which provides access to a range of employment opportunities, however, this is likely to occur in the long term. Therefore, mixed positive and negative effects are expected in relation to the well-being of people on low incomes, people on benefits and unemployed people as identified in the EqIA.

**4.84** Overall an uncertain mixed significant positive effect in the longer term for the new settlement and significant negative effect in relation to all other areas of the District is expected for option 3.



### **Option 4 (Dispersed)**

**4.85** Option 4 would result in Winchester Town accommodating a sizeable amount (around 1,230 homes above existing commitments) of housing development. The level of development to be accommodated at Winchester Town is similar to option 1, but the overall distribution achieved would be much more dispersed. This option would therefore go some way to helping to address deprivation in Winchester Town but would be less effective than option 2 in this regard. It would also be less likely to support new service provision in the South Hampshire Urban Areas given that development in these areas would be mostly limited to existing commitments. Allowing for housing growth distributed across a number of the smaller and more rural settlements is likely to mean that some but not all of residents' needs can be met locally. The dispersal of some residents to more rural locations in the plan area through this option could provide new residents with access to a range of recreational opportunities in the countryside. While this option could help to encourage some level of active travel it is likely that residents will also need to travel by car to access many essential facilities. The smaller scale of development at the rural settlements is less likely to support substantial new service provision, including healthcare.

**4.86** The increased potential for air pollution associated with travel in the plan area and reduced access for residents to certain services and facilities through this option means that negative effects are identified through the EqIA (see Appendix B of this report) for the protected characteristics age (including those over 65, infants and young children), disability (including those with long term health problems), pregnancy and maternity and people living in deprived areas/rural areas. This option would most directly help to address rural deprivation and therefore a positive effect is identified in relation to people living in deprived areas/rural areas. The negative effect identified in combination for people living in deprived areas/rural areas may, however, be strengthened through this option. The relatively high level of development at Winchester Town through this option could intensify existing air quality issues at these locations which are also amongst the more deprived in the District.

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**4.87** This option would result in a high number of residents having to travel longer distances from more rural locations to access employment opportunities. This may have adverse impacts in terms of the number of people who would be employed in the plan area as well as those who are required to claim certain types of benefits. Therefore, negative effects are expected in relation to the well-being of people on low incomes, people on benefits and unemployed people.

**4.88** Overall a mixed minor positive effect in relation to Winchester Town and significant negative effect for the South Hampshire Urban Areas and Market Towns and Rural Areas is expected for option 4.

### **Mitigation in relation to IIA objective 4**

**4.89** In order to mitigate negative effects identified in relation to health and wellbeing, the new Local Plan could include policies that:

- Ensure that additional green space, active travel routes and services and facilities are provided simultaneous to the rest of the development. This will give residents access to areas for physical activities and healthcare and help to encourage the uptake of walking and cycling as development is occupied.

### **Conclusion in relation to IIA objective 4**

**4.90** All five options would provide opportunities to secure substantial new service, active travel and open space provision given that they include some growth at large scale sites. The larger proportion of development provided through options 1, 1A and 2 at Winchester Town and potentially at the South Hampshire Urban Areas (for option 1, in particular) could benefit a higher number of residents in the plan area considering the larger populations of these areas. Through option 3, the provision of new services would be supported at one or more new strategic allocations or settlements. Where residents are located at large scale developments provided as extensions of existing

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settlements, new residents may make use of existing service provisions within those settlements, although it is noted that some existing services may become overburdened as result. At new settlements, however, the phasing of development may mean that some residents have to travel longer distances to access some services in the early stages of development. Option 2 would provide the added benefit of providing more new residents with access to a wide range of services and facilities in Winchester Town which could also encourage trips to be made by active travel. It would also be likely to most positively address issues of deprivation within the town. Focussing growth mostly at a single settlement may, however, have adverse impacts in terms of overburdening existing services in that settlement.

**4.91** Option 4 could help to reduce the potential for rural service stagnation and provide a higher number of residents with opportunities to access to the open countryside. This is also the case for option 1A, although it is noted that through this option, a larger proportion of the new development would be provided at larger sustainable settlements including Bishop's Waltham and New Alresford, meaning less development would be directed to the smaller rural settlements. However, option 1A and option 4, in particular are considered more likely than the other options to result in a high proportion of new residents having limited access to services and facilities. Particularly through option 4 it is likely that a high proportion of growth would be distributed in a manner which would be unlikely to support the provision of substantial new infrastructure.

### **IIA objective 5: To support community cohesion and safety in the District**

**4.92** Providing development which can incorporate areas of open space which allow for informal interaction between residents is likely to help support community cohesion in the District. The development of new, large scale sites may, however, disrupt existing community networks although at larger and/or longer-established settlements, these networks may be more resilient to change. The delivery of development that supports new service provision is also likely to help address deprivation in the plan area and meet the needs of

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specific groups in the District including those with protected characteristics, such as age (older and younger residents), disability, race etc. The location of new development is less likely to affect crime and fear of crime as this will be influenced more by policy requirements relating to design of new developments, which are assessed in Chapter 6 of this IIA report.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.93** Option 1 would result in development mostly being delivered at Winchester Town and in the South Hampshire Urban Areas. This option would be likely to help address deprivation in Winchester Town although this will depend on the precise location of development. It is expected that the relatively large scale of development at Winchester Town could support new service provision and community cohesion and could incorporate new open spaces. The larger size and more established nature of Winchester Town is likely to mean that this will be one of the areas at which community networks are most resilient to change.

#### **South Hampshire Urban Areas**

**4.94** Through option 1 approximately 1,270 homes above existing commitments would be delivered at the South Hampshire Urban Areas. This could include in development at the existing strategic allocations at West of Waterlooville and North Whiteley. These existing strategic locations are at relatively large and established settlements. However, the planned allocations themselves are less likely to benefit from similarly strong existing community networks, as these will take time to establish. Furthermore, considering existing constraints at these two strategic allocations, some level of development may need to be distributed to alternative locations in the south of the District at which existing community networks at smaller settlements may be less well equipped to accommodate higher levels of development. The wider distribution of development which may

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be required is also less likely to support new service provision and address deprivation in the plan area.

### **Market Towns and Rural Area**

**4.95** Option 1 would limit the amount of additional development to be provided at most of the smaller and more rural settlements. This option is less likely to help address rural deprivation in the plan area although existing commitments would go some way to supporting a level of regeneration. Deprivation in the more rural areas is evident through these areas' less favourable performance in terms of the IMD domains crime, barriers to housing and services and living environment (see Figures D.11-D.13 in the Appendix D). It is also noted that these areas are also those at which existing community networks would be less likely to successfully accommodate high numbers of new residents.

**4.96** This option is likely to help support the viability of existing centres in the plan area through a more proportionate distribution of development. This could provide residents with access to community buildings such as faith buildings at the larger settlements and therefore positive effects are identified through the EqIA (see Appendix B of this report) in relation to the protected characteristic religion or belief. By supporting the vitality and viability of Winchester Town, option 1 could also help to promote informal interactions between residents and support community cohesion considering the range of open spaces, services and facilities and high number of existing residents at this location. Benefits are therefore also likely in terms of supporting social tolerance in the plan area. Positive effects have been identified in relation to the protected characteristic gender reassignment, race and sexual orientation. However, these effects are uncertain. The high level of development to be delivered at the South Hampshire Urban Areas mean that some level of development might be provided in less developed locations in the south of the District where residents are likely to need to travel further to access certain services and facilities.

**4.97** Overall option 1 presents an approach which delivers levels of housing proportional to the existing role and hierarchy of settlements in the plan area. A mixed significant positive effect for the larger settlements and minor negative

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effect for the smaller, rural settlements is expected for option 1. The effect is uncertain given that it will depend on the potential to accommodate all growth at the South Hampshire Urban Areas in areas which are well related to the existing allocations at West of Waterlooville and North Whiteley.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.98** Through option 1A the amount of development, compared to option 1, would be slightly increased at Winchester Town (approximately 1,450 homes above existing commitments) while the level of development at the South Hampshire Urban Areas would be substantially lowered (approximately 440 homes). The delivery of a slightly higher level of development at Winchester Town may help to support the incorporation of more substantial services and facilities and open spaces as well as providing new residents with good access to the widest range of existing services and facilities in the District. The delivery of this higher level of growth at this location is also likely to help address more substantial issues of deprivation at Winchester Town depending on its specific location. By providing a lower level of growth at the South Hampshire Urban Areas, this option is likely to reduce the potential for the community networks at the newly planned communities at West of Waterlooville and North Whiteley to be adversely affected. It will also reduce the potential need to disperse development in this part of the District to a wider number of locations which might otherwise be less supportive of more substantial new service provision in the plan area.

**4.99** Requiring a higher level of development at the Market Towns and Rural Areas through option 1A is likely to result in some residents having more limited access to services and facilities to the general detriment of community cohesion. Development delivered to the larger settlements of Bishop Waltham and New Alresford within this part of the District would be less likely to experience these types of adverse effects. Providing a higher level of development across the smaller settlements will support the maintenance of existing service provision and help to address rural deprivation. The distribution of development across a higher number of rural locations may also support the assimilation of growth more readily given the smaller scale of growth likely at

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many locations. However, it is noted that there is some potential for impacts on existing community networks.

**4.100** By providing for levels of development across the District broadly in line with the existing Local Plan strategy, option 1A is likely to help support the viability of existing centres in the plan area through a more proportionate distribution of development. This option provides increased support in relation to the growth of Winchester Town while also reflecting the constraints of the new communities at the South Hampshire Urban Areas which will help limit adverse impacts relating to providing in areas which are less well related to a range of services and facilities. This would likely provide residents with access to community buildings such as faith buildings at the larger settlements and therefore positive effects are identified through the EqIA (see Appendix B of this report) in relation to the protected characteristic religion or belief. Providing increased support for the vitality and viability of Winchester Town is likely to support informal interactions between residents and support community cohesion considering the range of open spaces, services and facilities and high number of existing residents at this location. Option 1A is therefore expected to perform slightly more favourably than option 1 in relation to supporting social tolerance in the plan area. Positive effects have been identified through the EqIA in relation to the protected characteristic gender reassignment, race and sexual orientation. However, these effects are uncertain.

**4.101** Option 1A would, however, result in a relatively high level of development being distributed to the Market Towns and Rural Areas, which is considered less likely to support widespread social cohesion and tolerance. Development at the larger settlements in this part of the District (notably Bishop's Waltham and New Alresford) could allow for good access to some service provision and the approach would generally help to limit the stagnation of rural services in the plan area and could support community cohesion in this manner. It would also prevent the creation of an overly pronounced imbalance of service provision in the District and an over reliance on Winchester Town for access to certain services. However, where development is delivered at the more rural areas, many residents would have to travel longer distances to access a wider range of services and facilities and certain groups may not have the required access to more specialist facilities. The EqIA therefore identified negative effects, in



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combination with the positive effects previously described, for the protected characteristic religion or belief, gender reassignment, race and sexual orientation.

**4.102** Overall a mixed significant positive effect for the larger settlements (and Winchester Town, in particular) and minor negative effect for the smaller, rural settlements is expected for option 1A.

### **Option 2 (Focus on Winchester Town)**

**4.103** Option 2 would distribute development in a similar manner to option 1 but with a higher level of development (around 1,730 homes above existing commitments) at Winchester Town. This option is considered to have most potential to help address more deprived areas at this settlement through new service provision. The scale of development is also likely to support successful incorporation of large scale new open space which could benefit a high number of residents. Furthermore, the established nature of Winchester Town is likely to mean that community networks will be more resilient to change as new development occurs. Increasing the level of housing above the existing commitments at this settlement is less likely to result in additional pressures on services and facilities. However, this will partly depend on the phasing of new development and therefore is partly unknown. By providing more limited levels of development at the South Hampshire Urban Areas, option 2 is less likely to support increased service provision at the existing strategic allocations at West of Waterlooville and North Whiteley. But is also less likely to result in disruptions to existing community networks.

**4.104** Option 2 would provide little additional development at the smaller and more rural settlements. Option 2 is therefore less likely to address issues of rural deprivation in the District and could allow for some stagnation of rural services. This impact could be limited by the existing development commitments at these locations.



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**4.105** This option is likely to provide residents with access to community buildings such as faith buildings at the larger settlements (most notably Winchester Town) and therefore positive effects are identified through the EqIA (see Appendix B of this report) in relation to the protected characteristic religion or belief. Option 2 would provide particular support for the vitality and viability of Winchester Town, which could also help to promote informal interactions between residents and support community cohesion considering the range of open spaces, services and facilities and high number of existing residents at this location. Benefits are therefore also likely in terms of supporting social tolerance in the plan area. Positive effects have been identified through the EqIA in relation to the protected characteristic gender reassignment, race and sexual orientation.

**4.106** Overall an uncertain mixed minor positive effect for the larger settlements and minor negative effect for the smaller, rural settlements is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.107** Option 3 would provide opportunities for the delivery of new services and facilities including open space at one or more newly planned strategic allocations or settlements in the central/northern part of the District. The potential to support new service provision where development is focused at a single location could help to address local deprivation. The unknown location of the settlement means it is uncertain whether the development would help to address areas of highest deprivation in the plan area. The potential to create a settlement in which community networks are fostered will depend largely on its design. It is noted that creating a new settlement from scratch is likely to present challenges in terms of establishing that sense of community.

**4.108** Furthermore, residents at the settlement from the early stages may also lack access to facilities depending on the phasing of development. Where development is provided as an extension of an existing settlement in the plan area there is potential for existing community networks to be disrupted although this will depend partly on the scale of development provided and the capacity

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for the settlement in question to accommodate new, large scale development. Delivering new development in this manner would provide increased support for new infrastructure to benefit residents currently living in the District. The lower level of development delivered to many of the less established settlements through option 3 may allow for assimilation without impacts on existing community networks.

**4.109** It is likely that the creation of a new settlement or strategic allocation which provides a range of new services and facilities and open spaces will help to meet the needs of a wide range of residents and promote regular informal interactions between them. However, as the creation of a self-contained new settlement is likely to take some time to establish it may not be possible to promote these aims in the early stages of development. Strategic development provided in a manner which is well related to an existing settlement could support early access to services and facilities but may result in disruption of existing community networks at this settlement. Option 3 is therefore identified through the EqIA (see Appendix B of this report), as having mixed positive and negative effects in relation to the protected characteristics religion or belief, gender reassignment, race and sexual orientation.

**4.110** Overall an uncertain minor positive effect is expected in the longer term for the new settlement or strategic allocation. The minor positive effect for option 3 is combined with a significant negative effect considering the limited potential to address deprivation elsewhere in the District and also considering the potential for issues relating to the establishment of community cohesion at a new, large scale development.

### **Option 4 (Dispersed)**

**4.111** Option 4 would result in a more dispersed distribution of development thereby supporting incremental increases to a high number of smaller and more rural locations. Given that a relatively high level of development (approximately 1,230 homes above existing commitments) would still be achieved at Winchester Town, deprivation at this location may still be addressed to some degree. The option of distributing much of the new development across multiple

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smaller settlements through this option could mean that rural deprivation is positively addressed. Furthermore, this option could support the viability of local centres and the needs of some rural residents could be met locally. However, it is likely that a high number of rural residents would still lack access to certain essential services. New infrastructure and substantial and coordinated open space provision is less likely to result due to the more dispersed distribution of growth. The distribution of development across a higher number of rural locations may support the assimilation of growth more readily without substantial impacts on existing community networks. This is also likely to be the case at the South Hampshire Urban Areas. The lower level of development above existing commitments (around 70 homes) at the existing strategic allocations at West of Waterlooville and North Whiteley would mean that additional space for development in the south of the District is less likely to be needed, reducing implications in terms of assimilating new large scale growth.

**4.112** Option 4 is likely to perform less favourably than the other options in terms of supporting widespread social cohesion and tolerance. This option could help to limit the stagnation of rural services in the plan area and could support community cohesion in this manner. However, many residents would have to travel longer distances to access a wider range of services and facilities and certain groups may not have the required access to more specialist facilities at the more rural locations. The EqIA (see Appendix B of this report) therefore identified negative effects for the protected characteristic religion or belief, gender reassignment, race and sexual orientation.

**4.113** Overall a mixed significant positive for the rural areas and Winchester Town and minor negative effect in relation to provision of a full range of services and open space in the rural areas, plus community cohesion at other urban areas is expected for option 4.

### **Mitigation in relation to IIA objective 5**

**4.114** In order to mitigate negative effects identified in relation to community cohesion and safety, the new Local Plan could include:

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- Requirements for social, healthcare, multi-functional green/blue and transport infrastructure to be delivered to meet local needs and at the same time as housing so that a sense of community is instilled. This would also help to prevent existing services and facilities suffering from additional pressures. There is a need to ensure that rural services in the plan area are supported so that they remain viable.
- Requirements for open and public spaces to be designed to ensure their safety.

### **Conclusion in relation to IIA objective 5**

**4.115** Option 1 would distribute development in a way that reflects the adopted Local Plan development strategy and is proportional to the current role and hierarchy of settlements in the plan area. Option 1A takes a similar approach to the distribution of development but accounts for updated commitments in the plan area, opportunities for new development and uncertainties relating to potential updates to planning policy. Through both options, the settlements that would accommodate much of the development over the plan period are well established and it is expected that the community networks at these locations would be more resilient to change. Where development would be delivered at the West of Waterlooville strategic allocation, residents would benefit from nearby access to the settlement of Waterlooville. While not as large as Winchester Town, this area is an established community which has a school and temporary community building. At the existing strategic allocation by North Whiteley, the lower level of existing service provision means that community networks are less likely to be resilient to change. At both allocations, however, additional services are already planned. Through option 1, however, there is some level of uncertainty given that, due to existing constraints at these two strategic allocations, the relatively high level of development to be provided within the South Hampshire Urban Areas may have to be distributed to other unknown locations. Option 1A would remove a degree of uncertainty given the reduced level of development to be delivered at the South Hampshire Urban Areas. Option 4 would help to achieve the maintenance of rural services in the plan area and allow for a high number of residents in the rural area to access some services locally. It would, however, be unlikely to support the required

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level of new services over the plan period. Furthermore, many residents are likely to have to travel regularly to access some essential services through this option. Through option 1A the level of development at the rural areas would be higher than option 1, but not of the same level as option 4.

**4.116** Option 2 (and to a lesser extent option 1A) would be most likely to address issues of deprivation at Winchester Town which contains some of the more deprived areas of the District. While positive effects identified for option 2 are likely to be limited to just Winchester Town, with limited potential to help address rural deprivation, option 1A includes some development to help promote sustainable growth in the rural areas. Through option 3 benefits could be achieved in terms of substantial new service provision and creation of one or more self-contained new settlements or strategic allocations. The potential for new development to benefit existing residents in the plan area will depend on the relationship between the new development and existing settlements which is currently unknown. The creation of sense of place and community cohesion at a new settlement or strategic allocation may also prove difficult to achieve, particularly in the short term, and furthermore it may be that some residents lack access to essential services in the early stages of development.

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

**4.117** At the Strategic Issues and Priorities consultation stage, no specific quantum of development or allocations were proposed in order to provide for neighbouring authorities' unmet needs. PfSH has since published a Spatial Position Statement (December 2023) which identifies and deals with the unmet needs of the local authorities towards the south of the District. The results of work relating to the PfSH strategy are to be considered under the 'Duty to Cooperate'.

**4.118** The Standard Methodology requirement for the District at the time of the initial options appraisal work (spring 2021) was 692 dwellings per annum [See reference 20]. All four initial options are set out to meet this figure (rounded to

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700 dwellings per annum). Option 1A reflected the higher Standard Method figure at the time (715 dwellings per annum) and included a 'buffer' of 1,450 dwellings to contribute towards unmet needs or a future increase in the Standard Method. However, the number of additional homes over existing commitments was similar in option 1A to the other options tested (about 2,700 dwellings).

**4.119** It is assumed that providing housing at large scale development sites would increase the potential to secure the delivery of a higher proportion of affordable homes without resulting in viability issues. Small and medium size housing sites will provide the benefit of achieving relatively fast build out rates. House prices in the District are higher than the national and regional average.

**4.120** Prices are higher in Winchester town centre in particular and in areas that are close to the centre of the Market Towns. This reflects their desirability as places to live. Parts of the District fall within the 10% most deprived in England for the barriers to housing and services domain in the IMD 2019. This includes an area of Winchester Town as well as parishes which take in land to the north and west of the town as well as land within the National Park (although it is noted that land within the National Park cannot be allocated through the new Local Plan) and land within the District around the villages of Wickham and Purbrook. The ability of new development to meet the needs of more specialist groups, including older people and people with disabilities is unlikely to be affected by its location and distribution, rather this will be influenced more by policy requirements relating to design of new developments, which are assessed in Chapter 6 of this IIA report.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.121** Option 1 would result in housing growth largely following the existing hierarchy of settlements. Housing development would therefore mostly be delivered at Winchester Town and at the South Hampshire Urban Area. By

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allowing for relatively large-scale growth at Winchester Town in particular, the delivery of affordable homes may be more readily achieved. Larger sites would breach the threshold required for affordable housing delivery. Therefore, developers of larger sites can more readily take advantage of economies of scale thereby reducing construction costs. Delivering a relatively high level of housing growth (approximately 1,230 homes above existing commitments) at Winchester Town is also likely to respond positively to one of the higher demand areas of the District.

### **South Hampshire Urban Areas**

**4.122** Within the South Hampshire Urban Area the relatively high level of development (around 1,270 homes above existing commitments) would mean that there is uncertainty as to whether all development could be accommodated at the existing strategic allocations at West of Waterlooville and North Whiteley due to existing constraints. In this case, some development may have to be distributed to a higher number of locations within a wider part of the south of the District. This element of option 1 may therefore be less supportive of affordable housing delivery. The potential need to distribute development to a higher number of locations in the South Hampshire Urban Areas could support the achievement of faster build out rates where smaller sites are taken forward. Additional development which would be achieved at these existing allocations could help to address issues of access to housing. The West of Waterlooville area is noted to be within the 10% most deprived and 20-30% most deprived areas in England in terms of access to housing and services, while North Whiteley is within the 10-20% most deprived areas.

### **Market Towns and Rural Area**

**4.123** Option 1 would limit the amount of development to be provided at most of the smaller and more rural settlements to around 200 additional homes. Considering the number of locations across which these homes would be distributed, this option is therefore likely to address rural housing needs in a



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limited manner. It is, however, noted that existing commitments at these locations will help to address this issue.

**4.124** Overall a significant positive effect is expected for option 1. The effect is uncertain given the potential need for development to be delivered across a higher number of locations within the South Hampshire Urban Areas which could be less supportive of affordable housing provision.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.125** Of the options considered, option 1A would result in the highest overall level (1,600 homes more) of housing growth, although the increase over existing commitments is very similar in scale to options 1-4. This option would result in a higher level of development at Winchester Town than option 1 and a lower level of growth within the South Hampshire Urban Areas. The changes in levels of development across the District account for updated committed developments over the plan period. The increased overall level of development includes a 'buffer' to help to meet any unmet housing needs of other authorities in the Partnership for South Hampshire area, if needed. The large scale of development to be delivered at Winchester Town is considered likely to support affordable housing delivery in the District and address identified issues of affordability at this location. The reduced level of development within the South Hampshire Urban Areas is likely to reduce the potential for development to be more widely distributed in this part of the District. The level of development in this part of Winchester has been reduced so that it might be delivered towards the existing strategic allocations at West of Waterlooville and North Whiteley, instead of potentially needing to distribute it more widely in this part of the District. At these locations there is increased potential for new homes to help address identified deprivation relating to access to housing. Option 1A would increase the level of housing at the Market Towns and Rural Areas thereby supporting the delivery of a relatively high number of small scale sites dispersed across a number of different locations to meet housing needs. As well as helping to meet the rural housing needs of the District, given the small scale of development sites involved, this element of growth is also likely to help achieve faster completion rates in the District. This option also allows additional



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development at the smaller settlements of Hursley, Otterbourne, South Wonston and Sutton Scotney which, alongside the higher level of growth at Winchester Town, is included to better meet the housing needs in the northern part of the District. Overall a significant positive effect is expected for option 1A. The overall higher level of growth included through this option is considered most likely to fully meet the needs of the District and the surrounding local authority areas and therefore uncertainty is not recorded for the positive effect expected.

### **Option 2 (Focus on Winchester Town)**

**4.126** Option 2 would take forward a similar distribution to option 1 but would require a higher proportion of housing growth at Winchester Town. This option would result in a more positive response to the high housing demand and issue of unaffordability of housing at this settlement. By adopting an option of requiring large scale housing development at Winchester Town and at South Hampshire Urban Areas this option could also support significant affordable housing provision. As with option 1, option 2 could support a suitable mix of site sizes to achieve appropriate rates of housing completions. This option would similarly limit the level of additional housing to be delivered at the smaller and more rural settlements. As with option 1, the existing commitments set out for the District are likely to go some way to meeting rural housing needs. A significant positive effect is expected for option 2. Compared to option 1, option 2 would provide a lower level of development within the South Hampshire Urban Areas meaning that fewer locations away from the existing allocations at West of Waterlooville and North Whiteley would be required. Distributing development to a higher number of unknown locations within the south of the District is considered less likely to support affordable housing delivery but could promote faster completion rates at some locations. Therefore, unlike option 1, uncertainty is not recorded for the positive effect expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.127** Option 3 would require much of the new development over and above existing commitments to come forward at one or more new strategic allocations or new settlements in the central/northern part of the District. Regardless of its relationship to existing settlements, the large scale of this development is likely to provide opportunities to achieve a high level of new affordable housing, although infrastructure costs could impact on the viability of these types of provisions. The length of time required to plan and deliver such a high level of development at a single location alongside supporting infrastructure is also likely to mean there will be longer lead-in times for housing development through this option. Affordable housing is less likely to be supported at Winchester Town in particular through this option considering the more limited level of growth (around 730 additional homes) at the settlement. This option would therefore be less likely to substantially address housing affordability in the most expensive areas of the District. Option 3 would include a comparable level housing growth within the Market Town and Rural Areas to option 1 and option 2 and is expected to meet rural housing needs to a similar degree. Overall a mixed minor positive effect for the new settlement and minor negative effect elsewhere in the District is expected for option 3. The effect is uncertain given the unknown location of the new strategic allocation or new settlement and implications relating to the potential to address the issues of access to housing within the most affected areas of the District.

### **Option 4 (Dispersed)**

**4.128** Option 4 would deliver a more dispersed distribution of development which would include a higher level of development at the more rural settlements. Benefits relating to addressing rural housing needs and the affordability of properties at these locations are therefore likely to result. This option would also include a relatively high number of homes (approximately 1,230 above existing commitments) at Winchester Town. This level of provision is likely to support affordable housing delivery at the town as well as directly addressing affordability at one of the areas of highest demand in the District.

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Through this option, the reduced level of housing (around an additional 70 homes) development within the South Hampshire Urban Area might be accommodated at the existing strategic allocations at West of Waterlooville and North Whiteley, limiting the need to distribute development to a higher number of locations in the south of District at which affordable housing is less likely to be supported. In general, however, this option is considered most likely to depend on small scale sites across a number of different locations to meet housing needs. While this option is likely to help achieve fast build out rates in Winchester District, beyond Winchester Town, it is less likely to support affordable housing delivery. A mixed significant positive effect for the rural areas and Winchester Town and minor negative effect in relation to overall affordable housing delivery is expected for option 4.

### **Mitigation in relation to IIA objective 6**

**4.129** In order to mitigate negative effects identified in relation to housing, the new Local Plan could include:

- Requirements for the provision of affordable housing at as many developments as viable, although it is recognised that large scale developments are more likely to be able to deliver affordable homes on site. Furthermore, the PPG which sets the national policy position for the requirement for affordable dwellings to be delivered at residential developments, provides the minimum threshold for requiring housing of this type, as schemes of 10 dwellings.
- Mechanisms such as S106 agreements can also be used to ensure the delivery of affordable homes.

**4.130** Furthermore, the quality of homes could be ensured through suitable policies in the Local Plan relating to:

- Sustainable design and construction, lifetime homes standards (to address the needs of residents as their circumstances change), energy efficiency, lighting, space, access and outdoor space requirements etc.

### **Conclusion in relation to IIA objective 6**

**4.131** Option 1A is considered most likely to fully meet the housing needs of the District, given the higher overall level of housing development to be delivered. Option 1, 1A and 2 are most likely to provide the scale of development at a single location within existing settlements to secure the delivery of a high level of affordable homes. The issue of affordability for homes in Winchester Town could be best addressed through option 1A and, particularly through option 2. This area is also one of highest demand for housing in the plan area and these options would perform positively in responding to this demand. Options 1A and 4 would help to respond positively to the need for rural housing. The dispersed distribution of a high proportion of development set out through option 4, in particular, is less likely to secure a high level of affordable housing delivery for the whole District. Option 1A is considered less likely to result in this adverse effect given the higher proportion of development focused at Winchester Town. In light of existing constraints in the South Hampshire Urban Area, the effect of option 1 is more uncertain given the high level of development that would be distributed to a number of unknown locations in the south of District.

**4.132** Through option 3, there may be similar opportunities to deliver a high level of affordable housing at a new settlement. New housing delivery is likely to take the longest under this option, considering the time needed to plan and secure new infrastructure for a new settlement. This option would also perform relatively poorly in terms of addressing the increasing unaffordability of housing in Winchester Town.

### **IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible**

**4.133** The highest concentration of services and facilities in the District is in Winchester Town. This is followed by Whiteley and the District centres of Bishop's Waltham, New Alresford and Wickham. In addition to the employment provision in Winchester Town, the District has a strong commuting relationship

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with Eastleigh, Southampton and Portsmouth to the south as well as with London which provide access to employment opportunities for many residents. It is noted that there is little requirement to allocate new employment land in the Local Plan, therefore the options for the distribution of growth in District being appraised relate primarily to the distribution of new residential development. The appraisal of this IIA objective considers the proximity of the new development to existing employment opportunities (as well as services and facilities).

**4.134** Providing higher paid employment opportunities will be influenced by objectives and growth priorities in the Local Enterprise Partnerships' Strategic Economic Plans as well as policy requirements in the Local Plan relating to retention of employment uses and types of use class within the District. Note that the appraisal of different transport modes for accessing services, facilities and jobs is covered under IIA objective 2 above.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.135** Option 1 would result in much of the new development (approximately 1,230 homes above existing commitments) occurring at Winchester Town, with the South Hampshire Urban Areas also accommodating relatively high levels of housing development. The large-scale development at Winchester Town in particular could support new service provision in the plan area. Locating a relatively high level of new housing development at Winchester Town would provide large numbers of residents with access to the widest range of services and facilities as well as employment opportunities.

#### **South Hampshire Urban Areas**

**4.136** At the South Hampshire Urban Areas development could be well related to the strategic allocations of West of Waterlooville and North Whiteley.

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Planning policies in the adopted Local Plan require that new services and facilities are provided and that the locations are integrated with the existing town centres. Furthermore, 23ha of employment land is to be committed at West of Waterlooville. These locations are therefore expected to provide new residents with good levels of access to existing services and facilities and jobs, although ensuring good access to these provisions for residents will depend upon the phasing and completion of these sites. At the newly planned strategic allocations of West of Waterlooville and North Whiteley there is limited remaining land to accommodate new growth. Therefore, a portion of the high level of housing development (which comes to around 1,270 homes above existing commitments) may have to be distributed more widely across a higher number of locations in the south of the District. The wider distribution of development which may result, may not be as supportive of the delivery of new services and facilities. Furthermore, the locations which come forward may not be as well related to existing and planned for service provision at West of Waterlooville and North Whiteley. There may also be an increased need for residents in these locations to travel towards settlements to the south such as Eastleigh, Southampton, Fareham and Portsmouth to access certain services and facilities and jobs.

### **Market Towns and Rural Area**

**4.137** The amount of development to be provided at most of the smaller and more rural settlements would be limited through option 1. Beyond the Market Towns (most notably Bishop's Waltham and New Alresford) these locations provide access to a more limited range of services and facilities and employment opportunities. This option would be less supportive of preventing the stagnation of rural services, however, existing commitments at the more rural locations could help to prevent any widespread loss of rural services.

**4.138** A minor positive effect for the District overall is therefore expected for option 1. The effect is uncertain. This reflects the presently unknown location and distribution of development within the South Hampshire Urban Areas where development may or may not be well related to the existing allocations of West of Waterlooville and North Whiteley.

**Option 1A (Emerging Regulation 18 development strategy)**

**4.139** In comparison to option 1, option 1A would result in a slight increase in development at Winchester Town (accommodating approximately 1,450 homes above existing commitments). The amount of housing growth at the South Hampshire Urban Areas would be substantially lowered compared to option 1, at approximately 440 additional homes. At Winchester Town the high level of development would support the incorporation of new services and facilities that would benefit a high number of existing and new residents. Furthermore, new residents would also be located in areas which already provide access to a wide range of services and facilities and jobs. Delivering a relatively high level of development at the town could, however, place increased pressures upon services and facilities at Winchester. This is likely to be mitigated through the appropriate phasing of new development. The lower level of growth provided within the South Hampshire Urban Areas through option 1A responds positively to the more limited amount of available land at West of Waterlooville and North Whiteley given the status of these locations as newly planned strategic allocations. This more nuanced approach to development is expected to result in a higher proportion of new residents being located in areas that are well related to the newly planned communities where services and facilities and employment land is to be incorporated. It is also expected to help prevent the loss of employment land to other types of uses and this approach will be of importance to help prevent a substantial increase in out commuting from this part of the District.

**4.140** Option 1A would require a higher level of development than option 1, at the Market Towns and Rural Areas. Some of this would be accommodated at the larger settlements of Bishop Waltham and New Alresford, however, some growth would have to be directed to less sustainable locations where there is weaker service provision, and from which jobs are also less accessible. This element of the overall distribution of development is, however, likely to help support some the existing local service provision and could support some growth in this provision. A mixed significant positive effect for Winchester Town and minor negative effect for the Market Towns and Rural Areas given the reduced access to services and facilities from much of this area is expected for option 1A.



### **Option 2 (Focus on Winchester Town)**

**4.141** Option 2 would result in a similar distribution of development to option 1 but would require a higher proportion of development to occur at Winchester Town. Those locations which would accommodate lower levels of housing growth as a result of this, include the South Hampshire Urban Areas as well as the smaller and more rural settlements in the Market Towns and Rural Areas. A higher level of new housing at Winchester Town would increase the number of residents benefiting from easy access to a wide range of services as well as employment opportunities. It will also help to support future service provision to the benefit of a high number of existing residents at this sustainable location. The level of growth concentrated at this location is unlikely to result in additional pressures on services and facilities. This will, however, be partly dependent on the phasing of new development and therefore is partly unknown.

**4.142** Like option 1, option 2 would recognise the role of the larger rural settlements (most notably Bishop's Waltham and New Alresford) as sustainable locations for growth with some development to be provided here given their relatively good range of facilities and services and access to jobs. However, in all, the Market Towns and Rural Areas would accommodate only around 150 homes above existing commitments. Therefore, housing growth at the smaller and more rural settlements is unlikely to support substantial new service provision and there is also increased potential for loss of rural services. Existing development commitments are likely to help limit the potential for this impact. An uncertain mixed significant positive effect for Winchester Town and minor negative effect for the rest of the District is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.143** Option 3 would result in a high proportion of housing development occurring at one or more new strategic allocations or new settlements in the central/northern part of the District. The level of housing development concentrated to one location is likely to support new services and facilities as well as employment opportunities, however this might only be achieved in the



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longer term. The accessibility of services and facilities at the new settlement over the plan period will be dependent upon the phasing of infrastructure alongside the new housing growth.

**4.144** From a new settlement, it is likely that new residents would need to travel to access some services, particularly in the short term. Where development is provided to be well related to an existing settlement, residents may benefit from access to existing services and facilities, however, this will depend on the size of the existing settlement in question. There is also some potential for existing service provisions to become overburdened given the large scale of growth to be accommodated. This option would limit housing growth at Winchester Town (to approximately 730 additional homes) as well as in the South Hampshire Urban Areas (to approximately 170 additional homes). Option 3 would therefore result in areas which might otherwise provide residents with nearby access to services and facilities accommodating lower levels of development. Furthermore, a high level of development at Winchester Town in particular, might help to strengthen the service offer at more sustainable locations in the District. Through option 3 the level of development at the more rural locations would be comparable to option 1 and option 2. Overall an uncertain mixed minor positive effect for the new settlement and significant negative effect elsewhere in the District is expected for option 3.

### **Option 4 (Dispersed)**

**4.145** A more dispersed distribution of housing growth would occur across the District through option 4. Winchester Town would still accommodate a relatively high level of additional housing development (approximately 1,230 homes above existing commitments) however limited development would be provided at the South Hampshire Urban Areas. Option 4 therefore has the potential to support the strengthening of the service offer at Winchester Town. A high number of residents would also benefit from a good level of access to the widest range of services and facilities as well as job opportunities at Winchester Town. It could also help to avoid the need to distribute development to a higher number of locations within the south of District considering the constraints at the existing strategic allocations in the South Hampshire Urban Areas.

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**4.146** Much of the housing growth and consequently a high proportion of the new residents would be provided at the rural settlements through option 4. At these locations there is likely to be some service provision but it is likely to be more limited than at the larger settlements in the plan area. There is also likely to be more limited access to employment opportunities. This option is considered most likely to support existing rural service provision, the role of local centres and some degree of rural job creation. It may provide a portion of residents with access to some local services, but it is unlikely that all needs can be met locally through this option. The level of development at the smaller settlements is unlikely to support substantial new service provision and employment growth. Overall a mixed minor positive effect for the rural areas and Winchester Town and significant negative effect for the District as a whole is expected for option 4.

### **Mitigation in relation to IIA objective 7**

**4.147** In order to mitigate negative effects identified in relation to access to service provision and job opportunities, the new Local Plan could include:

- Requirements to provide services alongside and at the same time as new housing delivery.
- Appropriate support for rural service provision in the plan area.

### **Conclusion in relation to IIA objective 7**

**4.148** Through option 1 and most notably options 1A and 2, a higher proportion of overall development would be concentrated in a single location. This approach may be successful in supporting new service provision compared to a more dispersed distribution of development. The locations set out for development would also benefit from access to existing services at Winchester Town. Within the South Hampshire Urban Areas there may be access to existing or planned services at the existing strategic allocations at North Whiteley and West of Waterlooville. However, the status of these locations as newly planned strategic allocations means there is limited land to support

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further growth. Therefore, the potential to deliver further development to be well related to existing and planned services towards these locations is partly uncertain given that a portion of development may need to be distributed more widely across the south of the District. Of these three options, option 1A performs most favourably by limiting the level of growth within the South Hampshire Urban Areas to respond to the constraints in these areas. This option is also expected to help limit the loss of viable employment land in these areas to other types of use, which might otherwise result in some residents needing to travel further afield for employment opportunities. In relation to the high level of development to be provided at Winchester Town through options 1A and 2, in particular, it is noted that while service provision is strongest here, there is potential for overburdening of certain existing provisions to occur. This effect will be particularly dependent on the phasing of new growth and services.

**4.149** Through option 3, substantial new service provision could be achieved through the delivery of one or more new strategic allocations or new settlements. The location of this element of development through option 3 is unknown therefore uncertainty is attached to the potential access for new residents to existing services and facilities and jobs in the plan area. Where development is well related to existing settlements, some immediate access to existing service and facilities may be possible, although this may result in the existing provision becoming over-burdened. The timing of new service provision as part of new strategic allocations/ new settlements will also be important. Options 1A and 4 could provide residents with access to some local services at the small, more rural settlements and limit the potential for rural service stagnation. However, while this approach could support some new service provision, it is unlikely to support substantial new service delivery in the plan area. A high number of residents are also likely to have limited access to some essential services and facilities.

## **IIA objective 8: To support the sustainable growth of the District's economy**

**4.150** On a District-wide level, there is no need to make additional site allocations to fulfil Winchester's expected economic needs, provided that allocations in the adopted Local Plan are retained, or any employment land lost is replaced. Therefore, the options being appraised relate primarily to the distribution of new residential development in relation to existing employment and it is only in Winchester Town that there are alternative potential locations for new employment land provision.

**4.151** Winchester Town contains the largest town centre in the District and also provides access to the strongest employment offer. Below Winchester Town in the hierarchy are Whiteley town centre and the District Centres of Bishop's Waltham, New Alresford and Wickham, followed by the local centres. The District has a strong commuting relationship with Eastleigh, Southampton and Portsmouth to the south (mostly by car and bus), as well as with London to which many residents travel by rail.

**4.152** It is expected that the achievement of a circular, low carbon economy in the plan area will be influenced by design choices at new developments (such as the incorporation of measures which promote recycling). It will also be influenced by the specifics of new development proposals that come forward, including those for employment uses that might lead to economic growth in the renewables sector. It is less likely to be influenced by the distribution of development over the plan period. Similarly, supporting stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs, will be achieved more through policy requirements in the Local Plan than the distribution of new residential development.

**4.153** Therefore, the appraisal of these options against this IIA objective relates mainly to the sub-objectives of supporting the prosperity and diversification of the District's rural economy and supporting the vitality and viability of Winchester's Town, District and Local Centres.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.154** Option 1 would focus much of the housing growth above existing commitments at Winchester Town and at the South Hampshire Urban Areas. The role of Winchester Town as the main economic centre and a viable town centre could therefore be suitably built upon through this option by providing new residents with easy access to this location.

#### **South Hampshire Urban Areas**

**4.155** Through option 1, development might be delivered to be well related to the West of Waterlooville and North Whiteley existing strategic allocations at which employment uses are to be provided. Development here could also help to support the viability of the planned for extensions to these settlements. However, given the existing constraints at these locations it may be that development would have to be more widely distributed across the south of District which would be less likely to support the growth of these existing allocations. Residents may also not benefit from access to nearby employment opportunities. In the southern part of the District residents may continue the existing commuting patterns by car out of the District towards settlements such as Eastleigh, Southampton, Fareham and Portsmouth.

#### **Market Towns and Rural Area**

**4.156** Diversification of the rural economy in the plan area is less likely to be influenced by the provision of new housing over the plan period. This might be most achieved through support for non-agricultural uses in rural locations which could be fostered alongside agricultural uses. In any case, the evidence shows that there is limited requirement for new employment land over the plan period. Development through this option at the Market Towns and Rural Areas

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(including at the more important District Centres of Bishop's Waltham and New Alresford) would be mostly restricted to existing commitments. At these District Centres employment land would be retained and if necessary additional sites identified. The existing commitments and potential to provide a limited amount of new employment land at these locations would help to limit the potential for the stagnation of these centres.

**4.157** Overall, a minor positive effect is expected for option 1. The effect is uncertain, however, considering the unknown potential for additional development to be well related support the viability of the existing strategic allocations in the South Hampshire Urban Areas

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.158** Through option 1A, a larger amount of development than under option 1 would be focused at Winchester Town (approximately 1,450 homes above existing commitments). The amount of housing growth at the South Hampshire Urban Areas would be substantially lower than option 1 (approximately 440 homes). This would result in a high number of residents having good access to the wide range of job opportunities at Winchester Town and also support the viability of the town centre. Limiting the level of development within the South Hampshire Urban Areas to account for the lower level of available land for new growth at the newly planned strategic allocations of West of Waterlooville and North Whiteley is likely to mean that development can be located to be well related to the planned development, to better support its viability. However, the smaller scale of growth may be less supportive of substantial economic growth. This approach is likely to help support good access for new residents to jobs at these settlements and limit the need for out commuting. Furthermore, it is likely to help prevent the loss of viable employment sites to other types of use.

**4.159** The relatively high level of development to be provided at the Market Towns and Rural Areas through option 1A, will help support the important centres of Bishop's Waltham and New Alresford and the wider rural economy. It may, however, result in some residents having more limited access to job opportunities. A mixed significant positive effect for Winchester Town and minor

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negative effect for the Market Towns and Rural Areas given the potential more limited access to jobs is expected for option 1A.

### **Option 2 (Focus on Winchester Town)**

**4.160** Option 2 would result in a distribution of development similar to option 1 but would require a higher proportion of housing growth (a total additional amount of around 1,730 homes) at Winchester Town, which could further strengthen the economic importance of the settlement to the surrounding area. Support for regeneration in the town could help make it more attractive to those considering investment in the area. This option would therefore be highly supportive of the viability of the largest town centre in the plan area. The level of housing growth at this settlement could have impacts in relation to existing congestion issues, however, this might be mitigated by the phasing and design of development and supporting infrastructure.

**4.161** Option 2 would be less supportive of economic growth and the viability of town centre locations at the South Hampshire Urban Areas by providing a more limited increase in development than through option 1. Through option 2, the aim would be to maintain the roles of Bishop's Waltham and New Alresford within the Market Towns and Rural Areas with existing employment land maintained and some limited level of additional development supported. Given that the employment land needs for the District beyond Winchester Town are limited, any adverse impact relating to the viability of these centres is likely to be reduced. A significant positive effect is expected for option 2. Uncertainty is attached to the effect recorded given that there is some potential for increased numbers of car journeys being made in Winchester Town to impact on congestion here with implications for the local economy. This issue will be influenced by the phasing of development and supporting infrastructure which is unknown at this stage.



### **Option 3 (One or more new strategic allocations / new settlements)**

**4.162** Option 3 would provide much of the new development at one or more new strategic allocations or new settlements in the central/northern part of the District. The focus of development to one location may support the provision of new high quality business land supported by required levels of infrastructure. However, economic growth is likely to take longer to achieve considering the time involved to plan the site and deliver supporting infrastructure. The creation of a new settlement(s) or strategic allocations in the central or northern part of the District is likely to be less supportive of strengthening the role of Winchester Town. It would also be less supportive of the growth of the West of Waterlooville and North Whiteley existing strategic allocations than locating development towards those areas. Through this option, as is the case through option 1, much of the development at the smaller settlements would occur through existing commitments. An uncertain mixed minor positive effect for the new settlement and minor negative effect for the rest of the District is expected for option 3.

### **Option 4 (Dispersed)**

**4.163** Option 4 could provide some support for rural economic diversification and the viability of the market town centres by allowing for a more dispersed distribution of development. At the more important centres of Bishop's Waltham and New Alresford in the Market Towns and Rural Areas some limited employment land could be provided to balance new housing sites, which would benefit economic growth in these areas. It is noted that by focussing a relatively high level of development to the less developed and more rural areas, this option is likely to result in increased need for long distance commuting. As this option would result in a relatively high level of housing (approximately 1,230 above existing commitments) occurring at Winchester Town it could go some way to helping to support this important town centre location. The level of housing development within the South Hampshire Urban Area through option 4 is to be greatly limited compared to option 1, in particular. This option is therefore less likely to support economic growth at these relatively sustainable locations as well as their town centres. The relatively constrained nature of



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these locations and the potential need to distribute development more widely in the south of the District if a higher level of development was to be provided in the South Hampshire Urban Areas is noted. A mixed minor positive effect for the rural settlements and minor negative effect for the rest of the District is expected for option 4.

### **Mitigation in relation to IIA objective 8**

**4.164** In order to mitigate negative effects identified in relation to economic growth, the new Local Plan could include:

- Policies to protect existing employment sites.
- Policies that support more flexible home working and the rural economy by ensuring suitable infrastructure is provided such as high speed broadband.
- If the strategy takes forward a new settlement, it will be important to provide an attractive planning and financial regime to attract early investment in employment uses. A new settlement should include new high quality employment land to support the establishment of a more self-contained settlement.

### **Conclusion in relation to IIA objective 8**

**4.165** The requirement for new employment land to fulfil the District's economic need is quite limited. Therefore, the potential effects of different distributions of growth in the plan area in relation to economic growth differ mostly in terms of their potential to support the viability of town centres and existing employment sites in the plan area. There is also potential for unplanned economic growth beyond that which is currently expected in light of the evidence available. Options 1 and 2 would help to further strengthen the economic role and importance of Winchester Town and the South Hampshire Urban Areas. It is noted that for option 1, the impact in relation to the high amount of development within the South Hampshire Urban Areas is uncertain. This reflects the potential need to distribute the relatively high level of development required to a higher

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number of locations in the south of the District which are less well related to the existing strategic allocations. Option 1A would provide a relatively high level of development at Winchester Town to support its viability. Through this option the level of development within the South Hampshire Urban Areas would be more limited, thereby potentially limiting the need for out commuting from this part of the District and reducing the potential for loss of viable employment sites to other types of use. Options 1A and 2 could present issues in relation to congestion at Winchester Town. Although these issues could have adverse effects in terms of the town's longer term economic growth and the viability of the town centre, they might be mitigated through the design and timing of development and infrastructure provisions.

**4.166** Through option 3, high quality new employment land and required supporting infrastructure could be incorporated at one or more new strategic allocations or settlements to help encourage inward investment. Economic growth is only likely to be achieved in the longer term through this option, considering the time required to plan the large amount of development to be provided and secure the delivery of the required infrastructure. For option 3, the unknown location of the new development means that additional uncertainty is attached in terms of supporting longer term economic growth in the plan area. Options 1A and 4 are considered most likely to help support rural economic diversification by allowing for a relatively high level of growth at the more rural settlements. These options for development at the Market Towns and Rural Areas are most likely to help support the viability of the largest market towns of Bishop's Waltham and New Alresford as well as the local centres. They may, however, require increased commuting, given the more limited access to employment opportunities in many of these areas.

### **IIA objective 9: To support the District's biodiversity and geodiversity**

**4.167** Biodiversity in Winchester District will experience pressures as new development occurs. Habitat loss, fragmentation and disturbance are likely to result as construction takes place and developments are occupied. Human

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activities associated with development could have additional adverse impacts because of air and water pollution and recreational impacts. It is noted that the Environment Act 2021 introduced the requirement for developments to deliver at least 10% biodiversity net gain. The District includes important internationally designated biodiversity sites such as the River Itchen SAC. It also contains parts of the Solent Maritime SAC and Solent & Southampton Water SPA/Ramsar site, at which nutrient sensitivities presently exist and development has potential to adversely affect the biodiversity value of these sites.

**4.168** The District lies within the Solent catchment, within which new development that would increase the population served by a wastewater system could have impacts on the Solent internationally designated sites. This includes new homes, student accommodation, tourism attractions and tourist accommodation, but not commercial development that does not involve overnight accommodation. Therefore, development at any location in the plan area has potential to adversely impact these sites (and this is captured by the significant negative effect recorded for each option below). These effects will be explored in more detail through the Habitats Regulations Assessment that will be carried out as specific sites for development are considered at the next stage of the Local Plan preparation. Natural England has set out guidance on achieving nutrient neutrality to help limit adverse impacts on biodiversity in the Solent region, which will also be taken into account and used to inform IIA and HRA findings for the Local Plan.

**4.169** Therefore, any additional effects identified in relation to each option below relate to the River Itchen SAC and other important biodiversity sites in the plan area such as nationally designated Beacon Hill NNR and Old Winchester Hill NNR, which are both also Sites of Special Scientific Interest (SSSIs), and other SSSIs which are not also covered by international designations, such as Botley Wood and Everett's and Muses Copses SSSI and Crab Wood SSSI.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.170** Option 1 would focus much of the housing growth at Winchester Town. Providing the majority of development at or near the largest built up location in the District could help to limit the potential for additional impacts on biodiversity, considering its urban nature. Providing development at large sites could also help to support biodiversity in the plan area through the incorporation of connected green infrastructure. However, the River Itchen SAC runs through Winchester Town and development within the settlement or at its edge could result in some adverse impacts on the qualifying habitats and species of this SAC.

#### **South Hampshire Urban Areas**

**4.171** Through option 1 a relatively large proportion of additional development (around 1,270 homes above existing commitments) would be provided at the South Hampshire Urban Areas. This could include some development at the existing strategic allocations at West of Waterlooville and North Whiteley. Development at North Whiteley may have impacts on the Botley Wood and Everett's and Mushes Copses SSSIs considering this area's proximity to these sites. The high level of development to be provided in the South Hampshire Urban Areas and existing constraints may mean that a portion development will have to be distributed more widely to other locations in the south of the District. Some of these areas are presently less developed in nature, meaning new growth could result in loss of relatively undisturbed greenfield land which supports biodiversity. Furthermore, areas in the south of the District away from the existing strategic allocations contain part of the Solent and Southampton Water site, which is designated as a Ramsar, SPA and SAC to the west. Lye Heath Marsh and Hook Heath Meadows SSSIs are located to the south-east.

## **Market Town and Rural Area**

**4.172** The relatively low level of development (approximately 200 homes) supported through option 1 at the more rural locations would be spread across a number of smaller settlements. This element of growth would be distributed to high number of locations and no specific level of housing provision is identified for the settlements in question. Therefore, it is difficult to assign specific effects relating to biodiversity sites. Distributing this relatively low level of growth to a high number of locations is also likely to reduce the potential for disruption to and disturbance of wider ecological networks in the plan area although loss of greenfield land could have some adverse implications.

**4.173** Overall a mixed minor positive effect in relation to avoiding impacts on biodiversity in rural areas and provision of connected green infrastructure within large scale development at the urban areas and significant negative effect in relation to impacts on the River Itchen SAC and the Solent designated sites is expected for option 1.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.174** Option 1A would result in a higher level of development within Winchester Town than Option 1 (approximately 1,450 homes above existing commitments) but would substantially decrease the level of development within the South Hampshire Urban Area (approximately 440 homes). The increased level of development at Winchester Town could potentially provide additional opportunities to incorporate large scale, more coordinated green infrastructure. Where large scale, more coordinated green infrastructure is achieved this is likely to support biodiversity at the settlement. However, a higher level of development delivered towards Winchester Town is likely to increase the potential for impacts on the River Itchen SAC and the Solent designated sites. This option reduces the level of development at the South Hampshire Urban Area. The lower level of development accounts for the status of the existing strategic allocations in this part of the District as newly planned developments where there is presently small amounts of land that can accommodate new

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development. Through this approach it is expected that lower levels of development would have to be accommodated away from the planned communities at West of Waterlooville and North Whiteley. While development towards North Whiteley could have impacts relating to Botley Wood and Everett's and Mushes Copses SSSI, the lower level of growth is likely to reduce the potential need for dispersing development more widely in this part of the District which might otherwise result in loss of presently undisturbed greenfield land. The lower level of growth within this part of the District is also likely to reduce the potential for impacts on the other national and international biodiversity sites found there. Through the relatively high level of development within the Market Towns and Rural Areas included in option 1A, there is potential for increased dispersal of development, loss of presently undisturbed greenfield land and more widespread fragmentation of ecological networks. Furthermore, development towards Otterbourne and Sutton Scotney could result in adverse effects relating to the River Itchen SAC and the River Test SSSI given their relative proximity. Overall a mixed minor positive effect in relation to provision of connected green infrastructure within large scale development and significant negative effect in relation to effects on the River Itchen SAC and Solent designated sites as well as the potential for more widespread ecological disturbance and fragmentation in the rural areas is expected for option 1A.

### **Option 2 (Focus on Winchester Town)**

**4.175** Option 2 would result in a similar distribution of development to option 1 but would provide a higher level of growth at Winchester Town. The level of development to be provided at the existing allocations in the South Hampshire Urban Area would be more limited through this option. There could be similar implications for Botley Wood and Everett's and Mushes Copses SSSI to those identified for option 1 by the existing North Whiteley strategic allocation. However, the lower level of development at the South Hampshire Urban Areas may mean that a lower number of locations away from these strategic allocations might be needed for new growth in the south of the District. This option would also provide slightly less development at the smaller settlements, which could help to reduce the need for greenfield land take in the plan area. It

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is likely that accommodating a high level of development through this option at large scale sites at Winchester Town, could allow for provision of substantial connected green infrastructure. By increasing the level of development at Winchester Town, however, this option could increase the potential for impacts on the River Itchen SAC and the Solent designated sites. Overall a mixed minor positive effect in relation to avoiding impacts on biodiversity in rural areas and provision of connected green infrastructure within large scale development and significant negative effect in relation to effects on the River Itchen SAC and Solent designated sites is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.176** Option 3 would result in much of the new development above existing commitments being delivered at one or more new strategic allocations or new settlements in the central/northern part of the District. The focussing of this large amount of development to one location is likely to result in a high level of greenfield land take in a previously undisturbed location. However, the scale of development is likely to support the incorporation of substantial green infrastructure to the benefit of biodiversity. The central/northern part of the District contains multiple biodiversity sites such as the River Itchen SAC, and SSSIs at Alresford Pond, Crab Wood, River Test and Micheldever Spoil Heaps. Impacts on designated biodiversity sites are unknown dependent upon the precise location of new development. This option would provide substantially less additional development at Winchester Town (approximately 730 homes above existing commitments) as well as at the South Hampshire Urban Areas. This option may therefore limit the potential for adverse impacts on the River Itchen SAC, in particular. This may be more easily achieved in relation to nutrient neutrality, through conversion of agricultural land for community and wildlife benefits and having potentially more land available for the creation of wetlands as part of a sustainable drainage system, to filter urban runoff/stormwater. Through this option, as is the case through options 1 and 2, much of the development at the smaller settlements would occur through existing commitments with more limited potential for adverse impacts on biodiversity at these locations.



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**4.177** Overall, a mixed, minor positive effect in terms of green infrastructure provision and significant negative effect in relation to impacts on the River Itchen SAC and Solent designated sites is expected for option 3. However, it is recognised that the potential for impacts on the River Itchen SAC may be reduced due to the limited level of development proposed at Winchester Town. Limiting growth at the town could mean that additional land might be retained in this area to allow for appropriate mitigation of effects relating to this designation. The overall effect is uncertain given that the location of the new strategic allocation or new settlement has not been specified through this option.

### **Option 4 (Dispersed)**

**4.178** Option 4 would allow for greater dispersal of housing growth than the other options considered with more rural areas accommodating higher levels of development. Through option 4, the higher level of development at the more rural settlements could see some development at Otterbourne and Sutton Scotney which are close to the River Itchen SAC, Crab Wood SSSI and the River Test SSSI.

**4.179** This option could lead to cumulative impacts at the SAC, considering the relatively high level of housing (approximately 1,230 above existing commitments) which would also occur at Winchester Town. This element of option 4 could allow for some large scale green infrastructure provision (which would not be achieved at the more dispersed rural development locations) but would limit the amount that could be achieved at the South Hampshire Urban Areas. Development focused across the more rural settlements also has potential to result in adverse impacts in areas which were previously relatively undisturbed for biodiversity. Disturbance of wider ecological networks in the plan area may occur as loss of rural greenfield land occurs. Overall a significant negative effect is expected for option 4.



### Mitigation in relation to IIA objective 9

**4.180** In order to mitigate negative effects identified in relation to biodiversity, the new Local Plan could include:

- Policies which identify and safeguard ecological networks.
- Requirement for development to seek to avoid harm to areas of biodiversity assets.
- Requirement for development to achieve biodiversity net gain on site or employ biodiversity offsetting within the District if the development is unable to provide net gain on site.
- Requirement for development to achieve nutrient neutrality by calculating nitrogen budget and designing in appropriate mitigation measures, if necessary, in line with Natural England's guidance on this issue.

### Conclusion in relation to IIA objective 9

**4.181** Prior to consideration of mitigation provided by other Local Plan policies, it is likely that all growth options would have significant negative effects given the land take involved and resultant human activities as development is occupied. It is also expected that all options could potentially lead to increased pressures on biodiversity sites in the Solent region relating to wastewater pollution as all would involve additional development within the Solent catchment.

**4.182** Option 4 has the potential to incrementally affect biodiversity as a result of impacts at a range of biodiversity assets and across more rural and presently undisturbed locations. It is likely that the options 1, 1a, 2, and 3 could promote a more coordinated approach to the delivery of large scale green infrastructure by providing a large proportion of the overall development at large scale sites. This would help support habitat connectivity in the plan area as development occurs. Large scale development sites could also offer greater potential for achieving nutrient neutrality mitigation measures to avoid adverse effects on the Solent

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designated sites. At larger sites it is more likely that these types of mitigation might be provided onsite.

### **IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.**

**4.183** Approximately 40% of the District falls within the South Downs National Park, which contains some of the most valued lowland landscapes in England, including the most tranquil areas and darkest night skies of the National Park. The South Downs Local Plan has now been adopted to cover planning decisions within the entire National Park but the development covered by the new Winchester Local Plan could impact on the setting of the National Park, depending on where it is allocated. While Winchester District contains a number of Registered Parks and Gardens which have importance in terms being 'designed' landscapes as well as holding special historical interest, no other parts of the District are designated for their landscape quality alone. However, development in the plan area is likely to result in some change to local character regardless of the location it occurs in. The precise effect of new development on landscape character in the plan area will be influenced to a large degree by the design of new proposals, independent of the distribution of new development. Therefore, the effects identified for each option in relation to this IIA objective are subject to considerable uncertainty.

#### **Option 1 (Existing Local Plan development strategy)**

##### **Winchester Town**

**4.184** Option 1 would result in much of the housing growth above existing commitments occurring at Winchester Town and at the South Hampshire Urban Areas. Focusing much of the new development at Winchester Town which is already built up is likely to limit the potential for additional impacts to landscape character particularly when compared to the more rural and less built up areas

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of the District. While there is potential for new development at Winchester Town to impact upon the existing townscape as well as the setting of the town, delivering development through a coordinated approach at large scale sites may also help to improve the relationship between the settlements edge and the surrounding areas as green infrastructure can be designed in from the outset. High levels of development at Winchester Town could, however, have impacts on the setting of the National Park given that the boundary surrounds the eastern half of the town.

### **South Hampshire Urban Areas**

**4.185** Providing a relatively high level of development within the South Hampshire Urban Areas could allow for some level of development at the existing strategic allocations of West of Waterlooville and North Whiteley. This is likely to have similar effects to delivering development at Winchester Town without the potential adverse impacts relating to the National Park. These locations are already accommodating a high level of development meaning there may be reduced potential for adverse impacts on landscape character. However, some portion of development may have to be distributed to other parts of the south of the District given the status of these locations as newly planned communities with little remaining land to accommodate further growth. The more undeveloped nature of some of the areas away from the existing strategic allocations may mean that this option could result in further adverse impacts for local character dependent upon the precise locations taken forward for development.

### **Market Town and Rural Area**

**4.186** The relatively low level of development (around 200 additional homes) supported through this option at the more rural locations is likely to reduce the potential for impacts on landscape character in the least built up parts of the District. It should be noted that some level of development could be provided through this option at the larger rural settlements of Bishop's Waltham, New

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Alresford and Kings Worthy all of which are close to the border or have part of the Parish within the National Park.

**4.187** Overall a mixed uncertain minor positive effect in relation to Winchester Town and significant negative effect for the rural areas and South Downs National Park is expected for option 1. The potential for some portion of development within the South Hampshire Urban Areas to be delivered at unknown parts of the south of the District increases the level of uncertainty attached to the overall effect.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.188** Option 1A would provide a slightly higher level of development than option 1 at Winchester Town (approximately 1,450 homes above existing commitments) with a reduced level of growth within the South Hampshire Urban Areas (440 homes). At Winchester Town there is more limited potential for adverse effects relating to landscape compared to the rural parts of the District given its presently developed nature. Development towards Winchester Town may support a coordinated approach to green infrastructure provision that could benefit the relationship between the settlement edge and its surroundings. There is potential for slightly increased impacts through this element of growth compared to option 1 on the townscape of this settlement as well as the setting of the National Park, given its relationship with the eastern edge of the town. The reduced level of growth within the South Hampshire Urban Areas is included in this option to respond to the constraints within this area and will help reduce the need for a more dispersed distribution of development here. As such, it is likely to help limit the potential for impacts relating to local character of presently less developed areas in the south of the District. Option 1A also includes an increased level of development within the Market Towns and Rural Areas (approximately 800 homes above existing commitments). This element of growth is likely to have implications for the landscape character in many of the less developed areas of the District. Effects relating to disruption of existing rural character may be more evident through this option given the higher number of sites likely required for development in these parts of the District. Furthermore, the new development delivered towards the settlements of

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Bishop's Waltham, New Alresford, Kings Worthy Denmead and Colden Common all have potential to impact upon the setting of the National Park. Overall a mixed uncertain minor positive effect for Winchester Town and significant negative effect for the rural areas and South Downs National Park is expected for option 1A.

### **Option 2 (Focus on Winchester Town)**

**4.189** Through option 2 a similar distribution of development to option 1 would result but a higher level of growth would be provided at Winchester Town and a corresponding lower level of development at the South Hampshire Urban Areas. Focusing much of the new development at Winchester Town which is already built up is likely to limit the potential for additional impacts to landscape character particularly when compared to the more rural and less built up areas of the District. Furthermore, this option presents increased potential for delivering development through a coordinated approach at large scale sites at Winchester Town which may also help to improve the relationship between the settlement's edge and the surrounding areas as green infrastructure can be designed in from the outset. The high level of development to be accommodated at Winchester Town through option 2 could, however, have additional impacts on the existing townscape of the settlement and its setting as well as the wider setting of the National Park.

**4.190** This option would result in a slightly lower level of development at the smaller and more rural settlements compared to option 1. The level of development to be provided across these locations would be reduced from around 200 additional homes to 150 additional homes. This option has a similar potential to option 1 for development at Bishop's Waltham, New Alresford and Kings Worthy all of which are close to the border of the National Park. Overall a mixed uncertain minor positive effect for Winchester Town and significant negative effect for the rural areas and South Downs National Park is expected for option 2.

**Option 3 (One or more new strategic allocations / new settlements)**

**4.191** Option 3 would place a high proportion of the new development at one or more new strategic allocations or new settlements in the central/northern part of the District. This focus of a high amount of development to a single location is likely to require a large amount of greenfield land take in a presently undisturbed area where significant disruption to the existing landscape character could result. Given that the location of the new strategic allocation or settlement is unknown for this option, the specific landscape sensitivities are unknown. There is potential for the incorporation of substantial green infrastructure and landscaping at the new strategic allocation or new settlement to help mitigate adverse effects relating to landscape character. The delivery of a new strategic allocation which is well related to an existing settlement could provide opportunities to improve the relationship of the existing developed area to the surrounding landscape through green infrastructure and other landscaping improvements. Any improvements provided would be determined by the design of any development coming forward, which is unknown at this stage.

**4.192** Option 3 would provide substantially less development at Winchester Town (approximately 730 additional homes) thereby limiting the potential for adverse effects on the setting of the National Park through development at this location. This option would accommodate some of the remainder of housing development (approximately 100 homes) across the small and more rural settlements. As with options 1 and 2, this could take in some development at the more substantial settlements in the Market Towns and Rural Areas including Bishop's Waltham, New Alresford and Kings Worthy which form part of the setting of the National Park. Option 3 could thereby result in incremental effects on the setting of the National Park at a number of locations. An uncertain mixed minor positive effect due to reduced impact at Winchester Town and significant negative effect in relation to the new strategic allocation or settlement land take and rural settlements' impact on the National Park is expected for option 3. The uncertainty attached to this option is increased given the unknown nature of the new strategic allocation or settlement.

### **Option 4 (Dispersed)**

**4.193** Option 4 would result in a more dispersed distribution of housing growth than the other options. This would result in additional housing development at a higher number of smaller rural settlements. The less developed nature of these settlements may mean that delivering a relatively high number of new homes compared to the existing settlement size may have adverse impacts in terms of existing landscape character. These impacts are likely to be more widespread but incremental in relation to the established rural character of the plan area. This option is likely to have similar effects to options 1 and 2 in terms of the potential for adverse impacts resulting on the setting of the National Park with regards to development at the more rural settlements.

**4.194** While this option would greatly reduce the level of development within the South Hampshire Urban Areas, it would still result in a relatively high level of additional housing (approximately 1,230) being delivered at Winchester Town. This element of development could provide benefits in terms of helping to improve the integration of the settlement edge with the surrounding landscape. However, it could also have impacts on the setting of Winchester Town as well as the National Park given that this designation surrounds the eastern edge of Winchester Town. Overall an uncertain significant negative effect is expected for option 4.

### **Mitigation in relation to IIA objective 10**

**4.195** In order to mitigate negative effects identified in relation to landscape character, the new Local Plan could include:

- Requirement for development proposals to avoid adverse impacts on the National Park and its setting as well as other areas of landscape sensitivity.
- Requirement for large scale development to incorporate landscaping and sensitive design to improve the relationship between settlement edges and the surrounding areas.



### **Conclusion in relation to IIA objective 10**

**4.196** Option 3 could limit the potential for adverse impacts on the setting of the National Park by providing the majority of new development at a new strategic allocation or new settlement away from the designated landscape. However, the development of a new settlement at a presently undeveloped greenfield site could have impacts on the landscape character in that area. Through option 3 the unknown location of the new focus of growth means that there is potential for areas of high landscape sensitivity coming forward for development.

**4.197** The majority of the other options could have more substantial impacts on the setting of the National Park, given the locations of development close to the National Park boundary. This could include development at Winchester Town depending, on its specific location. It is recognised that the more developed nature of this settlement could limit the potential adverse impacts, although the setting of Winchester Town is also potentially sensitive to change. Option 2 would provide the highest level of development at Winchester Town, where it is likely to have some impact on the setting of the National Park. Of particular relevance is the potential sensitivity of the eastern settlement edge given the location of the National Park beyond the M3.

**4.198** Option 4 would include a higher level of development at less developed locations. This is likely to place increased pressures on presently undisturbed locations of rural character that would not be included for development through any other options. More incremental but widespread changes relating to landscape sensitivity are expected to result through option 4. This is also the case for option 1A, however, the level of development to be delivered towards the rural areas is more limited than option 4.

**4.199** As noted above, all potential impacts are subject to uncertainty as they will depend on the design of any new development coming forward.



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

**4.200** The District contains numerous designated heritage assets. The greatest concentrations of these are within and around the larger settlements, most notably at Winchester Town which contains a number of Grade I Listed Buildings and Scheduled Monuments towards its centre. The adjacent South Downs National Park also contains numerous Listed Buildings and Scheduled Monuments, as well as a Registered Battlefield (Battle of Cheriton 1644). Development in the plan area is likely to have some impact on the setting of heritage assets as a result of intervisibility between sites and new uses being provided in the surrounding area. The precise effect of new development on heritage assets and their respective settings will be influenced to a large degree by the design of new proposals, independent of the distribution of new development. Therefore, the effects identified for each option in relation to this IIA objective are subject to considerable uncertainty.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.201** Option 1 would allow for the highest proportion of additional housing growth to occur at Winchester Town (around 1,230 homes above existing commitments) and at the South Hampshire Urban Areas (around 1,270 homes). At Winchester Town development could occur near the existing built up area, which is likely to limit the potential for additional impacts to the settings of heritage assets. This is particularly the case when compared to the less developed, rural areas of the District. However, development at Winchester Town has the potential to result in adverse impacts on the high number of heritage assets in the town, although there are some locations which are less constrained.

### **South Hampshire Urban Areas**

**4.202** Providing a relatively high level of development at the South Hampshire Urban Areas is likely to include some development at the West of Waterlooville and North Whiteley allocation sites. This would continue the approach of locating development in areas in which a high level of development already exists or where development is planned to occur. These areas are also less constrained than Winchester Town in terms of the historic environment. However, some portion of development may have to be distributed to other parts of the south of the District given the existing constraints at the strategic sites. The more undeveloped nature of some of the areas away from the existing strategic allocations may mean that this option could result in further adverse impacts the historic environment dependent upon the precise locations taken forward for development. Within the south of the District, the settlements of Southwick and Wickham have particularly high concentrations of Listed Buildings.

### **Market Towns and Rural Area**

**4.203** Option 1 would provide a limited amount of additional development (around 200 homes) across the smaller and more rural settlements in the plan area. At these locations, the magnitude of impacts on the setting of heritage assets will be partly influenced by current lower levels of development. At the smaller and more rural settlements this option could include new growth at settlements where there are higher levels of heritage assets such as Bishop's Waltham, Wickham and Southwick.

**4.204** An uncertain significant negative effect is expected for option 1 considering the level of development at Winchester Town as well as the potential for additional impacts at currently unknown locations in the south of the District.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.205** Through option 1A, the slightly increased level of development at Winchester Town (approximately 1,450 homes above existing commitments) compared to option 1 would have similar but potentially slightly increased adverse effects relating to the settings of heritage assets in that settlement. Limiting the level of development within the South Hampshire Urban Areas, through option 1A, to respond to the constraints of the area is likely to mean the majority of the new growth can be accommodated towards the newly planned communities at West of Waterlooville and North Whiteley. This option is therefore less likely to result in adverse effects relating to the historic environment in this part of the District given the lower sensitivity in this regard of the existing strategic allocations at these settlements. Delivering a higher level of growth at the Market Towns and Rural Areas through option 1A (approximately 800 homes above existing commitments), would include some development at Bishop's Waltham, Wickham, Denmead and Otterbourne where concentrations of heritage assets are present. The smaller size of some of these settlements (such as Otterbourne and South Wonston) may mean that heritage assets at these locations would be more vulnerable as new development is accommodated at these locations. An uncertain significant negative effect is expected for option 1A considering the level of development at Winchester Town as well as within the more rural parts of the District.

### **Option 2 (Focus on Winchester Town)**

**4.206** Option 2 would provide development in the plan area in a similar distribution to option 1 but with a higher level of growth (an extra 500 homes) at Winchester Town. While Winchester Town may be less sensitive to change considering its more developed nature it also contains the highest concentration of heritage assets. This option therefore has potential to have impacts on a wide range of heritage assets although this will depend on the specific sites which are include for development. Through this option the South Hampshire Urban Areas would accommodate lower levels of development. This option would limit the amount of development which might have to be distributed more widely in

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the south of the District considering the existing constraints at the strategic allocations at West of Waterlooville and North Whiteley. Development at the Market Towns and Rural Areas would be limited to around 150 additional homes in total. This option could therefore result in slightly lower levels of development going towards settlements such as Bishop's Waltham, Wickham and Southwick at which there are higher levels of heritage assets. An uncertain significant negative effect given the high level of development at Winchester Town is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.207** Option 3 would result in a high level of the new development occurring at one or more new strategic allocations or new settlements in the central/northern part of the District. New development focused to a single area in the District in this manner, is likely to require a high level of greenfield land take which could affect the setting of heritage assets in the surrounding area. The precise location of the new growth is unknown through this option and therefore greater uncertainty is attached to the potential impacts upon designated heritage assets in the plan area. Option 3 would provide a lower number of homes at Winchester Town (approximately an additional 730 homes) thereby limiting the potential for adverse effects on the settings of the high concentration of heritage assets within the settlement. It would also provide substantially reduced numbers of dwellings at the South Hampshire Urban Areas. This is likely to mean there is reduced potential for a large proportion of development being distributed to less developed locations in the south of the District.

**4.208** This option would accommodate the remainder of housing development across other settlements in the plan area, with comparable but slightly lower numbers of houses to options 1 and 2 being distributed to some of the Market Towns and Rural Area. This could include some development at the settlements of Bishop's Waltham and Wickham at which there are higher levels of heritage assets. An uncertain minor negative effect is expected for option 3.

### **Option 4 (Dispersed)**

**4.209** Option 4 would result in a more dispersed distribution of housing growth than the other options considered. This would mean a higher amount of housing growth would occur at smaller rural settlements including those beyond the Market Towns. Smaller settlements such as Otterbourne and South Wonston which contain some level of designated heritage assets may accommodate a higher level of development through this option. It is expected that this option could result in changes to the settings of heritage assets at more rural locations in the plan area, considering the wider spread of development. Furthermore, this option would accommodate a relatively high level of development (approximately 1,230 homes above existing commitments) at Winchester Town and therefore also has potential to have adverse impacts on the high concentrations of heritage assets within the town. In contrast this option would result in limited levels of development (approximately 70 homes) occurring in the South Hampshire Urban Areas. An uncertain significant negative effect is expected for option 4.

### **Mitigation in relation to IIA objective 11**

**4.210** In order to mitigate negative effects identified in relation to the historic environment, the new Local Plan could include:

- The requirement for design codes for large development sites with heritage assets and local character at the forefront.

### **Conclusion in relation to IIA objective 11**

**4.211** All options were considered have the potential for adverse impacts in relation to the historic environment in the plan area. The high concentration of heritage assets in Winchester Town means that particularly adverse impacts may result through option 2 and to a lesser extent option 1A. While the level of development at Winchester Town would be lower through option 1, this option

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would also potentially distribute development more widely through the south of District where there could be impacts for a higher number of heritage assets. Option 1A sets out a distribution of development in the District that would result in some limited level of development in the South Hampshire Urban Areas that is likely to be accommodated towards the newly planned communities at West of Waterlooville and North Whiteley, with more limited potential for impacts on heritage assets distributed across more undeveloped areas of the south of the District. Option 1A and particularly option 4 could potentially result in degradation of character at a wider number of rural locations which currently contribute to the settings of heritage assets. Of these options, option 4 is most likely to result in widespread but more incremental changes to character and setting, given the higher number of homes to be accommodated in the Market Towns and Rural Areas. Option 3 could provide development in areas which are less constrained by heritage assets meaning the adverse effect which is expected is not as significant. It should be noted that through options 1 and 3 there would be additional uncertainty attached to the effects recorded given that the precise location of the high level of development in the south of the District and the new strategic allocation or settlement in the plan area has not been confirmed. The Council commissioned a heritage impact assessment to inform the selection of preferred site allocations in the draft Local Plan and this has been reflected in the appraisal of these sites.

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

**4.212** Providing development in the District to meet the housing and employment needs over the plan period is likely to result in greenfield land take. This will include some higher value agricultural soils (within Winchester District this includes soils of Grade 3 or Grade 2 value which range from 'moderate' to 'very good' quality). Much of the District comprises Grade 3 ('moderate' or 'good' quality) agricultural land. There are also pockets of Grade 2 ('very good') and Grade 1 ('excellent') agricultural land in the south of the District between the settlements of Wickham and Bishop's Waltham. The 'Best and Most Versatile' agricultural land referred to in the NPPF is defined as Grades 1-3a but

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GIS data was not available for the District to sub-divide Grade 3 land into 3a vs. 3b.

**4.213** Areas within the District south of the National Park have been identified as of importance for clay, sharp sand and gravel and soft sand mineral reserves. There is also a swathe of land within a clay Minerals Safeguarding Area (MSA) along the southern boundary of the National Park which runs to the west towards Hursley and additional MSAs for clay and sharp sand and gravel at land around Micheldever. While there is an MSA for sharp sand and gravel which passes into Winchester Town it mostly follows the path of the River Itchen. It is less likely that development which might limit access to this resource would occur at this location given its physical constraints and considering that much of it lies within the boundaries of the South Downs National Park.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.214** Option 1 would result in the highest proportion of additional housing growth occurring at Winchester Town and at the South Hampshire Urban Areas. At Winchester Town, the high level of existing development could provide opportunities to achieve more efficient land use including the re-use of brownfield land. The land surrounding Winchester Town is almost entirely Grade 3 Agricultural Land with a small portion to the south-west classified as Grade 2 Agricultural Land.

#### **South Hampshire Urban Areas**

**4.215** At the existing allocations within the South Hampshire Urban Areas of West of Waterlooville and North Whiteley there are also likely to be opportunities to promote a more efficient pattern of land use considering the planned development at these locations. There may be opportunities for



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intensification within these developments. However, the high level of development to be provided at the South Hampshire Urban Areas through this option and the existing constraints at existing allocations may mean that development may have to be distributed more widely to other areas in the south of the District. The area to the west of Waterlooville is almost entirely Grade 4 Agricultural Land and this area extends over much of the south of the District. To the north of Whiteley there are areas of Grade 4 Agricultural Land interspersed with Grade 2 and Grade 3 Agricultural Land. Development in currently unknown areas of the south of the District also has the potential to adversely affect access to mineral resources, given that much of this area falls within MSAs for clay, sharp sand and gravel and soft sand.

### **Market Towns and Rural Area**

**4.216** Through option 1 a limited proportion of the overall additional development (around 200 additional homes) would be provided at the smaller and more rural settlements in the plan area, where there would be more limited opportunities to make use of brownfield land. At some of these settlements to the south-west of the District towards Bishop's Waltham, Swanmore and Waltham Chase there are areas of Grade 4 Agricultural Land, interspersed with areas of Grade 1, Grade 2 and Grade 3 Agricultural Land. Some of this land falls within MSAs for clay, sharp sand and gravel and soft sand. The rest of rural areas comprise mostly Grade 3 Agricultural Land and fall outside of MSAs.

**4.217** Overall a mixed minor positive effect is expected for option 1 in relation to efficient land use at Winchester Town and uncertain significant negative effect in relation to the rural areas and south of the District in particular. The overall effect also reflects the potential sterilisation of mineral resources in the rural areas and the south of the District. The uncertainty attached to the effect is reflective of the constraints of the existing allocations in the South Hampshire Urban Areas and presently unknown locations of where new development might be provided in the south of the District.



### **Option 1A (Emerging Regulation 18 development strategy)**

**4.218** The higher number of homes included through option 1A is likely to require increased greenfield land take to accommodate all development required. However, compared to option 1, option 1A is likely to provide increased potential for the reuse of brownfield land at Winchester Town given the higher number of homes (approximately 1,450 above existing commitments) to be accommodated at this location. Development at the settlement edge could, however, result in loss of Grade 3 and Grade 2 Agricultural Land. Option 1A responds to the constraints at the existing allocations of West of Waterlooville and North Whiteley to limit growth within the South Hampshire Urban Areas. This approach is expected to help limit the need for the distribution of a high level of development to more undeveloped locations in the south of the District, where higher value agricultural land and mineral resources might otherwise be adversely affected. The higher level of development at the Market Towns and Rural Areas (approximately 800 homes above existing commitments), compared to option 1, means option 1A is less likely to perform as favourably in the more rural parts of the District in terms of potential loss of greenfield land, higher value agricultural soils and mineral resources. This element of growth could include development towards Bishop's Waltham, Swanmore, Waltham Chase, Otterbourne, South Wonston and Sutton Scotney all of which are either close to areas of higher value agricultural land or MSAs. Overall a mixed minor positive effect is expected for option 1A in relation to efficient land use at Winchester Town and significant negative effect in relation to the rural areas.

### **Option 2 (Focus on Winchester Town)**

**4.219** Through option 2 a similar distribution of development to option 1 would result but with a higher proportion delivered at Winchester Town. This option is likely to help encourage the re-use of brownfield land at Winchester Town, although Grade 3 Agricultural (and a small amount of Grade 2 Agricultural Land to the south-east) may be developed around the settlement edge. Through this option the South Hampshire Urban Areas would accommodate lower levels of

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development. This is likely to reduce the proportion of development which is needed to be distributed more widely to unknown locations in the south of the District, given the constraints of the existing allocations of West of Waterlooville and North Whiteley. This option therefore has less uncertainty in terms of loss of smaller areas of Grade 1, Grade 2 and Grade 3 Agricultural Land and sterilisation of mineral resources in the south.

**4.220** This option would provide a comparable level of development to option 1 (around 150 additional homes) at the Market Towns and Rural Area compared. Bishop's Waltham, Swanmore and Waltham Chase could still accommodate some level of housing with the potential for some loss of higher value agricultural soils and mineral resources, depending on its precise location. A mixed minor positive effect in relation to efficient land use at Winchester Town and minor negative effect in relation to the rural areas and the South Hampshire Urban Areas as well as potential sterilisation of mineral resources is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.221** Option 3 would provide a high proportion of new development at one or more new strategic allocations or new settlements in the central/northern part of the District, which would require a high amount of greenfield land take at a focused location. The high proportion of Grade 3 Agricultural Land in the north and central parts of plan area means that development of the new settlement is likely to result in loss of some of this resource. The central and northern parts of the District contain small areas covered by MSAs for clay and sharp sand and gravel towards Micheldever and Sutton Scotney and by New Alresford. The unknown location of the new development could mean that some loss of access to minerals or sterilisation of these resources may occur if a site was to come forward within or close to an MSA.

**4.222** Option 3 would provide substantially less development at Winchester Town (approximately 730 additional homes) as well as at the South Hampshire Urban Areas. In the South Hampshire Urban Areas this could limit the need for a wider distribution of development to the south of the District due to the

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constraints of the existing allocations at West of Waterlooville and North Whiteley. Overall, this option is less likely to support substantial promotion of brownfield sites at Winchester Town. The remaining level of development (approximately 100 additional homes) would be distributed across the Market Towns and Rural Areas through this option. At the larger market towns some re-use of brownfield land might occur, however, the high number of rural locations which might come forward is less likely to support this. A significant negative effect is expected for option 3. Uncertainty is attached to the effect recorded considering that the precise location of the strategic allocation or new settlement is unknown through this option.

### **Option 4 (Dispersed development strategy)**

**4.223** Option 4 would result in a more dispersed distribution of housing growth than the other options considered. Through this option a higher amount of housing growth (approximately 1,400 additional homes) would occur at the Market Towns and Rural Areas. This is likely to include some of the smaller rural settlements beyond the Market Towns. At these rural settlements the re-use of brownfield land is less likely to be achieved. Smaller settlements which are unlikely to accommodate a higher level of development through options 1 to 3 but more homes through option 4 include Otterbourne, South Wonston and Sutton Scotney. These settlements are surrounded by Grade 3 Agricultural Land. This option would accommodate a low level of additional development in the South Hampshire Urban Areas; however, a relatively high level of development (approximately 1,230 additional homes) would occur at Winchester Town. At this settlement there may be increased potential to achieve re-use of brownfield land. A mixed minor positive effect in relation to mineral resources and brownfield land use at Winchester Town and significant negative effect in relation to efficient use of land is expected for option 4.

### **Mitigation in relation to IIA objective 12**

**4.224** In order to mitigate negative effects identified in relation to efficient use of land and mineral resources, the new Local Plan could include:

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- The promotion of development on brownfield land while seeking to protect Grades 1 to 3a Agricultural Land.
- Provisions to support the delivery of development to be phased at MSAs, so that mineral resources can be recovered before construction where economically viable. Where possible, sites that would not result in the loss of access to or sterilisation of mineral resources should be preferred for development.

### **Conclusion in relation to IIA objective 12**

**4.225** All options are expected to result in some level of greenfield land take as development occurs. Through options 1, 1A, 2 and 4 there may be increased potential to achieve the re-use of brownfield sites at Winchester Town, given the higher proportion of development directed to this settlement by these options. Where development occurs at the existing strategic allocations in the South Hampshire Urban Areas, there is potential to build on the existing level of development already delivered or planned for to achieve a more efficient pattern of development and reduce the amount of greenfield land used. This might include the promotion of a higher density of development. Options 1 and 2 would promote the highest levels of development in these areas, however, the constraints at these existing allocations could mean that the very high level of development supported through option 1 might result in development being distributed more widely to other areas in the south of District. This element of development could result in loss of greenfield land and higher value soils as well as sterilisation of mineral resources depending on its precise location.

**4.226** Option 3 is likely to result in a high level of greenfield land take at one location through the delivery of a new strategic allocation or settlement. Dependent on its precise location it could result in the sterilisation of mineral resources in the plan area. This option would also result in a low level of additional housing provision at Winchester Town where the re-use of brownfield land might otherwise be promoted. Option 1A and particularly Option 4 would potentially involve more greenfield land take and loss of Grade 3 agricultural land in the rural areas with more development distributed to these locations.

## **IIA objective 13: To protect the quality and quantity of the**

### **District's water resource**

**4.227** At present the District is under serious water stress and climate change is likely to intensify this issue. Meeting the long term needs of the District in terms of water quantity is likely to prove challenging. Southern Water's 2019 Water Resource Management Plan (WRMP) [See reference 21] states that South Hampshire takes one third of its water from groundwater and two thirds from the River Test and River Itchen. Furthermore, the Hampshire Rural, Hampshire Winchester (both of which are fully supplied by groundwater resources) and Hampshire Southampton East Water Resource Zones (which is supplied by river (52%) and groundwater sources (48%)) cover much of the District in the Draft Southern WRMP 2024 [See reference 22]. The emerging Draft WRMP identifies the River Itchen and Upper Test catchments (within which all of the identified Water Resource Zones fall at least partly) as high priority catchments where there will likely be a need to likely to need to reduce abstractions by 2040.

**4.228** Improving water efficiency in the plan area will be most influenced by design measures at new developments and the behaviour of residents rather than the distribution of development, which is the focus of the growth options. Effects of development on water quality will partly depend on adoption of good practice construction techniques as well as the inclusion of SuDS within the design of development sites.

**4.229** Wastewater treatment works (WwTW) within or close to the District have been identified as likely to require capacity upgrades to meet growth over the plan period. This includes WwTW at Bishop's Waltham, Budds Farm Havant, Peel Common, Southwick, Wickham and Chickenhall Eastleigh. The study [See reference 23] that found these potential deficiencies in capacity only covers the area of the District within the PfSH and additional pressures and potential capacities may be identified for the District as the water cycle studies are undertaken for the entirety of the plan area. All of the options for the distribution of development in the District would therefore have a potential significant

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negative effect on water quality due to the increased pressure on WWTWs, irrespective of where development is focused. This is of particular concern for the Solent SACs, SPAs and Ramsar sites which are already being adversely affected by excess nitrates entering from upstream waterways as a result of WwTW discharges and diffuse agricultural pollution. As such, there will need to be additional wastewater infrastructure and/or capacity improvements delivered at the same time as new development, and additional measures considered for each development location in relation to achieving nutrient neutrality. This will be explored in more detail through the Habitats Regulations Assessment in relation to all potential housing site options at the next stage of the Local Plan preparation.

**4.230** The options for the distribution of development in the District may have different effects on drinking water quality as different areas of the District fall within SPZs within which there may be a risk of contamination from activities that might cause pollution in the area. Much of the land within the National Park is covered by SPZs as are parts of the south-west, south-east and north-east of the District. Compared to other parts of the District, land within the existing settlement edge at Winchester Town is relatively unconstrained by SPZs.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.231** Option 1 would result in the highest proportion of additional housing growth occurring at Winchester Town and at the South Hampshire Urban Areas. Development at the edges of Winchester Town is unlikely to affect drinking water quality as there are very few SPZs close to the settlement boundary.

#### **South Hampshire Urban Areas**

**4.232** The high level of development to be delivered within the South Hampshire Urban Areas may mean that some portion of growth has to be

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distributed more widely to the south of District. A number of constraints are present at the existing strategic allocations at West of Waterlooville and North Whiteley, which may limit the level of additional development which can be provided at either location. The SPZ which covers land to the west of Waterlooville extends further to the west to cover much of the south of the District. Therefore, providing development in the south could have implications for the quality of water supply.

### **Market Towns and Rural Areas**

**4.233** This option would result in a moderate level of development (around 200 additional homes) at the smaller and more rural settlements. Of these settlements, development around Kings Worthy, Denmead, Bishop's Waltham and New Alresford is constrained by SPZs.

**4.234** Overall, due to the potential to increase nitrates entering the Solent and impact on drinking water quality in the south of the District and at the more rural settlements, a significant negative effect is expected for option 1. The overall effect is uncertain given the relatively high level of development which could occur at unknown locations in the south of the District.

### **Option 1A (Emerging Regulation 18 development strategy)**

**4.235** Option 1A would result in a slightly higher level of development than option 1 (approximately 1,450 homes above existing commitments) occurring at Winchester Town. This element of growth is considered unlikely to result in changes to impacts relating to water quality in the District. The reduced level of development in the South Hampshire Urban Areas (approximately 440 homes) compared to option 1, responds positively to the constraints of this area meaning the level of growth to be dispersed in the south of the District would be less. As such, this option is less likely to result in adverse effects relating to the SPZ that extends to the west of Waterlooville. Given that option 1A sets out a relatively high level of development for the Market Towns and Rural Areas it would provide some development at Bishop's Waltham, New Alresford, Kings



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Worthy, Denmead, Otterbourne and South Wonston all of which are close to SPZs.

**4.236** Overall, due to the potential to increase nitrates entering the Solent and potential for impact on drinking water quality at the development at some of the rural settlements, a significant negative effect is expected for option 1A.

### **Option 2 (Focus on Winchester Town)**

**4.237** Through option 2 a similar distribution of development to option 1 would result but with a higher proportion delivered at Winchester Town, which is unlikely to affect any SPZs. The level of development at the South Hampshire Urban Areas would be lower (around 820 additional homes) than option 1. This would mean that the proportion which would need to be accommodated in the south of the District is likely to be lower. Therefore, the potential for impacts on drinking water supply in the south of the District within the SPZ that extends to the west of Waterlooville, is less than compared to option 1.

**4.238** This option would result in a lower level of development (approximately 150 additional homes) at the Market Towns and Rural Area compared to option 1. This could still be some level of development at Kings Worthy, Denmead, Bishop's Waltham and New Alresford where SPZs are present.

**4.239** Overall, due to the potential to increase nitrates entering the Solent and some potential for impact on drinking water quality at West of Waterlooville and Kings Worthy (where SPZs are present), a significant negative effect is expected for option 2.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.240** Option 3 would provide a high proportion of new development at a new strategic allocation or new settlement in the central/northern part of the District. In the northern and central parts of Winchester some areas to the north of



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Winchester Town, around Micheldever and to the north and west of New Alresford lie within SPZs. As the location of the new site for development is not specified there is potential for a high level of housing development within SPZs which could adversely affect water quality in the plan area. Option 3 would provide substantially less development at Winchester Town (approximately 730 additional homes) as well as at the existing allocations at the South Hampshire Urban Areas. This could limit the level of development which is required to be distributed to the south of the District, although there is still some potential for SPZs near West of Waterlooville to be affected by development. This option would accommodate the remainder of housing development (approximately 100 homes) across other smaller settlements in the plan area. This could include some development at Kings Worthy, Denmead, Bishop's Waltham and New Alresford where SPZs are present.

**4.241** Overall, due to the potential to increase in nitrates entering the Solent and potential for impact on drinking water quality at the new settlement, plus development at West of Waterlooville and the rural settlements, a significant negative effect is expected for option 3. As the location of the new settlement and potential effects of this development on water quality are unknown uncertainty is attached to the effect recorded.

### **Option 4 (Dispersed development strategy)**

**4.242** Option 4 would result in a more dispersed distribution of housing growth than the other the options. Through this option a higher amount of housing growth would occur at smaller rural settlements, in the Market Towns and Rural Areas. This could include new homes at the smaller settlements of Otterbourne and South Wonston all of which have SPZs in close proximity. This option would accommodate a low level of development in the South Hampshire Urban Areas (approximately 70 additional homes) and therefore, the impacts in relation to the SPZ to the west of Waterlooville are likely to be more limited. Winchester Town is less constrained by SPZs and the relatively high number of homes provided above existing commitments at this location (approximately 1,230 homes) through option 4 would be less likely to have adverse impacts on water quality.

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**4.243** Overall, due to the potential to increase nitrates entering the Solent and potential for impact on drinking water quality at the development at some of the rural settlements, a significant negative effect is expected for option 4.

### **Mitigation in relation to IIA objective 13**

**4.244** In order to mitigate negative effects identified in relation to water quality and quantity, the new Local Plan could include:

- Requiring all new development of one or more net additional new dwellings to meet the optional requirement under G2 of the Building Regulations 2010 of a maximum water use of 110 litres per person per day.
- Requiring new development to be delivered after necessary WwTW upgrades and/or new WwTW infrastructure.
- Requiring new development to achieve nutrient neutrality.
- Locating new development away from SPZs, or where this is not possible, requiring construction techniques to avoid adversely affecting drinking water supply in SPZs.

### **Conclusion in relation to IIA objective 13**

**4.245** All options are expected to have adverse impacts in terms of water quality in the plan area due to increased pressure on WwTWs. There are already existing pressures on water use and the projected level of growth is likely to intensify this. Furthermore, the distribution of SPZs across the plan area means that the options considered are all likely to pose some threats to drinking water quality. Greater uncertainty is attached to the potential effects for options 1 and 3 given that the locations of the portion of development required in the south of the District and the new strategic site or settlement have not been confirmed.

## **IIA objective 14: To manage and reduce flood risk from all sources.**

**4.246** New development is likely to include measures that will help to mitigate flood risk as it is delivered, for example planning policy may require developments to incorporate SuDS. However, some areas of the District fall within Flood Zones 2 and 3, where flood risk from fluvial sources is known to be greater. These areas are mostly along the main watercourses of the Rivers Itchen, Meon, Hamble, Wallington and Dever and their tributaries (see Figure D.4 in Appendix D). The River Itchen passes through Winchester Town and close to New Alresford (with the River Arle also passing through that settlement) and some land at these settlements falls within Flood Zones 2 and 3. Furthermore, some of the land close to Whiteley and Waterlooville is within Flood Zones 2 and 3 associated with the Rivers Hamble and Wallington. Some of these watercourses (including most notably the Meon) flow through the National Park. A strategy that directs higher amounts of development to areas of the District subject to higher levels of flood risk could make flood risk reduction by application of the NPPF's sequential test harder to achieve. Furthermore, development that increases greenfield land take in the plan area will result in an increase in impermeable surfaces. This could increase the potential for surface water flooding in the District.

### **Option 1 (Existing Local Plan development strategy)**

#### **Winchester Town**

**4.247** Option 1 would result in the highest proportion of housing growth above existing commitments being delivered at Winchester Town and at the South Hampshire Urban Areas. At Winchester Town, the high level of existing development could mean there is increased potential for re-use of brownfield land, which may help to limit flood risk as development occurs (due to not increasing impermeable surfaces). However, there are areas of Flood Zone 2

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and 3 associated with the River Itchen running north-south through Winchester Town, as well as at the settlement's north-eastern and south-eastern edges.

### **South Hampshire Urban Areas**

**4.248** Through option 1, the high level of development (approximately 1,270 additional homes) within the South Hampshire Urban Areas is likely to mean some portion of development will have to be distributed more widely to the south of the District considering the constraints at the existing allocations of West of Waterlooville and North Whiteley. This may result in development on a higher number of greenfield sites to the detriment of local flood risk. The presence of the tributaries of the Hamble, Meon and Wallington means that there are areas of Flood Zones 2 and 3, which could be affected by additional development in the south of the District.

### **Market Towns and Rural Areas**

**4.249** Through option 1 a limited proportion of the overall development would be provided at the Market Towns and Rural Areas. Considering the less developed nature of many of the settlements within these areas, there is likely to be limited opportunities to make use of brownfield land and reduce impermeable surfaces at these locations. The course of the Dever, Itchen, Meon, Wallington and Hamble and their respective tributaries flow through many of the Market Towns and smaller settlements meaning some of the land around come of these settlements falls with Flood Zones 2 and 3. This includes land at Sutton Scotney, Micheldever, Kings Worthy, New Alresford, Otterbourne, Colden Common, Bishop's Waltham, Denmead and Wickham.

**4.250** Overall, a significant negative effect is expected for option 1. In part, this reflects the high number of homes which are likely to be distributed more widely across the south of the District which contains many less developed locations and also those which are affected by fluvial flood risk. This effect is uncertain as it will depend on the precise location of the new development to be delivered at each settlement.

**Option 1A (Emerging Regulation 18 development strategy)**

**4.251** Option 1A would result in a slight increase to the level of development at Winchester Town (approximately 1,450 homes above existing commitments) compared to option 1. This may result in some increased potential to make use of brownfield land within the settlement, however, it may also result in a small increase in the number of residents being adversely affected by flood risk given the distribution of areas of higher flood risk. This option reduces the number of homes (approximately 440 homes) within the South Hampshire Urban Areas to reflect the constraints at the newly planned communities at West of Waterlooville and North Whiteley. This approach will help reduce the need for a wider distribution of development in the south of the District and potential loss of more widespread areas of greenfield land and development within higher risk flood areas associated with tributaries of the Hamble, Meon and Wallington.

**4.252** Option 1A would also result in an increased level of development (approximately 800 homes above existing commitments) occurring within the Market Town and Rural Areas. This is likely to result in increased need for development of greenfield land given the presently less developed nature of these locations, which could have implications for surface water flooding. Furthermore, there is potential for new development to be adversely affected by flood risk at new settlements to accommodate additional development in this part of the District, including at Sutton Scotney, Kings Worthy, New Alresford, Otterbourne, Colden Common, Bishop's Waltham, Denmead and Wickham.

**4.253** Overall, a minor negative effect is expected for option 1A. This reflects new development to be provided at Winchester Town as well as within the more rural areas where there is potential for surface water flooding issues as well as the more limited amount of growth within the Southern Hampshire Urban Areas which would limit the potential for a distribution of development in this area which could result in an increased number of residents being affected by higher levels of flood risk.

### **Option 2 (Focus on Winchester Town)**

**4.254** Through option 2 a similar distribution of development to option 1 would result but with a higher proportion (approximately additional 1,730 homes) delivered at Winchester Town. This option is likely to help encourage the re-use of brownfield land and limit new impermeable surfaces at Winchester Town, however areas of Flood Zone 2 and 3 are associated with the River Itchen running north-south through the town. The South Hampshire Urban Areas would accommodate lower levels of development through this option (approximately 820 additional homes) meaning less development would have to be distributed to the wider southern part of the District. Regardless, there are areas of high flood risk nearby to the existing strategic allocations of West of Waterlooville and North Whiteley and a proportion of new development at these locations or the south of the District is likely to be on greenfield land which would increase impermeable surfaces.

**4.255** This option would provide a similar level of development (approximately 150 additional homes) at the Market Towns and Rural Areas to option 1. This means that there could be an additional amount of greenfield land take including development at some of the smaller settlements which have or are close to areas of Flood Zones 2 and 3.

**4.256** Overall, a minor negative effect is expected for option 2. This effect is uncertain as it will depend on the precise location of the new development to be delivered at each settlement.

### **Option 3 (One or more new strategic allocations / new settlements)**

**4.257** Option 3 would provide a high proportion of new development at a new strategic allocation or settlement in the central/northern part of the District, which would require a high amount of greenfield land take at a single location, which could significantly increase impermeable surfaces within the District. There are areas of higher flood risk associated with the Itchen and Dever in the north and central parts of the District. Depending on the precise location of the

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new strategic allocation or settlement there is potential for the land take required to exacerbate flood risk in the Rivers Itchen or Dever catchments through increased surface water flooding.

**4.258** Option 3 would provide substantially less development at Winchester Town (approximately 730 additional homes) as well as at the South Hampshire Urban Areas. At the South Hampshire Urban Areas, the low level of development is likely to mean a lower proportion of development would be distributed more widely within the south of the District. This could reduce the need for a higher number of greenfield sites in presently less developed locations. It could also reduce the potential for housing development within Flood Zones 2 and 3 in the south of District through which the Meon, Wallington and Hamble and their respective tributaries flow. Less than 100 additional homes would be provided within the Market Towns and Rural Areas where there is similar potential for greenfield land take and development within Flood Zones 2 and 3 associated with the waterbodies which pass through the District. This option is unlikely to result in a large increase in the number of residents adversely affected by fluvial flood risk.

**4.259** Overall, a minor negative effect is expected for option 3 due to the potential for substantial increase in impermeable surfaces and impact on surface water flooding in the Rivers Itchen or Dever catchments. Uncertainty is attached to the effect recorded given that the precise location of the new settlement may influence the potential magnitude of any impact on surface water flooding in the Rivers Itchen or Dever catchments.

### **Option 4 (Dispersed development strategy)**

**4.260** Option 4 would deliver the additional housing growth in a more dispersed distribution than the other options considered. Through this option the delivery of a higher amount of housing growth at smaller rural settlements, beyond the Market Towns, would result. Option 4 could result in an increased number of homes being delivered at settlements which are partially constrained by fluvial flood risk. This includes Sutton Scotney, Micheldever, Kings Worthy, New Alresford, Otterbourne, Colden Common, Bishop's Waltham, Denmead and



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Wickham. Given the higher level of development at more rural locations through this option, it is likely that most new development will be on greenfield land. This could increase the potential for local surface water flooding. Through this option Winchester Town would still accommodate a relatively high number of homes above existing commitments (approximately 1,230 homes). This element of option 4 has the potential to promote brownfield land use over greenfield land use but could also result in some development occurring within the higher flood risk areas at the River Itchen.

**4.261** Overall, a significant negative effect is expected for option 4 due to the potential impacts on fluvial flooding at Winchester Town and the rural settlements as well as surface water flooding locally at numerous rural locations. This effect is uncertain as it will depend on the precise location of the new development to be delivered at each settlement.

### **Mitigation in relation to IIA objective 14**

**4.262** In order to mitigate negative effects identified in relation to flooding, the new Local Plan could include:

- A presumption against new development being delivered in Flood Zones 2 and 3.
- The sequential test should also be applied at the next stage of the Local Plan preparation when considering potential sites for allocation.
- Policies requiring all new development to incorporate SuDS and green infrastructure into their design, which could be achieved through various mechanisms, such as S106 agreements.

### **Conclusion in relation to IIA objective 14**

**4.263** All options would include some areas that are potentially at risk of fluvial flooding. The majority of the District is outside of Flood Zones 2 and 3, but the distribution of watercourses in the plan area means that all options could direct



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new development to land which is potentially affected by flooding from fluvial sources. Furthermore, the scale of development to be delivered would result in greenfield land take and an increase in impermeable surfaces, resulting in an increased risk of surface water flooding from all growth options.

**4.264** Options 1 and 4 are likely to perform least favourably in this regard. These options would include the highest amount of land in presently less developed areas in the south of the District and the Market Towns and Rural Areas. Both options could therefore result in a higher level of development in locations where greenfield land take is more likely to occur. These locations also contain areas affected by fluvial flood risk, although these impacts will be dependent mostly on the precise location of new development. The more dispersed distribution of development through option 4 is expected to increase the potential for surface water flooding at a higher number of locations in the plan area. While option 1A would result in a relatively high level of development in the Market Towns and Rural Areas, it is lower than that set out through option 4. Furthermore, this option provides for a distribution of development within the South Hampshire Urban Areas which might help to limit the widespread loss of additional greenfield land to development as well as limiting the potential for development within areas adversely affected by flood risk in this part of the District. Effects of options 2 and 4 are mostly uncertain as the precise location of new development at each settlement is not yet known. The high number of locations unaffected by fluvial flood risk may mean that much of the development in the plan area can be delivered to limit increased flood risk from this source.

### **Approach to appraisal of site options**

**4.265** The process for the identification of the reasonable alternative site options has been explained in Chapter 2 alongside explanation of the reasons for selecting the other alternatives for the plan appraised by the IIA. Each site option was appraised using the detailed assessment criteria and associated assumptions set out in Appendix E. The site assessment work to date has been undertaken at a level of detail that is proportionate to the level of detail of the Local Plan stage. The site assessment criteria used for this work have been

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consulted upon with the statutory consultees to confirm their appropriateness. If additional relevant evidence becomes available at later stages of plan-making, the IIA will draw on this as appropriate.

**4.266** Appendix E shows where variations in the assumptions have been made to appraise site options proposed for employment rather than residential use. Where site options have been proposed for mixed use or sui generis use the residential assumptions were used. This approach has been taken given that at these types of sites it is expected that housing development would comprise the majority of uses delivered. The summary of effects relating to residential site options incorporates findings for sites proposed for mixed use and sui generis use. It is assumed that mixed use sites will be used predominantly for housing and sui generis sites for accommodation for Gypsies and Travellers. A detailed site assessment proforma for each site option is presented in Appendix F. Appendix F first presents the residential-led site options, followed by the employment site options. The assessment proformas are ordered by location / settlement in the District (locations are in alphabetical order) and numerically within each location. IIA objectives 3: adaptation to climate change, 5: community cohesion and 6: housing have been scoped out of the appraisal at site options stage, given that their achievement will be most influenced by factors other than the location of site options. More information about the consideration of these IIA objectives is presented in the assumptions in Appendix E. The site assessment proformas in Appendix F therefore do not include these IIA objectives for each site option.

**4.267** As set out in Appendix E, there is not a one to one relationship between the site assessment criteria and the IIA objectives. In many cases, a number of different criteria have been used to inform the significance of the likely effect of site options in relation to an IIA objective. The rules used to consolidate scores from multiple criteria into a single significance score for each IIA objective are set out in Appendix E.

**4.268** The size/development capacity of individual site options was not taken into account in assigning the likely significance of the effects. This is because it was not known at the site option appraisal stage whether development needs will be met by the allocation of a smaller number of relatively high capacity sites

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or a larger number of relatively low capacity sites. The significance of the total effects of all preferred site allocations and policies has been considered as part of the cumulative effects assessment.

**4.269** All of the individual site options were appraised on a 'policy-off' basis. This is to say, the appraisal has been undertaken based on the principle of development for the specified use within a defined site boundary and without taking into account opportunities to mitigate potential negative effects by, for example, providing new social infrastructure, by development design that seeks to minimise effects, or by site layouts that avoid sensitive environmental receptors within the site boundary. This serves to highlight potential effects on the environment and potential gaps in existing services, facilities and sustainable transport links. It also provides a more consistent basis for assessment than reliance on indicative site masterplans or offers of infrastructure provision that some site promoters may have made, given that this information was not available for all site options. Consideration by the IIA of any proposed site layouts would also be inappropriately detailed; the level of detail of the appraisal work undertaken reflects the relatively high level of a Local Plan. The site assessment scores for site options were revisited for sites included as proposed allocations in the draft Local Plan, to reflect the plan's site-specific policy requirements. This work is presented in Chapter 5. The assessment of the plan as a whole is also included in this report (see Chapter 6), to take account of the mitigation offered by development management policies and regulatory mechanisms external to the plan.

**4.270** It was not considered proportionate for appraisal at the scale of a Local Plan to make recommendations in relation to the mitigation of the effects of individual site options. Instead, as part of the site options appraisal work, recommendations were made in general terms when discussing the results for all site options.

**4.271** Appraisal scores relying on intersection with areas of environmental sensitivity, such as areas of ecological value, were generally independent of the proportion of the site intersecting with the sensitive area. The assessment approach was designed to highlight potential adverse effects and flag these for closer examination of the potential for avoidance or mitigation of negative

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effects by the Council before allocation. For example, the potential for a significant negative effect may be identified for IIA objective 12: biodiversity and geodiversity as a result of a small part of a site option falling within a designated wildlife site or containing valued habitat. This is potentially significant in the context of national policy protection for designated sites and requirements for biodiversity net gain and also serves to highlight that the Council should consider whether habitat loss could be avoided by a minor amendment to the site allocation boundary or by a site-specific policy requirement to avoid development in/ enhance the area of valued habitat. Exceptions to this general approach are identified in Appendix E.

**4.272** However, the spatial analysis described in the preceding paragraph only recorded the relevant adverse score where at least 1m<sup>2</sup> of the site fell within such an area to reduce the chance of 'false positives' where a site boundary runs parallel to the boundary of an environmentally sensitive area and the boundaries overlap slightly due to inaccurate digitisation. Where a criteria score is dependent upon a site being 'adjacent' to a particular feature, this was defined as a distance of up to 10m from the site boundary, again to avoid misleading results attributable to inaccurate digitisation of boundaries.

### **Appraisal findings for site options**

**4.273** The sites that are considered by the Council to be reasonable alternatives are listed in Table 4.3 and Table 4.4 by unique site identification number. It should be noted that these site identification numbers correspond to the SHELAA 2023 site references and not the proposed site allocation policies, which are included in Chapter 5. The tables included later in this chapter also include a summary of the likely effects of the site options in relation to each of the IIA objectives that was scoped-in for the site appraisals. IIA objectives that have been scoped out for the site appraisals (i.e. IIA objectives 3: adaptation to climate change, 5: community cohesion and 6: housing) have not been included in this table. Further detail on why these IIA objectives have been scoped out of this work is provided in the summary text below and in the assumptions for the site assessment work presented in Appendix E.

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**4.274** These tables are followed by a description for each IIA objective of the approach to site appraisal, the broad pattern of findings, and the potential for mitigation. Where differing approaches have been taken for the appraisal of residential and employment sites options, this has been explained. Maps setting out the location of each site option are presented in Figures 4.1 to Figure 4.2g below Table 4.3 and Table 4.4.

Table 4.3: Likely sustainability effects of residential led site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BI01	Bighton	Gaywood, Bighton Lane, Gundleton, Alresford, Hampshire	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
BI02	Bighton	Rural Hill, Bighton Lane, Gundleton, Alresford	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
BS01	Bishop's Sutton	Land South of Bishop's Sutton Road, New Alresford	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
BW02	Bishop's Waltham	The Bungalow, Woodlea Nurseries, Wintershill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BW09	Bishop's Waltham	Land adjoining Tangier Lane, Bishop's Waltham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW10	Bishop's Waltham	Land to the rear of Romany Way, Wintershill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	-
BW11	Bishop's Waltham	Land adjacent Mill House	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0
BW12	Bishop's Waltham	Land adjacent Crown Hill House, Botley Road	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
BW13	Bishop's Waltham	Land adjacent Tangier Farm, Tangier Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW15	Bishop's Waltham	Land at Brooklands Farm, Botley Road	Residential use	-	-	+	-	0?	--	0?	--?	--	0	0



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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BW17	Bishop's Waltham	Land north of Rareridge Lane	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
BW18	Bishop's Waltham	Land at Tangier View Farm, Tangier Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW19	Bishop's Waltham	Land Adjacent to Romany Way, Wintershill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	--
BW22	Bishop's Waltham	Land off Winchester Road, Bishop's Waltham	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0
BW24	Bishop's Waltham	Tollgate Sawmill, Winters Hill, Bishop's Waltham	Mixed use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BW26	Bishop's Waltham	Land off Freehills, 1 Paradise Lane, Bishop's Waltham	Residential use	-	-	+	-	0?	--	0?	0?	-	0	0
BW27	Bishop's Waltham	Trullingham Farm, Wintershill	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
BW28	Bishop's Waltham	Land to the rear of Mill House, Winchester Road, Bishop's Waltham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW29	Bishop's Waltham	Land at Mill House, Winchester Road, Bishop's Waltham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW30	Bishop's Waltham	Tangier Farm, Tangier Lane, Bishop's Waltham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BW31	Bishop's Waltham	Locks Farm, Botley Road, Bishop's Waltham	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
BW36	Bishop's Waltham	Land at Botley Road (site split into 2 uses)	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
BW39	Bishop's Waltham	The Vineyard/Tangier Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BO01	Boarhunt	Land adjacent Springfield	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
BO02	Boarhunt	Land to the rear of Springfield	Residential use	-	-	+	-	0?	--	0?	0?	--	0	-
BO04	Boarhunt	Land lying to the north of Southwick Road, North Boarhunt, Hampshire	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BO05	Boarhunt	Land at Southwick Road	Sui-Generis	-	-	+	-	0?	--	0?	0?	--	0	0
BO06	Boarhunt	East of Firgrove Lane, Boarhunt	Sui-Generis	-	-	+	-	0?	--	0?	0?	--	0	0
BO08a /BO08 b	Boarhunt	Ron's Place, Trampers Lane, Boarhunt	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BO09	Boarhunt	West of Firgrove Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
BO10	Boarhunt	South of Oakley House, Trampers Lane, Boarhunt	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CC01	Colden Common	Land Opposite Scotts Close, Main Road	Residential use	-	-	+	-	0?	--	0?	0?	--	-	--

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CC02	Colden Common	Colden Common Farm, 99 Main Road	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
CC03b	Colden Common	Land at Upper Moors Road, Colden Common Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
CC03c	Colden Common	Land East of Highbridge Road	Residential use	-	-	+	-	0?	--	-?	-?	--	--	0
CC04	Colden Common	Land at Main Road, Colden Common	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
CC05	Colden Common	Land at Lower Moors Road	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
CC07	Colden Common	Tanglewood Equestrian Centre	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CC08	Colden Common	Land off Bishopstoke Lane, at Highbridge Farm	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
CC10	Colden Common	Waterwells Farm, 57 Church Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
CC11	Colden Common	Land to the east of Main Road, Colden Common	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
CC14	Colden Common	Queens Head, Portsmouth Road, Fishers Pond	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
CC15a	Colden Common	Land Adjoining 85 Church Lane, Colden Common	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CC15b	Colden Common	Land at Church Lane, Colden Common	Mixed use	-	-	+	-	0?	--	-?	0?	--	-	0
CC17	Colden Common	Land to the South of Nob's Crook, Nob's Crook	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
CC18	Colden Common	Land to the North of Nob's Crook, Nob's Crook	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
CC19	Colden Common	Clayfield Park	Residential use	-	-	+	-	--?	--	0?	0?	--	--	0
CS04	Compton and Shawford	South of George Beckett Nurseries, Otterbourne	Residential use	-	-	0	-	0?	--	-?	--?	--	--	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CS06	Compton and Shawford	Land adjacent to Windrush Cottage, Shepards Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	--	0
CS07	Compton and Shawford	Compton Manor Farm Buildings, Otterbourne Road, Compton	Residential use	-	-	0	-	0?	--	0?	-?	-	0	0
CS10	Compton and Shawford	Land adjacent Bushfield Camp, Badger Farm Road	Mixed use	+	+	+	+	0?	--	-?	0?	--	0	0
CS11	Compton and Shawford	Land at Shepherds Lane, Compton, Winchester	Residential use	-	-	0	-	0?	--	0?	0?	--	--	0
CS12	Compton and Shawford	Land West of Meadowbarn - Shepherds Lane Compton	Residential use	--	--	0	--	0?	--	-?	0?	--	-	0



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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CS13	Compton and Shawford	Land South of Meadowbarn - Shepherds Lane Compton	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
CS14	Compton and Shawford	North of Poles Lane, Otterbourne	Residential and Carehome use	-	-	-	-	0?	--	-?	-?	--	--	0
CR01	Crawley	Land fronting Hacks Lane, Crawley	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
CR02	Crawley	Barton Ashes, Crawley	Residential use	--	--	-	--	0?	--	0?	0?	--	-	0
CR03	Crawley	Black Barns, Old Spitfire Hanger, Crawley Road	Residential use	--	--	-	--	0?	--	0?	0?	--	-	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CR04	Crawley	Land at Newlands, Crawley	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
CR05	Crawley	Arqiva, Crawley Court, Winchester	Mixed use	-	-	+	-	--?	--	0?	0?	-	-	0
CU01	Curdridge	Land at Fairthorne Grange, Curdridge	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU06	Curdridge	Land at Sherecroft Farm, Botley	Residential use	+	+	+	+	0?	--	0?	-?	--	0	0
CU08	Curdridge	Land at Botley Road	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
CU09	Curdridge	Land East of Pinkmead Farm	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CU10	Curdrige	Land West of Pinkmead Farm	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU11	Curdrige	Land at Kitnocks Hill, Curdrige	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
CU12	Curdrige	Curdrige Grange, Curdrige Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU13	Curdrige	Kitnocks Farm, Outlands Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU14	Curdrige	Land off Whiteley Lane – C	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
CU15	Curdrige	Land East of Station Hill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CU16	Curdridge	Land at Fairthorne Grange Farm	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU18	Curdridge	Land at Ridge Farm Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU22	Curdridge	High House, Netherhill Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU23	Curdridge	Land to the East of Fairthorne Grange Farm, Botley Road, Curdridge	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU24	Curdridge	Buckswood Cottage, Ridge Lane, Curdridge	Residential use	-	-	+	-	0?	--	0?	0?	--	0	-
CU25	Curdridge	Adjacent Calcot Mount Business Park, Calcot Lane, Curdridge	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CU26	Curdrige	Land at Green Close, Wangfield Lane, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU27	Curdrige	Land at Botley Road, Curdrige	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
CU28	Curdrige	Land at Lower Lockhams, Kitnocks Hill, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU29	Curdrige	Land off Hole Lane, Lockhams Road, Curdrige	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
CU31	Curdrige	Home Farm, Reading Room Lane, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU32	Curdrige	Land West of Fairthorne Grange Farm and Land at	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
		Bridle Farm, Botley Road												
CU33	Curdridge	The Hollies, Curdridge Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU34	Curdridge	Land off Whitley Lane – D	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
CU35	Curdridge	Land adjacent Wangfield House, Wangfield Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU36	Curdridge	Land at Summerlands Farm, Lockhams Road	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU37	Curdridge	Land at Kitnocks Farm, Outlands Lane, Curdridge	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CU39	Curdrige	YMCA Fairthorne Manor, Botley Road, Curdrige	Residential use	-	-	+	-	--?	--	0?	--?	--	0	0
CU40	Curdrige	Land at Wangfield Lane, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU42	Curdrige	Land adjacent to Harmsworth Farm, Botley Road, Southampton	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0
CU43	Curdrige	Land at Poplars Farm, Curdrige	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
CU44	Curdrige	Summerlands Farm, Lockhams Road, Curdrige	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CU45	Curdridge	Land off Whiteley Lane – D	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
CU46	Curdridge	North Whiteley	Mixed use	-	-	+	-	0?	--	0?	0?	--	0	0
DE02	Denmead	Land between Springside & Woodlands Bunkers Hill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DE03	Denmead	Land at Anmore Road, Denmead	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
DE04	Denmead	Land to the south of Manor House, Hambledon Road	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
DE05	Denmead	Land South of Forest Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0



**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE07	Denmead	Land rear of Bendals Yard, Inhams Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	-	--
DE08	Denmead	Land at Edgecombe Cottage, Forest Road	Residential use	+	+	+	+	0?	--	-?	0?	--	--	0
DE09	Denmead	Land at Hambledon Road	Residential use	+	+	+	+	0?	--	-?	0?	--	--	0
DE10	Denmead	East of Inhams Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	-	--
DE11	Denmead	Land North of Anmore Road, Denmead	Residential use	+	+	+	+	0?	--	-?	-?	--	--	0
DE12	Denmead	Land at Claredon Farm, Anmore Road	Residential use	-	-	+	-	0?	--	0?	-?	--	--	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE13	Denmead	Land at Thompsons Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
DE14	Denmead	Land at Forest Road and Furzeley Road	Residential use	+	+	+	+	0?	--	0?	0?	--	--	0
DE15	Denmead	Land South of Maple Drive	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
DE19	Denmead	Land East of Inhams Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DE22	Denmead	Land South of Forest Road, Denmead	Residential use	-	-	+	-	0?	--	0?	--?	--	--	0
DE23	Denmead	Furzeley Gold Course, Furzeley Road, Denmead	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE24	Denmead	Land at Barton Croft, Hambleton Road, Denmead	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
DE25	Denmead	Anmore Dell Farm, Anmore Road, Denmead	Residential use	-	-	+	-	0?	--	0?	-?	-	--	0
DE26	Denmead	61 Anmore Road, Denmead	Residential use	+	+	+	+	0?	--	0?	0?	-	--	0
DE27	Denmead	Land North side of Forest Road, Lower Crabbick	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
DE28	Denmead	Hill Crest, Old Mill Lane, Denmead	Residential use	--	--	-	--	--?	--	0?	0?	--	--	0
DE29	Denmead	Mill View Farm, Mill Lane, Denmead	Residential use	--	--	-	--	--?	--	0?	0?	--	--	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE30	Denmead	Lincoln Green Nursery, Willow House, Hambledon Road	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
DE31	Denmead	Orchard Field, Soake Road, Denmead	Residential use	-	-	-	-	0?	--	0?	--?	--	--	0
DE32	Denmead	Soake Farm, Soake Road	Residential use	-	-	-	-	--?	--	0?	0?	--	--	-
DE33	Denmead	Land west of Soake Road	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
DE35	Denmead	Land rear of 65 Anmore Road	Residential use	+	+	+	+	0?	--	0?	0?	--	--	0
DE36	Denmead	Denmead Health Centre, Hambledon Road	Residential use	-	-	0	-	0?	--	0?	0?	0	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE38	Denmead	Land off Dirty Lane Lot D	Residential use	--	--	-	--	0?	--	-?	0?	--	-	0
DE39	Denmead	Land off Dirty Lane, Lot E	Residential use	--	--	-	--	0?	--	-?	0?	--	-	0
DE40	Denmead	Land lying to the East of Thompsons Lane, Anthill Common, Denmead	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
DE41	Denmead	Land Adj. 'Brooks', Furzeley Corner, Sheepwash Lane, Denmead	Residential use	-	-	-	-	0?	--	0?	0?	--	--	0
DE42	Denmead	Land at Little Denmead Farm, Denmead	Residential use	--	--	-	--	0?	--	-?	0?	--	--	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE43	Denmead	Land West of Soake Farm	Residential use	+	+	+	+	0?	--	-?	-?	--	--	0
DE44	Denmead	School Lane	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
DE45	Denmead	School Lane	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
DE46	Denmead	Land at Inhams Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	--
DE47	Denmead	Land east of Soake Farm	Residential use	-	-	+	-	0?	--	0?	-?	--	--	0
DE48	Denmead	Anmore Road	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE49	Denmead	Tanners Meadow, Forest Road	Residential use	--	--	-	--	0?	--	-?	0?	--	--	0
DE50	Denmead	The Oaks, Hambledon Road	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
DE51	Denmead	Anthill Farm, Hambledon Road	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
DE52	Denmead	School Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
DE53	Denmead	Crabbick Farm, Lower Crabbick Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
DU01	Durley	Rozel Forge, Stapleford Lane, Durley SO32 2BU	Residential use	-	-	-	-	0?	--	0?	0?	-	0	-

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DU02	Durley	East Horton Golf Course, Mortimers Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU03	Durley	Land at Parsonage Lane and Durley Street	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU04	Durley	Land adjacent Sunnyside, Durley Street	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU05	Durley	Land at Durley Street	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU06	Durley	Land North of Durley Manor Farm	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU07	Durley	Snakemoor Farm, Snakemoor Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0



**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DU08	Durley	Land at Heathen Street Durley	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU09	Durley	Land at Chuch Farm - Area A	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU11	Durley	Land at Chuch Farm - Area C	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU12	Durley	Land adjacent Durley Mews	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU13	Durley	Land at Quob Stables, Durley Brook Road	Residential use	-	-	+	-	--?	--	0?	0?	--	0	0
DU14	Durley	Hill Farm, Netherhill, Botley	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DU15	Durley	Land adjacent Hunters Moon	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU16	Durley	Land at Findens Farm, Kytes Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU17	Durley	Land adjacent Red House, Durley Brook Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU18	Durley	Land adjacent Elmdene, Durley Brook Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU19	Durley	Land Adjacent to Lyons Cottage, Durley Brook Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DU20	Durley	Land beside Farmers Home, Heathen Street, Durley	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU21	Durley	Land at Durley Street, Durley, Durley	Residential use	--	--	-	--	0?	--	-?	0?	--	0	0
DU22	Durley	Land at Snakemore Farm, Botley	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU23	Durley	Land West of Parsonage Lane,	Mixed use	-	-	+	-	0?	--	-?	0?	--	0	0
DU24	Durley	Land North of The Nook	Mixed use	-	-	+	-	0?	--	0?	0?	--	0	0
DU25	Durley	Land at Cracklewood, Gregory Lane, Durley	Residential use	--	--	+	--	0?	--	0?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
HW01	Headbourne Worthy	Land North of Wellhouse Lane, Winchester	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
HW02	Headbourne Worthy	Land to the west of Springvale Road	Residential use	-	-	0	-	0?	--	-?	0?	--	--	0
HW03	Headbourne Worthy	Pudding Farm, Worthy Road	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0
HW05	Headbourne Worthy	Land North of Wellhouse Lane	Residential use	-	-	-	-	0?	--	-?	0?	--	--	0
HW07	Headbourne Worthy	Land East of Down Farm Lane, Headbourne Worthy	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
HW08	Headbourne Worthy	Land adjacent to Vokes Cottages, Down Farm Lane, Headbourne Worthy	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
HW09	Headbourne Worthy	Land off Courtenay Road, Winchester	Residential use	-	-	-	-	0?	-	-?	0?	--	0	0
HW10	Winchester Town	Barton Farm	Mixed use	+	+	0	+	0?	--	0?	0?	--	0	0
HU01	Hursley	South Winchester Golf Club, Romsey Road	Residential use	+	+	+	+	0?	--	0?	-?	--	0	0
HU03	Hursley	Land at Vale Road, Romsey Road	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
HU05	Hursley	Land at Sarum Road, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
HU06	Hursley	Former Allotment Gardens, Cemetery Lane, Hursley	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
HU07	Hursley	Longfield House Field	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
HU08	Hursley	Land Between Port Lane and Collins Lane, Down Farm, Hursley Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
HU09	Hursley	Land Adjacent to Pelican Court, Down Farm, Hursley	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
HU10	Hursley	Land Adjacent to Port Land, to the rear of Sussex Close, Down Farm, Hursley	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
HU12	Hursley	Land south of Oliver's Battery, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
HU13	Hursley	Land Adjacent to 3090, Windmill Field, Down Farm, Hursley	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
HU14	Hursley	119 Bunstead Lane	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
IS02	Itchen Stoke and Ovington	Land at Manor Farm, Itchen Stoke	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
IS03	Itchen Stoke and Ovington	Lower Lodge Barn	Residential use	--	--	-	--	0?	--	-?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
IS04	Itchen Stoke and Ovington	The Buses	Residential use	--	--	-	--	0?	--	-?	0?	--	0	0
IV01	Itchen Valley	Land at Itchen Down Farm	Residential use	--	--	-	--	0?	--	-?	0?	--	0	0
IV02	Itchen Valley	Land off Northington Road	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
IV03	Itchen Valley	Nos.219-222 Spreadoak Cottages	Residential use	--	--	-	--	0?	-	-?	0?	-	0	0
IV04	Itchen Valley	Land East of Northington Road, Itchen Abbas	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
IV05	Itchen Valley	Land and buildings opposite the Chalk Pitt	Residential use	--	--	-	--	0?	-	-?	0?	-	0	0



**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
KW01	Kings Worthy	Land to the East of Lovedon Lane. Lovedon Farm Lovedon Lane Kings	Residential use	-	-	+	-	0?	--	-?	-?	--	--	0
KW02	Kings Worthy	Land adjacent Cart and Horses PH	Residential use	-	-	0	-	0?	--	-?	0?	--	--	0
KW04	Kings Worthy	Kings Worthy House & Kingsworthy Court, Court Road	Residential use	-	-	+	-	--?	--	0?	0?	-	--	0
KW05	Kings Worthy	Land at Springvale Road	Residential use	+	+	+	+	0?	--	-?	0?	--	--	0
KW07	Kings Worthy	Land north of North Winchester Farm	Residential use	-	-	+	-	0?	--	0?	0?	-	-	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
KW09	Kings Worthy	Plot 1, Land Nr Woodhams Farm, Springvale Road	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
KW10	Kings Worthy	Plot 2, Land Nr Woodhams Farm, Springvale Road	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
KW11	Kings Worthy	Plot 3, Land Nr Woodhams Farm, Springvale Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
KW12	Kings Worthy	Cornerways and Merrydale, Church Lane, Kings Worthy	Residential use	-	-	+	-	0?	--	0?	0?	-	-	0
LH01	Littleton and Harestock	Land adjacent Applemead, South Drive, Littleton	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
LH02	Littleton and Harestock	Land adjacent to South Lodge, South Drive	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
LH03	Littleton and Harestock	Land at 10 Harestock Road	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
LH04	Littleton and Harestock	Land to the rear of Paddock View, Littleton	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
LH05	Littleton and Harestock	Sir John Moore Barracks, Winchester	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
LH07	Littleton and Harestock	Land North of Church Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
LH08	Littleton and Harestock	Land West of The Down House, 90 Harestock Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
LH09	Littleton and Harestock	Land North of The Down House, 90 Harestock Road	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
LH10	Littleton and Harestock	Land adjacent The Down House, 90 Harestock Road	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
LH11	Littleton and Harestock	Littleton Nursery	Residential use	-	-	+	-	0?	--	0?	0?	-	0	0
LH13	Littleton and Harestock	Lower Farm, Stud Lane	Residential use	--	--	-	--	0?	--	-?	0?	-	0	0
LH14	Littleton and Harestock	Land off Kennel Road, Littleton	Residential use	+	+	+	+	0?	--	0?	0?	-	0	0
LH15	Littleton and Harestock	Land Adjacent Highland House, Main Road, Littleton	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
LH16	Littleton and Harestock	Littleton Stud, Stud Lane, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
LH17	Littleton and Harestock	land to the North of Deane Down Drove	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
LH18	Littleton and Harestock	Land at Littleton	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
MI01	Micheldever	Land North East of Vicerage	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
MI03	Micheldever	Innersdown Farm, Basingstoke Road	Residential use	--	--	-	--	0?	--	0?	0?	--	-	0
MI04	Micheldever	Land at Micheldever Station	Residential use	-	-	0	-	0?	--	-?	0?	--	-	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
MI05	Micheldever	Land adjacent to Baring Close, East Stratton	Residential use	--	--	-	--	0?	--	-?	0?	--	-	0
MI06	Micheldever	Land adjacent to the Village Green, East Stratton, Winchester	Residential use	--	--	-	--	0?	--	0?	0?	--	-	0
MI07	Micheldever	Land adjacent to East Stratton Village Hall, New Farm Road, East Stratton	Residential use	--	--	-	--	0?	--	0?	0?	--	-	0
MI08	Micheldever	Land opposite East Stratton Farm, Stratton Lane, East Stratton	Residential use	--	--	-	--	0?	--	-?	-?	--	-	0
MI09	Micheldever	Residential Garden Space opposite Cornfield House, Stratton Lane, East Stratton	Residential use	--	--	-	--	0?	--	0?	-?	--	-	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
MI10	Micheldever	Land rear of Devonia, Weston Lane, Micheldever	Residential use	-	-	+	-	0?	-	0?	0?	--	-	0
MI11	Micheldever	Land to the rear of 7 - 10 Ellis Drive, Andover Road, Micheldever Station	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
MI12	Micheldever	Land at Micheldever Station Sidings	Residential use	-	-	0	-	0?	--	0?	0?	--	-	0
MI13	Micheldever	Land at Northbrook House, Northbrook	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
MI14*	Micheldever	Carousel Park	Gypsy and Traveller use	--	--	-	--	0?	--	0?	0?	0	-	0
NA01	New Alresford	Thody's, New Farm Road, New Alresford	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
NA02	New Alresford	Land at Perins School, Pound Hill	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
NA04	New Alresford	Land adjacent Princess Cottage, New Farm Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
NA05	New Alresford	Netherbourne, New Farm Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
NA06	New Alresford	Land adjacent Arlebury Park	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
NA07	New Alresford	Land off Drove Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	-
NA08	New Alresford	Land on the east side of Bridge Road	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0



**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
NA09	New Alresford	The Spinney Caravan Site, Arlebury Park, New Alresford	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
NA10	New Alresford	1 - 3 The Dean, Alresford	Residential use	+	+	+	+	--?	--	0?	0?	0	0	0
NA11	New Alresford	The Dean	Residential use	+	+	+	+	--?	--	0?	0?	0	0	0
NA12	New Alresford	Sun Lane	Mixed use	+	+	+	+	0?	--	0?	0?	--	--	0
NE01	Newlands	West of Waterlooville Newlands	Mixed use	+	+	+	+	0?	--	0?	0?	0	--	0
NO01	Northington	Land adjacent West Lodge, Northington Road	Residential use	--	--	-	--	0?	--	-?	--?	--	-	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
NO02	Northington	Totford Sawmill, Basingstoke Road, Totford, Northington	Residential use	-	-	+	-	--?	--	0?	0?	--	0	0
OA01	Old Alresford	Land at and South of Wearne House, Old Alresford	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
OA02	Old Alresford	Land at Southdowns	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
OB01	Olivers Battery	Land at Texas Drive	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
OB02	Olivers Battery	Land South East Of Oliver's Battery	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
OT01	Otterbourne	Land at Meadowside and Dean Croft, Poles Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	--	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
OT02	Otterbourne	Highbridge Farm, Highbridge Road	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0
OT03	Otterbourne	Land off Main Road, Otterbourne	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
OT04	Otterbourne	Park Farm, Kiln Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	--	0
OT05	Otterbourne	Land off Waterworks Road	Residential use	-	-	-	-	0?	--	0?	0?	--	--	0
OT06	Otterbourne	Land at Roselea, Highbridge Road	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
OT08	Otterbourne	Land to the west of Cranbourne Drive, Otterbourne	Residential use	-	-	-	-	0?	--	-?	0?	--	--	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
OT09	Otterbourne	Land adjacent Dell Copse, Kiln Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
SH02	Shedfield	The land adjacent Ivy Cottage, Solomons Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH03	Shedfield	Land to the rear of Little Bull Lane	Residential use	-	-	+	-	--?	--	0?	0?	--	0	0
SH04	Shedfield	Oakley Field, Sandy Lane, Waltham Chase	Residential use	-	-	+	-	0?	-	0?	0?	--	0	0
SH06	Shedfield	Land adjacent Abingdon Shirrell Heath	Residential use	-	-	+	-	0?	-	0?	0?	--	0	0
SH09	Shedfield	Land at Forest Farm, Waltham Chase	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH10	Shedfield	Land Adjacent Culverland Industrial Estate	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH11	Shedfield	Land at Lower Chase Road, Waltham Chase	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH12	Shedfield	Land South East of High Street, Shirrell Heath	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH13	Shedfield	Land at Church Farm, Winchester Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SH14	Shedfield	Raglington Farm, Botley Road, Shedfield	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH15	Shedfield	Land at Shedfield Equestrian Centre, Botley Rd	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH17	Shedfield	Land at Sandy Lane, Shedfield	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH18	Shedfield	Redwings, Winchester Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH20	Shedfield	Land adjacent Whingarh	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH26	Shedfield	Land at Twynhams Hill, Shirrell Heath	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH28	Shedfield	Land at Pine Cottage, Turkey Island, Shedfield	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH33	Shedfield	Poplar Cottage, Solomons Lane, Waltham Chase	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH34	Shedfield	Land adjoining Botley Road, Shedfield	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH35	Shedfield	Land at the corner of Sandy Lane and Botley Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH37	Shedfield	Earlsfield, High Street, Shirrell Heath	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH38	Shedfield	Red House Field, Botley Road, Shedfield	Residential use	-	-	+	-	--?	--	0?	0?	--	0	0
SH40	Shedfield	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SH41	Shedfield	Oaklands Farm, Lower Chase Road, Waltham Chase	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH42	Shedfield	Shirral House, Church Road, Shedfield	Residential use	-	-	+	-	0?	--	-?	0?	0	0	0
SH43	Shedfield	Crossways, High Street, Shirrell Heath, Southampton	Residential use	-	-	+	-	--?	--	0?	0?	--	0	0
SH44	Shedfield	Land at Sandy Lane, Shedfield	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SH45	Shedfield	Site of Pine Cottage, Turkey Island, Shedfield	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH47	Shedfield	Land Adjacent to the Old Ale House, Shirrell Heath	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0



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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH48	Shedfield	Poplar Cottage, Solomons Lane, Waltham Chase	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH49	Shedfield	Land on the north side of Solomons Lane, Shirrell Heath	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH50	Shedfield	Land at Sandy Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH51	Shedfield	Land to the south-east of Upper Church Road, Waltham Chase	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH52	Shedfield	Gamblins Farm	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH53	Shedfield	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	Residential use	-	-	+	-	0?	--	0?	0?	-	0	0
SH56	Shedfield	Morgans Yard	Mixed use	-	-	+	-	--?	--	0?	0?	0	0	0
SH57	Shedfield	The Nurseries	Gypsy and Traveller use	-	-	-	-	0?	--	0?	0?	--	0	0
SO01	Soberton	Land adjacent Forest View, Forester Road	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
SO06	Soberton	Land off Chapel Road, Soberton Heath	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
SW01	South Wonston	Hampshire Polo School, South Wonston Farm	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SW02	South Wonston	Villa Hugel, West Hill Road North, South Wonston	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SW03	South Wonston	Land off Chaucer Close, South Wonston	Residential use	-	-	+	-	0?	-	0?	0?	--	-	0
SW05	South Wonston	Former Stockbridge Oil Field, Andover Road	Residential use	--	--	-	--	0?	--	0?	0?	-	-	0
SW07	South Wonston	Land at West Hill Road North	Residential use	-	-	+	-	0?	-	-?	0?	--	-	0
SWI01	Southwick and Widley	Southwick and Widley	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
SP01	Sparsholt	Land to the west of Salters Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SWA01	Swanmore	Hill Pound/Old Mushroom Farm, Misingford Road	Residential use	-	-	+	-	0?	--	0?	0?	0	0	0
SWA03	Swanmore	Land to the r/o Fullegar Cottages, Vicarage Lane	Residential use	-	-	+	-	0?	-	0?	0?	--	0	0
SWA04	Swanmore	Land south of Forest Road	Residential use	-	-	-	-	0?	--	-?	-?	--	0	0
SWA05	Swanmore	Land between Forest Road and Ludwells Lane	Residential use	-	-	+	-	0?	--	-?	-?	--	0	--
SWA06	Swanmore	The Lakes	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SWA07	Swanmore	Land off Bishopswood Road, Misingford	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SWA08	Swanmore	Land adjoining Alexandra Cottage, Lower Chase Rd	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SWA09a	Swanmore	South of The Lakes, Swanmore	Residential use	-	-	+	-	--?	--	-?	-?	--	0	0
SWA09b	Swanmore	Land south of The Lakes, Swanmore	Mixed use	-	-	+	-	0?	--	-?	-?	--	0	0
SWA10	Swanmore	Land at Swanmore Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SWA11	Swanmore	Greenfields Lodge, Church Road	Residential use	-	-	+	-	0?	--	0?	0?	0	0	0
SWA12	Swanmore	Swanmore Garden Nursery, Gravel Hill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SWA13	Swanmore	Hopelands, New Road, Swanmore	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SWA14	Swanmore	Land at Hamble Brook Farm, Swanmore	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0
SWA15	Swanmore	Land South of Forest Road	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
SWA16	Swanmore	Filditch Farm, Forest Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SWA17	Swanmore	Land at White Cottage, Lower Chase Road, Swanmore	Mixed use	-	-	+	-	0?	--	-?	-?	--	0	0
SWA18	Swanmore	Oak Meadow Bishop's wood Road Mislingford	Residential use	--	--	-	--	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SWA19	Swanmore	Oakfields Stables Forest Road Swanmore	Mixed use	-	-	-	-	0?	--	-?	0?	--	0	0
SWA20	Swanmore	Land at Moorlands Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SWA21b	Swanmore	The Lakes	Residential use	-	-	+	-	0?	--	0?	0?	-	0	0
UP01	Upham	Land to the rear of Alma Inn, Mortimer Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
UP02	Upham	Land at Alma Road, Upham	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
UP03	Upham	Sciviers Farm, Sciviers Lane, Upham	Residential use	--	--	+	--	0?	--	0?	0?	0	--	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
UP04	Upham	Land off Winchester Road, Lower Upham	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
UP05	Upham	Stroudwood Villa, Winchester Road, Upham, Southampton, Hampshire	Residential use	-	-	+	-	0?	--	0?	0?	-	-	0
WH05	Whiteley	Titchfield County Farms Estate Park Farmhouse and Park Paddock, Whiteley Lane, Titchfield	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
WH06	Whiteley	Land south of Lee Ground, East of Whiteley Lane, Whiteley	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
WH07	Whiteley	Land adjoining Lodge Green, Whiteley Lane, Whiteley	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0



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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WH08	Whiteley	Whiteley Green	Residential use	-	-	0	-	0?	--	0?	0?	0	0	0
WH11	Whiteley	Tynefield Caravan Site	Gypsy and Traveller use	-	-	-	-	0?	--	0?	0?	--	0	0
WI01	Wickham	Pine Cars, 1 Southwick Road, Wickham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI02	Wickham	Land at junction of Mill Lane, Wickham	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
WI03	Wickham	Land at Southwick Road/School Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI05	Wickham	Land at Dean Villas, Knowle	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WI06	Wickham	Land at junction of Mill and Blind Lane, Wickham	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
WI07	Wickham	Land North of Blind Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI08	Wickham	Land at Cold Harbour Farm	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI09	Wickham	Land at Wickham Park Golf Club, Titchfield Lane	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
WI10	Wickham	Land West of London Road, Purbrook	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI11	Wickham	Land North of Amberwood	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WI13	Wickham	Land adjacent St Nicholas Church, Southwick Road	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
WI14	Wickham	Land North of Castle Farm Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI15	Wickham	Pogles Wood, Mayles Lane Pogles Wood, Mayles Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI16	Wickham	Land at Hilldale Farm, Titchfield Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI17	Wickham	Land at Tapnage, Titchfield Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI18	Wickham	Land north of Ravenswood House Hospital	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WI19	Wickham	Little Park Farm, Titchfield Lane, Wickham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI20	Wickham	Land between Forest Gate and Park View, Forest Lane, Wickham Common	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI21	Wickham	Land North of Castle Farm Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI22	Wickham	Land adjacent to Moorshill, Fontley Rd	Residential use	-	-	-	-	0?	--	0?	0?	--	0	--
WI23	Wickham	Land at the Old Rectory, Southwick Road, Wickham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WI24	Wickham	Mayles Farm, Mayles Lane, Wickham	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI25	Wickham	Land to the South East side of Game Lodge Forest Lane Wickham Hampshire	Residential use	--	--	+	--	0?	--	0?	0?	--	0	0
WI26	Wickham	The Glen, Hoads Hill, Wickham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	--
WI27	Wickham	Land at Titchfield Lane and Land at Mill Lane, Wickham	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI28	Wickham	Winchester Road	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WIN09	Winchester Town	Old Manor Nursery and Old Orchard, Kilham Lane	Residential use	-	-	+	-	0?	--	0?	-?	-	0	0
WIN10	Winchester Town	Land south of 91-95 St Cross Road	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0
WIN11	Winchester Town	The Masters Lodge St Cross Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
WIN12	Winchester Town	Land at Chilcomb Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
WIN16	Winchester Town	University Area	Mixed use	+	+	+	+	0?	--	0?	0?	0	0	0
WIN18	Winchester Town	Land west of Lanham Lane, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WIN19	Winchester Town	Land adjacent Melbury Lodge, Winchester	Residential use	-	-	0	-	0?	--	-?	--?	--	0	0
WIN22	Winchester Town	St Peters Car Park, Gordon Road	Residential use	++	++	+	++	0?	--	0?	-?	0	0	0
WIN23	Winchester Town	River Park Leisure Centre	Mixed use	+	+	+	+	0?	--	0?	0?	0	0	-
WIN25	Winchester Town	Land South of Lanham Lane, Lanham Lane, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WIN26	Winchester Town	Land North of Sarum Road, Sarum Rd, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WIN27	Winchester Town	Eastern Car Park	Residential use	+	+	+	+	0?	--	0?	0?	0	0	0

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WIN28	Winchester Town	Brassery Road	Residential use	+	+	-	+	0?	--	0?	0?	0	0	0
WIN29	Winchester Town	7/8 High Street, Winchester	Residential use	+	+	+	+	0?	--	-?	-?	0	0	--
WIN30	Winchester Town	Blackbridge Yard, College Walk, Winchester	Residential use	+	+	+	+	0?	--	-?	-?	--	0	0
WIN31	Winchester Town	Central Winchester Regeneration	Mixed use	+	+	0	+	0?	--	0?	--?	0	0	-
WIN33	Winchester Town	Station Approach	Mixed use	+	+	+	+	0?	--	0?	-?	0	0	0
WIN34	Winchester Town	Bar End	Mixed use	+	+	-	+	0?	--	0?	0?	0	0	0



**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WO01	Wonston	Land east of Old Stoke Road	Residential use	-	-	+	-	0?	--	0?	-?	--	-	0
WO05	Wonston	Wonston House, Wonston Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
WO10	Wonston	Land at Brightlands (North of A30), Sutton Scotney	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
WO11	Wonston	Land South of Wonston Road	Residential use	-	-	+	-	0?	--	-?	-?	--	-	0

Table 4.4: Likely sustainability effects for employment site options

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BW25	Bishop's Waltham	Land to the rear of Three Oaks Dog Kennels, Botley Road	Employment use	-	-	+	-	0	--	0?	0?	-	0	0
CS09	Compton and Shawford	Land at Woodlands Park, Poles Lane, Otterbourne	Employment use	-	-	+	-	0	--	-?	-?	-	0	0
HW06	Headbourne Worthy	Meyrick Estates, Upper Farm, Headbourne Worthy	Employment use	-	-	0	-	+	--	0?	0?	--	0	0
IS01	Itchen Stoke and Ovington	Folly Hill Farm, Itchen Stoke	Employment use	-	-	+	-	+	--	0?	0?	--	0	0
KW06	Kings Worthy	Land north of North Winchester Farm	Employment use	-	-	+	-	++	--	0?	0?	-	0	--

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Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH54	Shedfield	Land to the north of Chase Road, Waltham Chase	Employment use	0	0	+	0	++	--	0?	0?	0	0	--
SH55	Shedfield	Oak Farm, Winchester Road, Shedfield	Employment use	-	-	+	-	0	--	0?	0?	-	0	0
SWI03	Southwick and Widley	Portsdown main site, James Callaghan Drive	Employment use	-	-	+	-	0	--	-?	-?	-	0	0
WH09	Whiteley	Whiteley - Little Park Farm	Employment use	-	-	0	-	+	--	0?	0?	--	0	0
WH10	Whiteley	Whiteley - Solent One Business Park	Employment use	-	-	+	-	+	--	0?	0?	--	0	0
CS15	Winchester Town	Bushfield Camp	Employment use	-	-	+	-	++	--	0?	0?	-	0	--

**Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

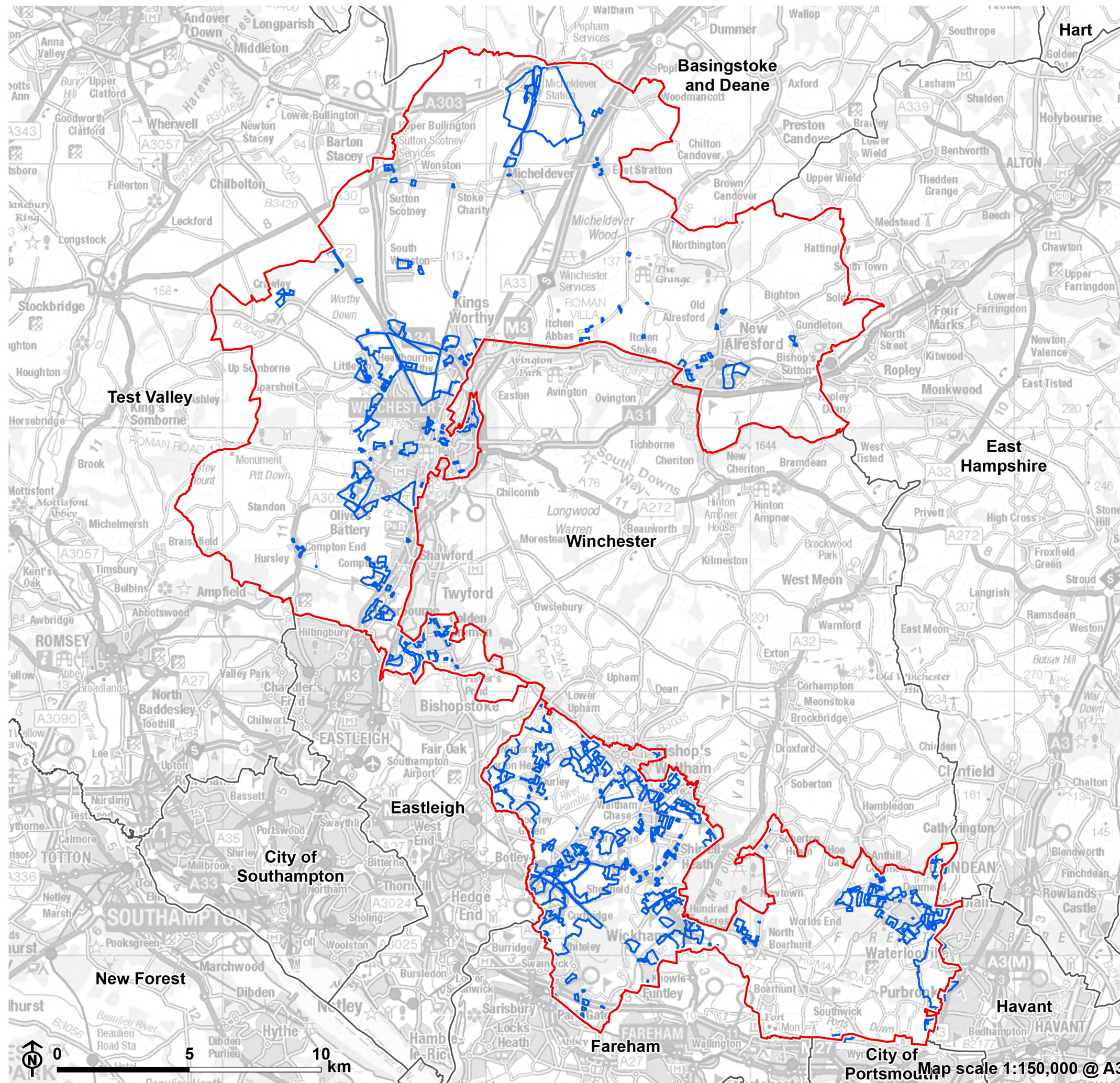
Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WIN35	Winchester Town	Winchester Town Winnall	Employment use	0	0	+	0	++	--	0?	0?	0	0	--

\* Note that in April 2024 site MI14 was subject to a successful appeal against an enforcement notice and planning permission was subsequently granted for the material change of use of the land to a residential caravan site.





Figure 4.1: Site options assessed through IIA  
Report for Regulation 19 Local Plan



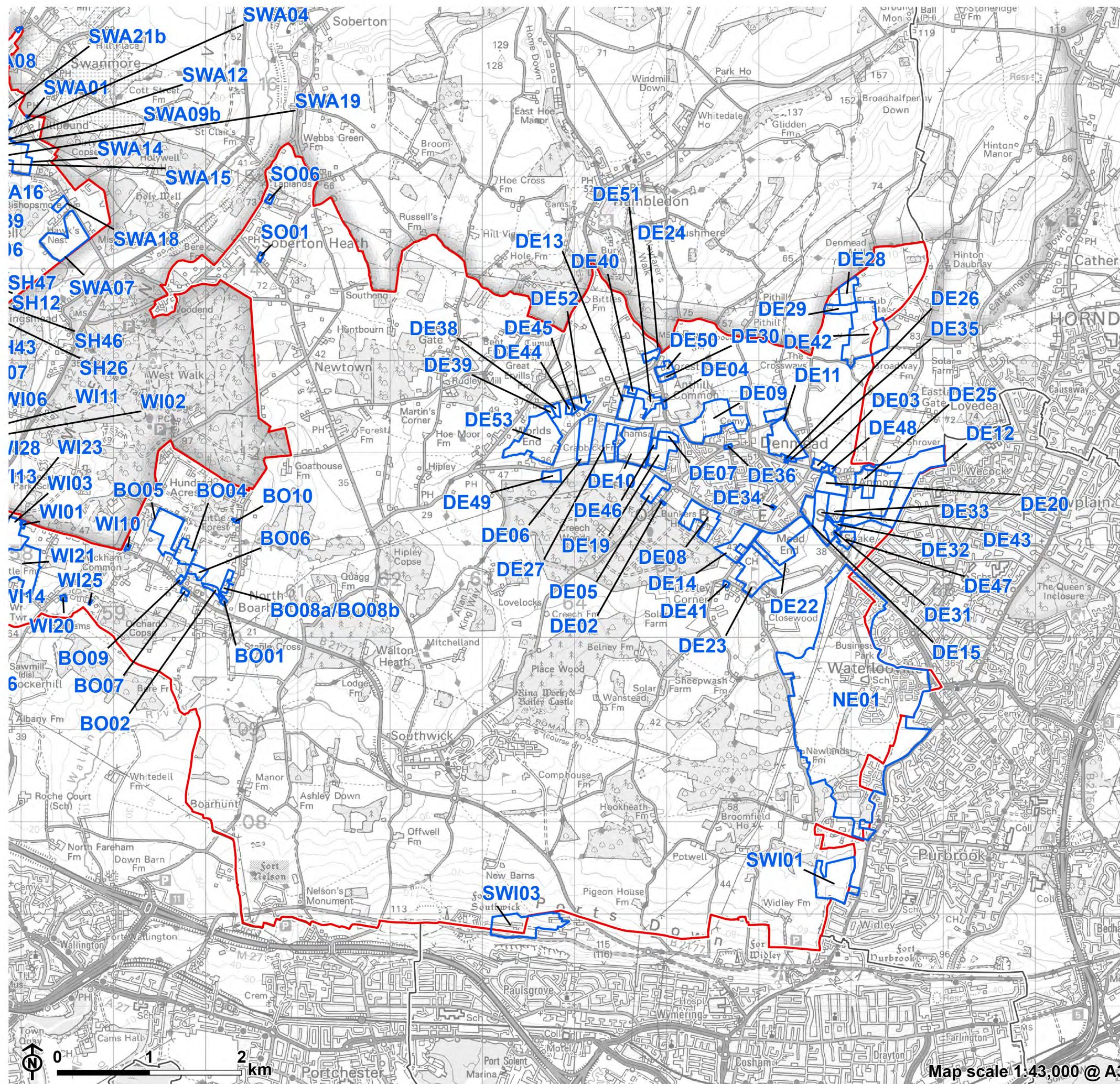
- Local Plan area
- Local Authority boundary
- Assessed site







Figure 4.2a : Site options assessed through IIA Report for Regulation 19 Local Plan (South East)



- Local Plan area
- Local Authority boundary
- Assessed site

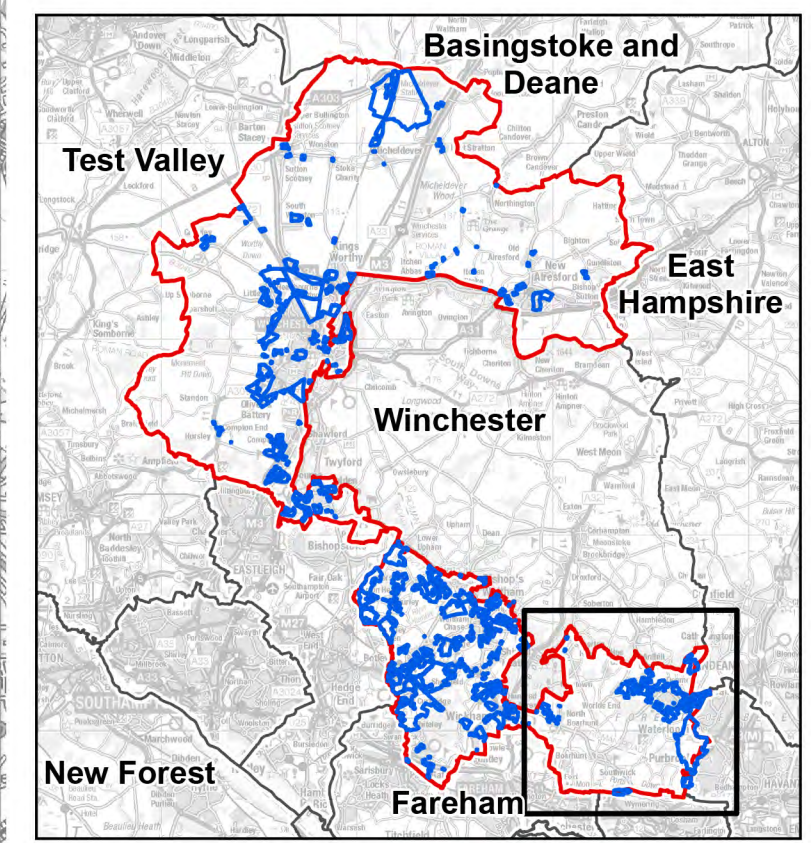
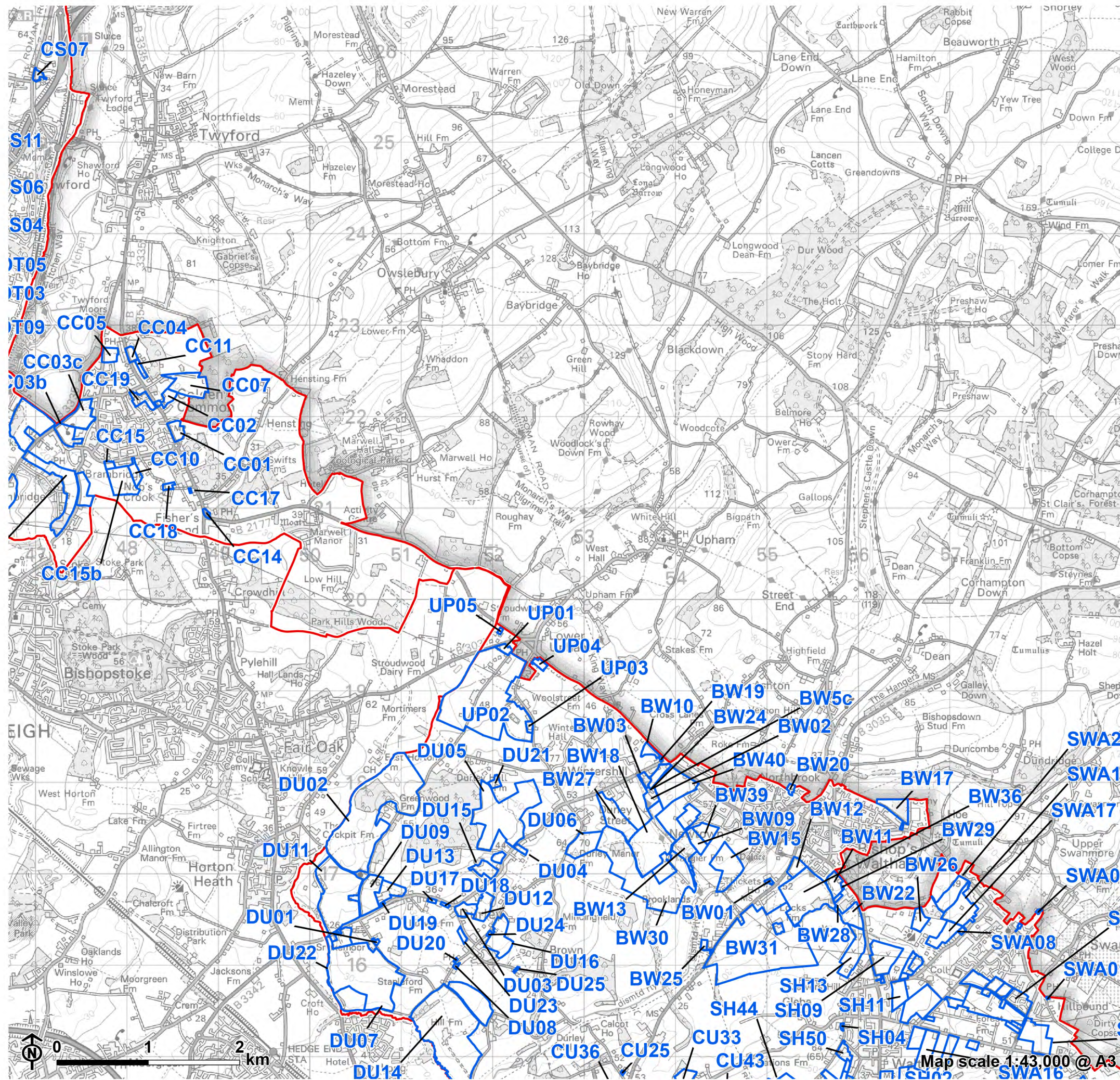






Figure 4.2b : Site options assessed through IIA Report for Regulation 19 Local Plan (South)



- Local Plan area
- Local Authority boundary
- Assessed site

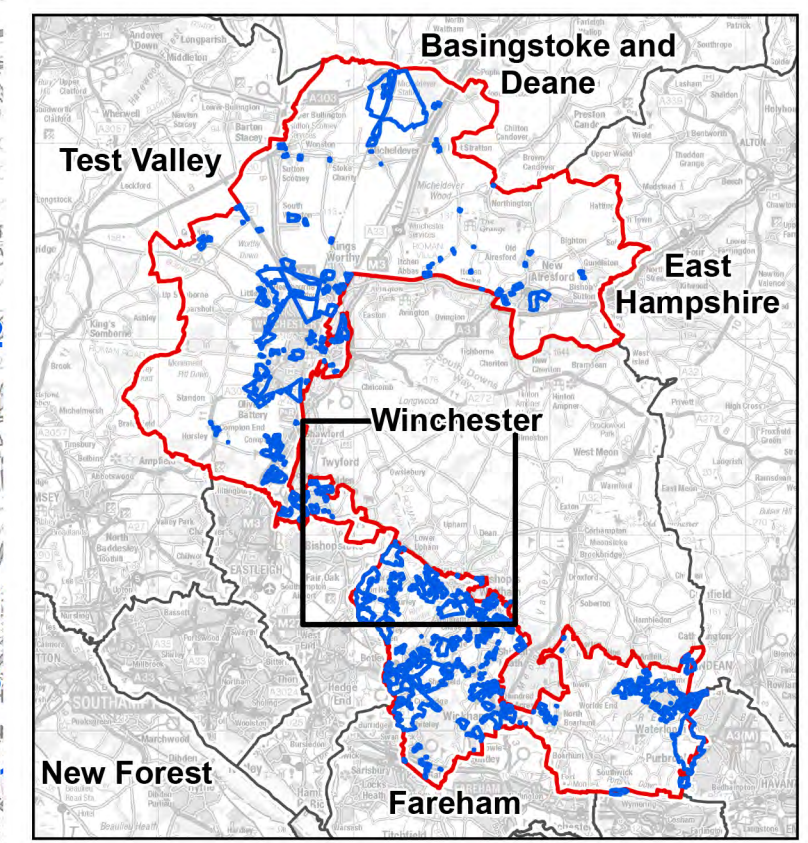
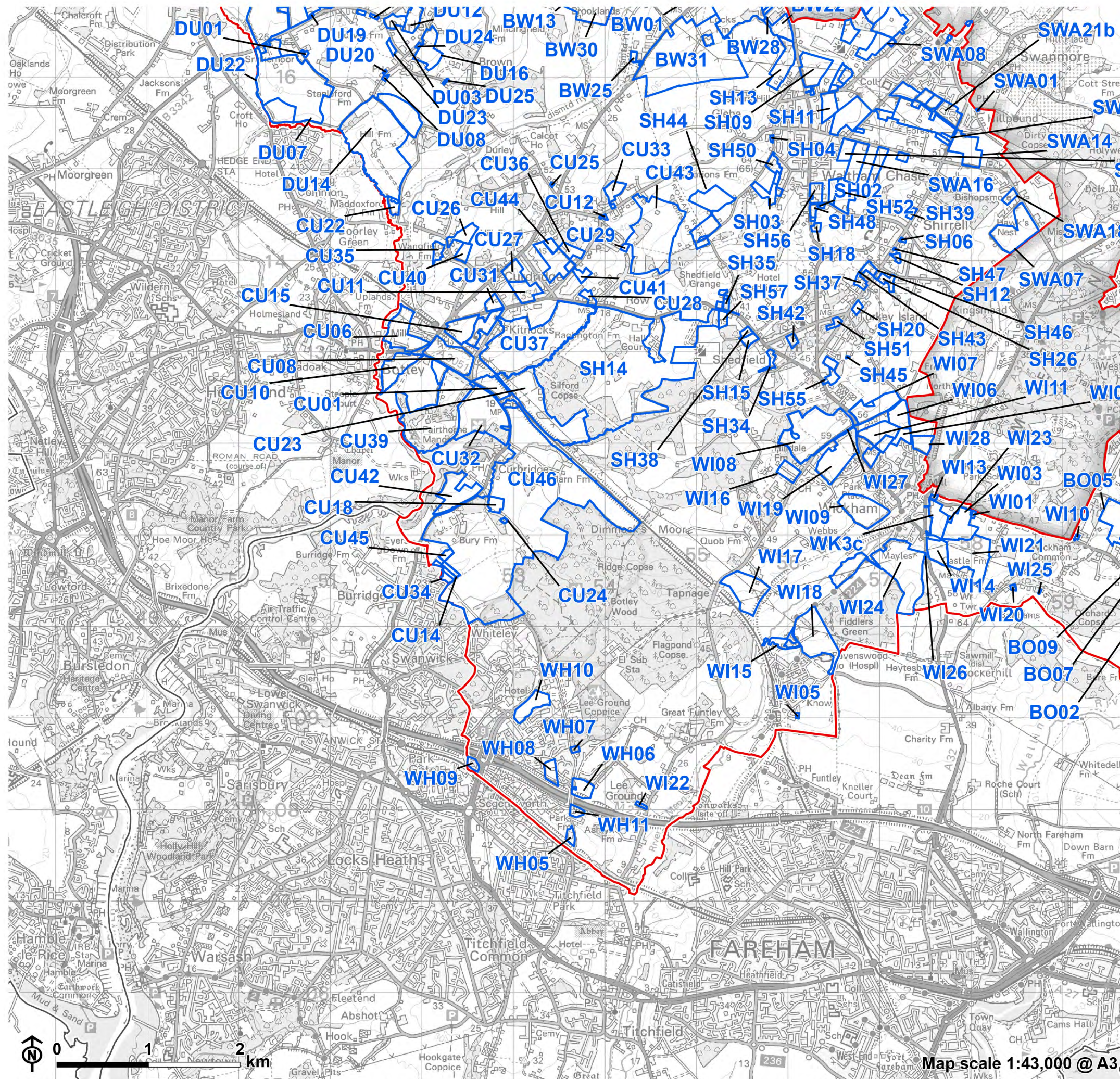






Figure 4.2c : Site options assessed through IIA Report for Regulation 19 Local Plan (South West)



- Local Plan area
- Local Authority boundary
- Assessed site

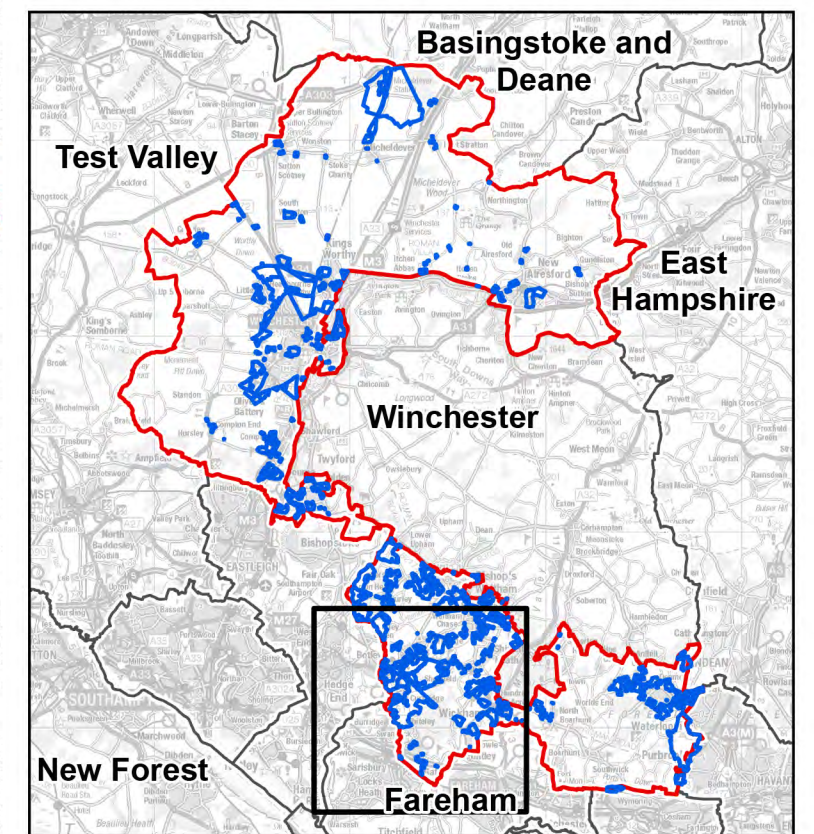
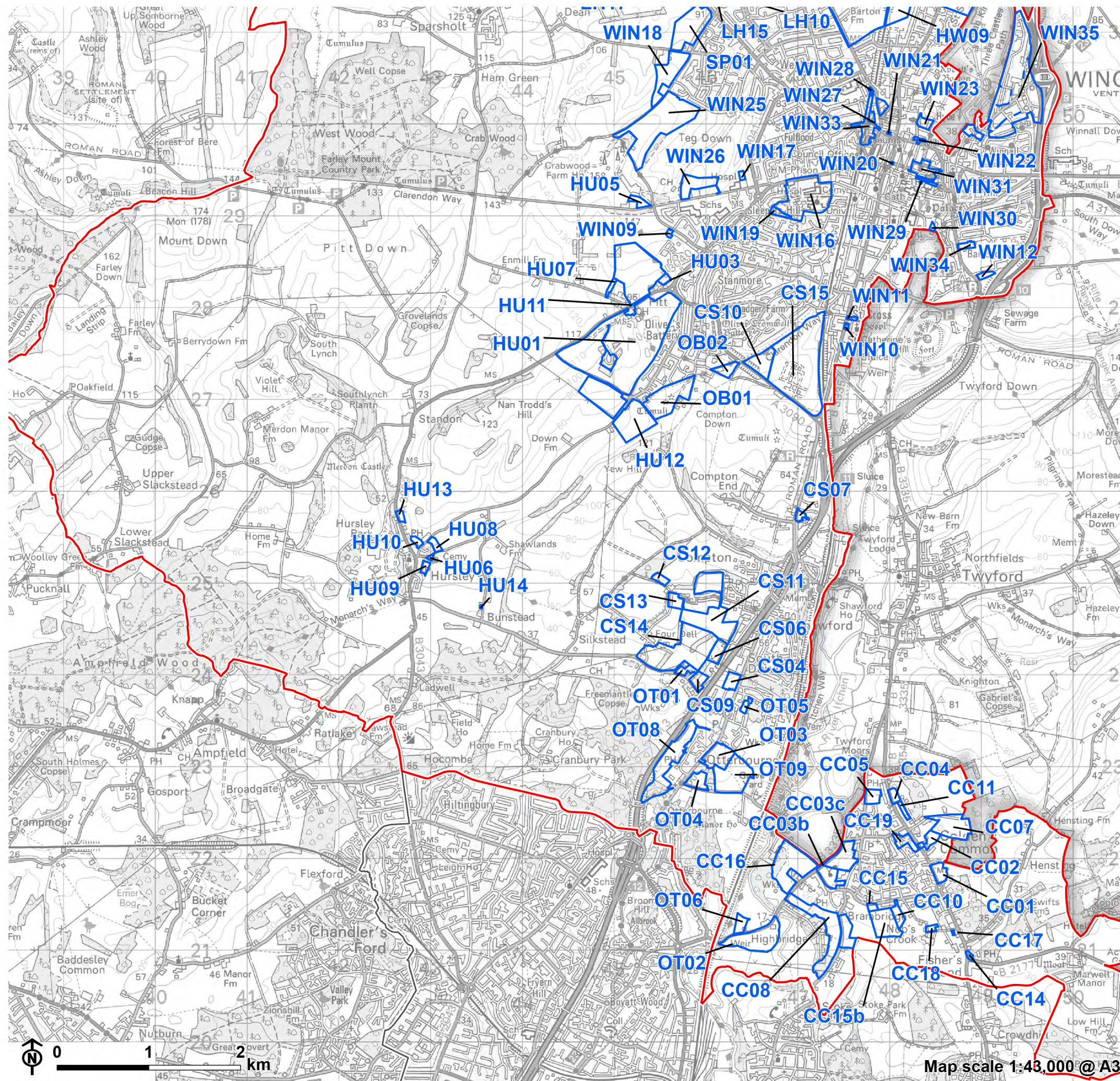






Figure 4.2d : Site options assessed through IIA Report for Regulation 19 Local Plan (West)



- Local Plan area
- Local Authority boundary
- Assessed site

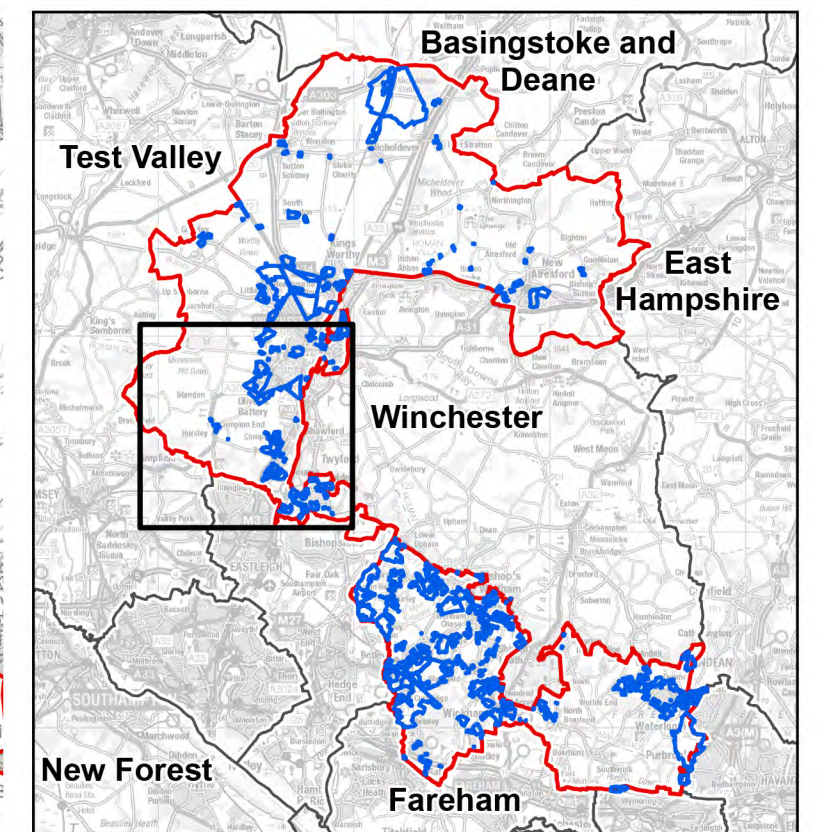
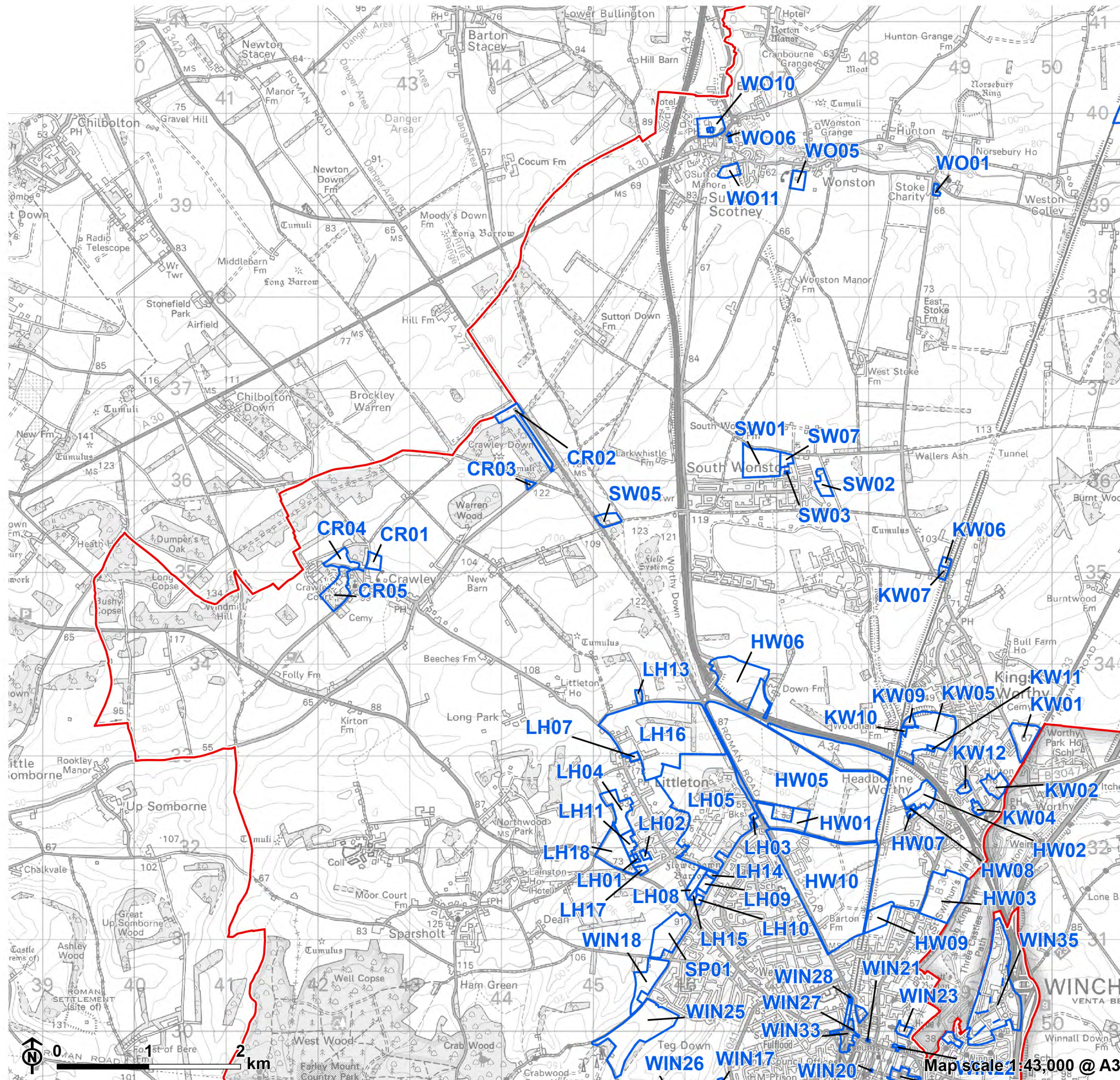






Figure 4.2e : Site options assessed through IIA Report for Regulation 19 Local Plan (North West)



- Local Plan area
- Local Authority boundary
- Assessed site

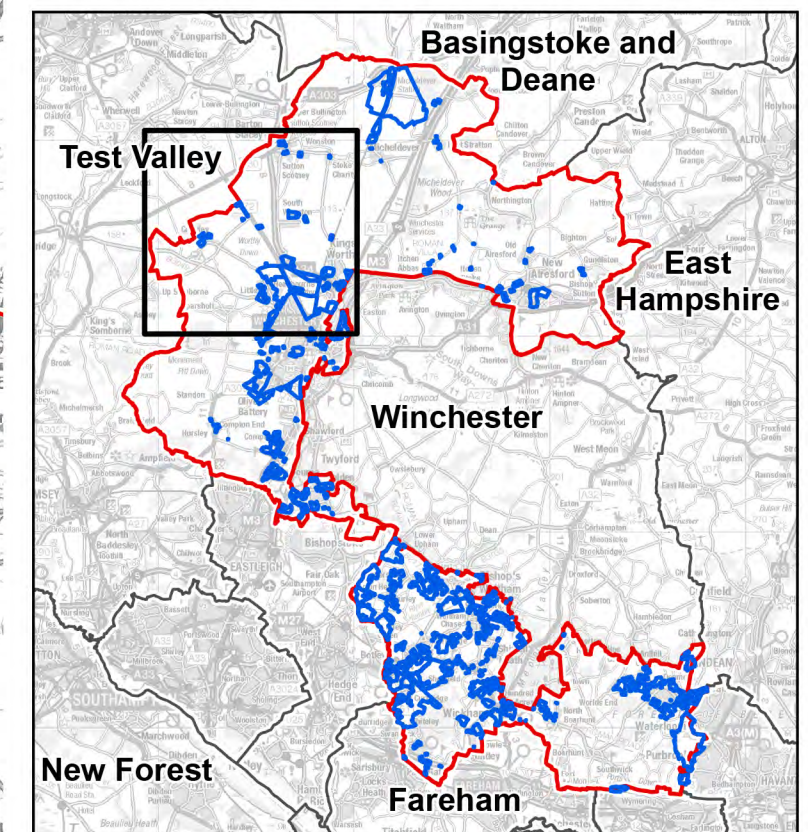
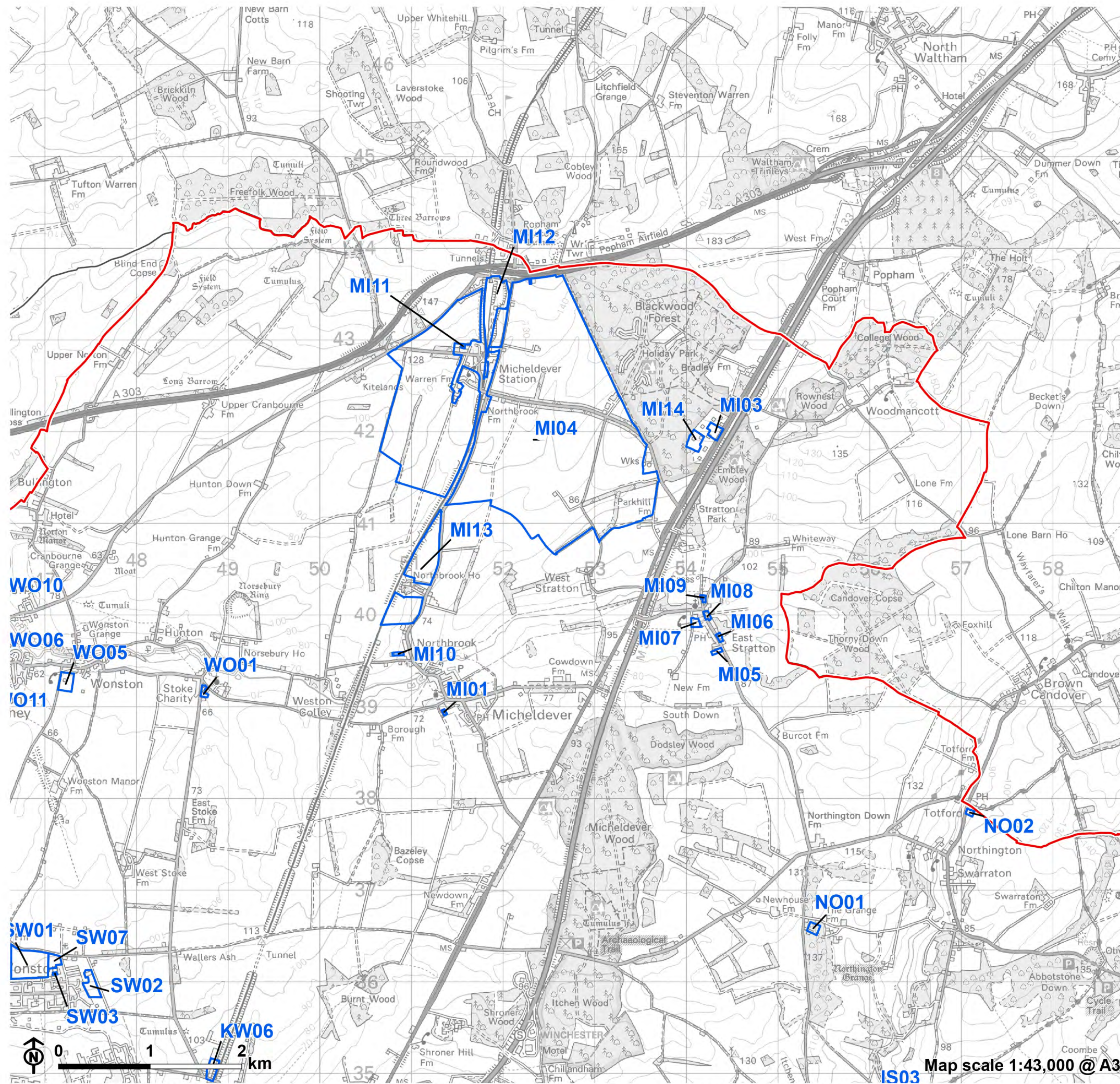






Figure 4.2f : Site options assessed through IIA Report for Regulation 19 Local Plan (North)



- Local Plan area
- Local Authority boundary
- Assessed site

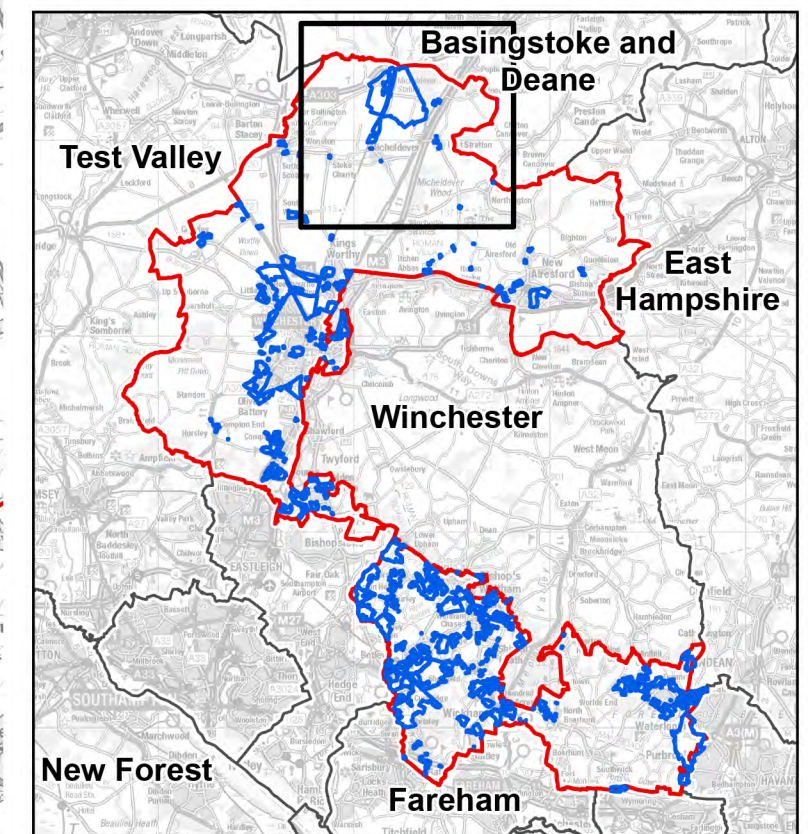
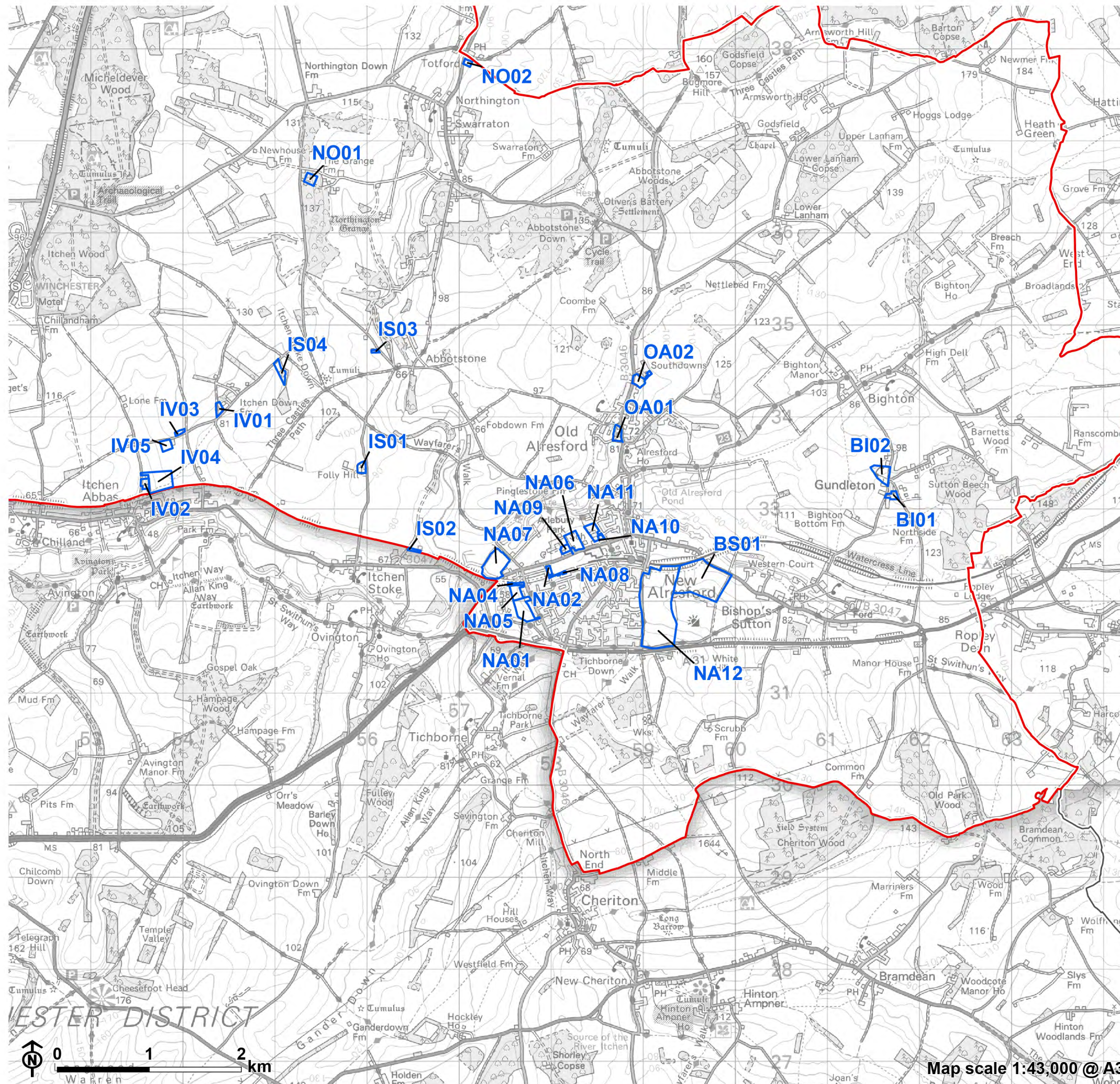


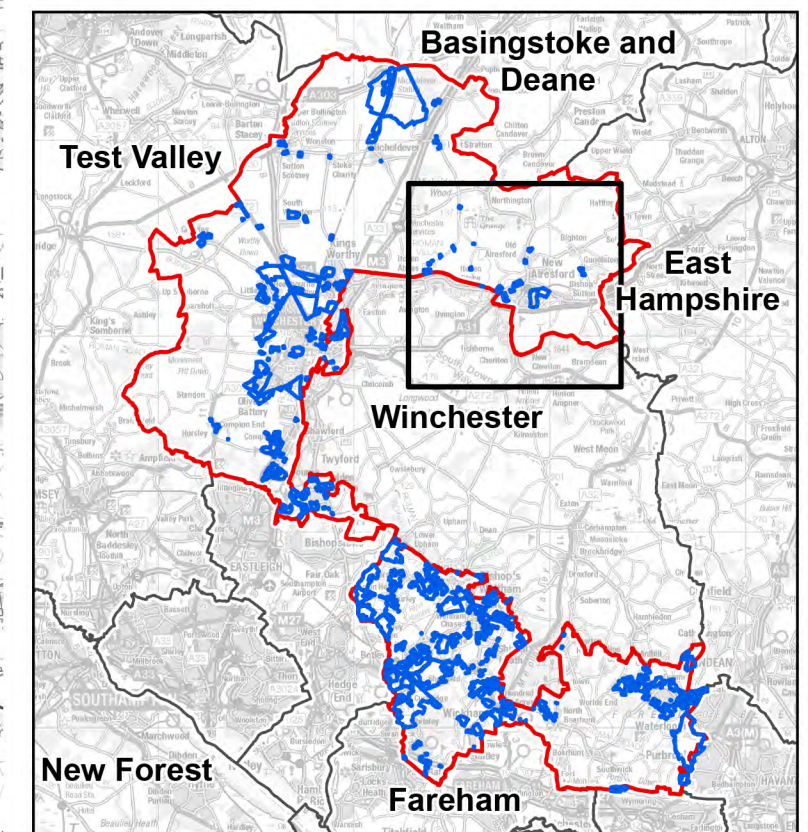




Figure 4.2g : Site options assessed through IIA Report for Regulation 19 Local Plan (North East)



- Local Plan area
- Local Authority boundary
- Assessed site



Map scale 1:43,000 @ A3



**IIA objective 1: To minimise the District’s contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031**

**4.276** Site options were appraised against IIA objective 1 in relation to travel-related carbon emissions. For residential site options this was undertaken by reference to several appraisal criteria relating to access to services and facilities, employment, open space, and public transport. The appraisal also took into account, the potential for loss of existing services and facilities where these types of features lie within site boundaries. This includes the potential for the loss of areas of open spaces or their partial loss where sites contain a portion of existing open space. Employment site options were appraised in relation to Census data about the propensity for existing employees within the area in question [See reference 24] to make use of active and public modes of transport.

**4.277** The general trend towards more fuel efficient and electric vehicles will also affect travel-related carbon emissions in the District over the plan period. This will be influenced by the incorporation of charging infrastructure for electric vehicles but most importantly, by the personal choices of individual residents and visitors to the District. The potential to move towards less polluting vehicles is not likely to be influenced by the location of individual sites for development and therefore has not been considered as part of the appraisal of site options against this IIA objective.

**4.278** Other factors contributing to climate change mitigation at development sites include the promotion of energy efficient design, water efficient design, and renewable energy development. These factors were scoped out of the appraisal of site options as they do not depend on the location of the residential site allocations and will be taken into account by the IIA of development management policies and site-specific requirements set out in allocation

## **Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

policies. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.279** The majority of residential site options were appraised as having minor negative effects in relation to this IIA objective, reflecting a balance of negative rather than positive effects in relation to the wide range of criteria used. This broadly means that most site options are not within easy walking distance of key services, open space, and public transport or are in the more remote areas of the District in terms of average commuting distances. A relatively small number of more inaccessible sites were identified as having significant negative effects. The parishes of Denmead and Micheldever contain the largest number of sites for which a significant negative effect is expected (DE28, DE29, DE38, DE39, DE42, DE49, MI03, MI05, MI06, MI07, MI08 and MI09). The rest are dispersed towards the smaller settlements in the District including at Compton and Shawford, Crawley, Durley, Itchen Valley, Itchen Stoke and Ovington, Littleton and Harestock, Northington, South Wonston, Swanmore, and Upham and Wickham. One site (WIN22) scored a significant positive effect. This site is located in Winchester Town. Winchester Town also contains ten sites for which a minor positive effect is expected in relation to this IIA objective. The parishes of Bishop's Sutton, Bishop's Waltham, Compton and Shawford, Curdrige, Denmead, Hursley, Kings Worthy, Littleton and Harestock, New Alresford, Newlands, Olivers Battery, and Wickham all contain at least one site for which a minor positive effect has been recorded.

**4.280** The majority of employment site options were also appraised as having minor negative effects in relation to IIA objective 1. These are sites within areas where Census data shows that between 10% and 20% of commuters to that area make use of sustainable or active modes of transport. None of the employment site options were recorded as having a minor positive effect in relation to this objective.

### **Mitigation**

**4.281** Avoiding the allocation of site options remote from the District's service centres or in areas which are less well served by public transport would help to

## **Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

reduce the adverse effects identified in relation to this IIA objective. Where there is a need to allocate such sites, there is potential to mitigate negative effects through the delivery of public transport and active travel connections, in advance of or early in the delivery of development. It may be that in some instances existing connections might be enhanced to help promote good levels of uptake of bus use as well as cycling and walking. Incorporating new service provision and employment alongside the delivery of new homes will also help to reduce the need for residents to travel longer distances on a regular basis as well as associated emissions of carbon dioxide and air pollutants; this is more likely to be viable where a larger scale of growth is provided.

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

**4.282** The effects of sites in relation to IIA objective 2 were tested using the same appraisal criteria as for IIA objective 1. Therefore, the results for individual site options were as described for IIA objective 1 above and are not repeated at this point.

**4.283** The potential to limit travel by private vehicle will partly depend on ensuring residential sites have good access to essential services and facilities, employment, open space, and public transport. Locating employment sites in areas where commuters have greater potential to make use of active and public modes of transport is likely to achieve similar benefits.

**4.284** It should be noted that there is potential for the spatial distribution of sites to contribute to the intensification of air quality issues within areas of most concern, as denoted by the presence of AQMAs. This has been considered separately through the appraisal of the spatial strategy included in the plan, given the difficulty in coming to judgements on the specific paths of travel to and from site options and the effects of individual site allocations on overall air quality.



## **Mitigation**

**4.285** The potential negative effects identified by the IIA of residential site options could be reduced by adopting a similar mitigation strategy as that outlined in relation to IIA objective 1. That is to say, sites that are poorly served by sustainable transport or key services should be considered as being less appropriate for allocation. Where such sites are allocated, negative effects could be mitigated by ensuring that public transport and active travel connections were created or enhanced as appropriate, in advance of or early in the delivery of housing development. There is further potential to reduce the need for residents to have to regularly travel longer distances by car where new service and facilities and employment are provided alongside housing.

### **IIA objective 3: To support the District's adaptation to unavoidable climate change**

**4.286** IIA objective 3 was scoped out of the appraisal of site options. This IIA objective deals with design of developments to mitigate the effects of climate change and creation and enhancement of green and blue infrastructure. These factors do not depend on the location of the site and were taken into account by the IIA through appraisal of development management policies and site-specific requirements set out in allocation policies.

### **IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the district**

**4.287** The effects of site options in relation to IIA objective 4 were partly tested by spatial analysis of their proximity to areas likely to have negative effects on health and well-being. This element of the spatial analysis looked at the proximity of sites to AQMAs, where residents and site users are more likely to be affected by poor air quality. It also considered other sources of pollution

## **Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

which could impact upon amenity at a site level. This includes sites within areas where there is increased potential to be affected by noise pollution from roads, railways and airports and odour or dust from waste facilities.

**4.288** Access to facilities that are likely to promote positive effects for residents and site users was also considered as part of this spatial analysis. These were GPs, open space and public right of ways (PRoWs)/ cycle paths. Residents close to these types of assets are considered more likely to incorporate their use into their daily routines with resultant benefits for health and wellbeing. Other types of site users (including employees and those involved in site maintenance at employment sites) could make use of these types of assets before and after working hours and during breaks. Where the site being considered contains an existing use that could support health and wellbeing (e.g. an area of open space or healthcare facility), there is potential for adverse effects on public health through the loss or partial loss of those facilities. Further details on the approach to appraisal of site options against this IIA objective are provided in in Appendix E.

**4.289** Minor positive effects were identified for the majority of residential site options (over 270) and eight employment sites (BW25 at Bishop Waltham, KW06 at Kings Worthy, SH54 and SH55 at Shedfield, SWI03 at Southwick and Widley, WH10 at Whiteley and CS15 and WIN35 at Winchester Town), indicating an absence of negative factors such as being in an AQMA or an area that is likely to be affected by higher noise, odour or dust levels. Most of these sites are also well related to GP surgeries, open space and/or public rights of way. These sites are spread across a number of different parish locations including Boarhunt, Bishop's Waltham, Colden Common, Crawley, Curdridge, Denmead, Durley, Hursley, Kings Worthy, Littleton and Harestock, New Alresford, Shedfield, Swanmore, Wickham and Winchester Town. The settlements at which the highest number of sites with a minor positive effect was recorded were Bishop's Waltham, Colden Common, Curdridge, Denmead, Durley, Shedfield, Swanmore and Wickham. It is notable that while many sites within Winchester Town will have good access to GP surgeries and other types of infrastructure that support health and wellbeing (such as open spaces and cycle routes), the presence of more substantial elements of the road network (including the M3 and A34 to the east and A3090 to the south-west) and railway

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lines close to the developed area means that some sites have the potential to be adversely affected by noise pollution. The town also contains the only AQMA in the District meaning that sites towards the town centre perform less favourably in terms of the potential for human health to be adversely affected by poor air quality.

**4.290** Minor negative effects were identified for over 70 residential sites and two employment sites (CS09 at Compton and Shawford and IS01 at Itchen Stoke and Ovington). Almost 30 of the residential sites and two employment sites (HW06 at Headbourne Worthy and WH09 at Whiteley) were identified as having a negligible effect in relation to IIA objective 4.

### **Mitigation**

**4.291** The potential negative effects identified by the IIA of residential site options could be avoided by selecting sites outside of air and noise pollution hotspots, such as close to the district's main roads and rail lines as well as Southampton Airport. It is notable, however, that only two sites (OT02 and CC08) were assessed as falling mostly within a noise contour associated with the airport. Noise pollution generally reduces very quickly with increasing distance from the source, therefore on large site allocations it may be possible to avoid effects by appropriate site layouts. The design of sites to incorporate trees and shrubs may allow for natural barriers to air pollution and noise. Developing sites with additional green space and active travel routes alongside development, where this is currently lacking, would help to improve positive effects of site allocations on health and wellbeing more widely. Providing green space may also provide space for the community food growing, thereby helping to support both active lifestyles and better access to healthy foods in the district.

**4.292** As noted in relation to the potential for mitigation for the adverse effects recorded for IIA objectives 1 and 2, incorporating new services and facilities alongside residential development is likely to result in a higher proportion of trips being made by active and public modes of transport. As such this approach is likely to benefit public health by building physical activity into the daily lives of the District's residents.

## **IIA objective 5: To support community cohesion and safety in the district**

**4.293** IIA objective 5 was scoped out of the appraisal of site options. The performance of the Local Plan in relation to this IIA objective relates to factors which are unlikely to be greatly influenced by the location of individual site options in the District. This includes the plan's ability to deliver development that integrates well with existing neighbourhoods, that meets the needs of specific groups and that will benefit both new residents and existing ones. The performance of the plan in this regard will also be influenced by design issues related to issues such as the successful incorporation of spaces for informal interaction and measures to reduce crime and the fear of crime. These factors will be taken into account by the IIA through appraisal of development management policies and site-specific allocation policies.

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

**4.294** IIA objective 6 was scoped out of the appraisal of site options. The performance of the Local Plan in relation to this IIA objective relates to factors such as its ability to deliver the right types and tenures of housing at prices that people can afford, as well as addressing the needs of specialist groups. These factors do not depend on the location of the site. The performance of the plan in this regard is taken into account by the IIA through appraisal of related policies such as the total quantum of housing to be provided, the mix of housing types and tenures and requirements relating to affordable housing delivery and housing design.

## **IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible**

**4.295** The effects of sites in relation to IIA objective 7 were tested using the same appraisal criteria as for IIA objectives 1 and 2. Therefore, the results for individual site options were as described for IIA objectives 1 and 2 above and are not repeated at this point.

**4.296** The allocation of residential development in or close to main town centres of the district (Winchester Town and Whiteley) as well as towards the district (Bishop's Waltham, New Alresford and Wickham) and local centres (Denmead and Kings Worthy, and within Winchester Town Oliver's Battery, Stockbridge Road/Andover Road and Weeke) could have positive effects by providing more demand for nearby town centre uses or negative effects by preventing new or resulting in the loss of existing town centre uses. The potential for new residents to support the viability of existing services and facilities was not considered in relation to individual site options. Instead, the IIA tested the potential for the Local Plan to support these aims through the appraisal of its policies, in particular, the appraisal of the proposed spatial strategy. The appraisal work investigated the policies' potential to encourage an appropriate mix of residential, office, retail, leisure, and community uses, as well as other factors set out in the IIA framework that are unrelated to site allocations.

### **Mitigation**

**4.297** The potential negative effects identified by the IIA of residential site options could be avoided by adopting a similar mitigation strategy as that outlined in relation to IIA objectives 1 and 2. That is to say, sites that are poorly served by sustainable transport and less well related to existing services and facilities should be considered as being less appropriate for allocation. The planning and early delivery of new and enhancement of existing public transport and active travel routes would provide benefits in terms of residents' access to services and facilities and jobs. Similar benefits are likely where new services

and facilities and employment can be delivered alongside housing growth in the plan area.

## **IIA objective 8: To support the sustainable growth of the district's economy**

**4.298** Potential negative effects were identified where the allocation of a residential site would lead to loss of an existing employment use at the site but IIA objective 8 was otherwise scoped out of the appraisal of residential site options. Effects for all residential sites (including negative effects identified for sites presently supporting an employment use) are uncertain (shown with '?'), given that they are based on information provided by site promoters on the call for sites forms, which have not always been completed by site promoters to the same level of detail. Site options for employment use were considered in relation to their potential to protect and enhance the district's most important designated employment locations. This is based on evidence [See reference 25] available on the areas of the district that should accommodate new industrial and office uses. The evidence suggests that allocations should be split between Winchester Town and the south of the District (with weighting towards Winchester Town). Land for employment in the rural areas and north is only likely to be required where a case has been made to address local demand or land can be brought forward alongside new large residual allocations. Further details on the approach to appraisal of site options against this IIA objective are provided in in Appendix E.

**4.299** Negligible effects were identified for the majority of residential site options in relation to this IIA objective, indicating that the site is not known to currently be in employment use. Significant negative effects were identified for the remainder of the sites (16 sites) as these were identified as being in existing employment uses which could be lost if the sites were allocated for another type of use, with potential negative effects on the access to employment in the area. A relatively high proportion of the affected sites lie at Denmead and Shedfield (three and four sites, respectively), although there are a number of these types of sites distributed across the rest of the District.



## **Chapter 4** Appraisal findings for options for distribution of growth in the District and site options

**4.300** Negligible effects were identified for just over half of the employment sites in relation to IIA objective 8, indicating that the site would provide employment at a location beyond Winchester Town or the larger settlements in the PfSH area (Whiteley, West of Waterlooville, Colden Common, Bishop's Waltham, Swanmore, Waltham Chase, Wickham or Denmead). Only two sites CS15 and WIN35 are directly adjacent to the existing edge of Winchester Town and a significant positive effect was recorded for these site options. A minor positive effect was identified for three employment sites (SH54 at Shedfield, and WH09 and WH10 at Whiteley). These sites are located directly adjacent to or within one of the larger settlements in the PfSH area.

### **Mitigation**

**4.301** The potential negative effects identified by the IIA of residential site options could be avoided by ensuring that any site selected for change of use from employment to residential is surplus to local requirements for the particular type of employment space that is currently supported.

## **IIA objective 9: To support the District's biodiversity and geodiversity**

**4.302** Development sites that are close to an internationally, nationally or locally designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, or increased recreation pressure. This includes development within relevant Impact Risk Zones (IRZs) that Natural England has defined around SSSIs for different types of development [See reference 26]. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. While proximity to designated sites provides an indication of the potential for an adverse effect, appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each wildlife site, or undesignated habitats and species adjacent to

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the potential development sites, cannot be determined at this strategic level of assessment. This should be determined once more specific proposals are developed and submitted as part of a planning application. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.303** The majority of residential site options and all but one of the employment site options (the exception being IS01 found at Itchen Stoke for which a minor negative effect was recorded) were appraised as having significant negative effects in relation to IIA objective 9. Sites were mainly identified as having significant negative effects because they intersect with a locally designated wildlife site, ancient woodland, or Priority Habitat or are close to at least one of these features and also fall within IRZs relating to the development use that the site option is considered for or for 'all planning applications'. Several residential-led site options (NA07, OT02, CU39, CU42, CU46, SH49, SH52, SH56 and SWA16) lie partly within a SSSI.

**4.304** Those sites identified as having minor negative effects (including 9 residential site options and the previously identified employment site option) were scored as such due to the site being within 500m of a designated site boundary, being within 200m of a Local BAP habitat, or being within 100m of a water course. No site options fall within a county/local geological site given the absence of these sites within Winchester District.

### **Mitigation**

**4.305** If any of the site options that overlap a nationally or locally designated wildlife site are taken forward for allocation, the Council should carefully consider whether (in some cases minor) changes to development site boundaries are required to ensure compliance with statutory and NPPF requirements for biodiversity conservation. In terms of the other negative effects identified by the appraisal of site options, the Council should consider more detailed investigation of these potential effects and if the sites are taken forward as allocations, ensure that appropriate site-specific mitigation is specified within policies to avoid negative effects on sites/areas of high biodiversity value and

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safeguard ecological networks. Additionally, Local Plan policy should be put in place to ensure biodiversity net gain is achieved on each development site or losses are offset elsewhere within the District where this is not feasible.

### **IIA objective 10: To conserve and enhance the character and distinctiveness of the district's landscapes**

**4.306** As part of its SHELAA, the Council carried out a landscape sensitivity assessment, following good practice guidance. The IIA of site options made reference to the findings of that assessment. Sites assessed as having a low sensitivity were identified as “green” in the SHELAA. Sites assessed as having medium sensitivity or above were identified as “amber” in the SHELAA. The rationale for rating sites with medium and those higher than medium landscape sensitivity under the same rating (‘amber’) was to reflect the potential for impacts to be mitigated through screening or limiting development to part of the site. Given the largely unknown nature of any design that might be implemented at the site options being assessed, all effects recorded for this IIA objective are uncertain.

**4.307** Just under two thirds of sites were rated ‘green’, indicating that they have a low landscape sensitivity. Uncertain negligible effects are therefore expected for these sites in relation to IIA objective 10. The remaining sites were rated as ‘amber’, indicating that they have a medium or higher landscape sensitivity. Uncertain minor negative effects are therefore expected in relation to this IIA objective. This includes two employment site options (IS01 at Itchen Stoke and Ovington, towards the village of Itchen Stoke and SWI03 at Southwick and Widley).

### **Mitigation**

**4.308** Avoidance of development within areas of highest landscape sensitivity to development would provide the best mitigation in relation to this IIA objective, if any sites come forward in these locations. In the medium or higher landscape

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sensitivity areas, Local Plan policy requirements for development site layouts and development design that seek to reduce adverse effects on the landscape could be implemented to mitigate potential negative effects.

### **IIA objective 11: To conserve and enhance the district's historic environment including its setting**

**4.309** As part of its SHELAA, the Council carried out an assessment of whether designated heritage assets might be impacted by the development of a site. The appraisal of site options has drawn from the findings of that assessment. All sites were rated either 'red', 'amber' or 'green'. At sites rated as 'red', development is considered likely to lead to substantial harm to a designated heritage asset and/or its setting and it is unlikely that the potential for harm could be mitigated. At sites rated as 'amber', development is considered likely to lead to less than substantial harm to a designated heritage asset or its setting and it is likely that these impacts can be adequately mitigated. At sites with a green rating, development is considered likely to result in no harm to a designated heritage asset and / or its setting and it is likely that that no mitigation relating to impacts on designated heritage will be required.

**4.310** Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E. Given the largely unknown nature of any design that might be implemented at the site options being assessed, which might otherwise achieve a degree of mitigation, all effects recorded for this IIA objective are uncertain.

**4.311** The majority of sites were rated green for their impact on heritage assets, meaning that development of the site is unlikely to lead to substantial harm to a designated heritage asset and/or its setting. Uncertain negligible effects are expected for these sites in relation to IIA objective 11. 40 residential-led sites and one employment site (SWI03) were rated amber and minor negative effects are expected in relation to the IIA objective for these sites. Eight sites, all of which are proposed for residential use (BW15, CS04, CU39, DE22, DE31, NO01, WIN19 and WIN31), were rated red and significant negative effects are

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expected in relation to IIA objective 11. These sites are distributed across locations at Bishop's Waltham, Compton and Shawford, Curdridge (relatively close to Botley), Denmead (two sites), Northington and Winchester Town (two sites).

**4.312** Sites options taken forward as proposed allocations in the draft Local Plan were assessed further by a heritage assessment commissioned by the Council [See reference 27]. This work has been reflected in the appraisal work undertaken for the site allocation policies included in the plan in Chapter 5 of this report.

### **Mitigation**

**4.313** Avoidance of development that could result in harm to the significance of heritage assets, including their setting, would provide the best mitigation in relation to this IIA objective. By commissioning more detailed heritage assessment work, the approach undertaken by Council will go some way to identifying the sites at which there is potentially greatest risk and a strategy to avoid, and where necessary, mitigate these risks. Where avoidance is not possible and residual risks are likely, it may be possible to avoid significant negative effects via site-specific requirements in relation to site layout and development design.

## **IIA objective 12: To support the efficient use of the district's resources, including land and minerals**

**4.314** The NPPF supports the redevelopment of previously developed land, stating that strategic policies should make as much use as possible of previously developed or 'brownfield' land. The IIA considered whether each site option is mostly greenfield or mostly brownfield.

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**4.315** National planning policy also places an emphasis on the conservation of best and most versatile agricultural land. The IIA considered whether each site contains higher value agricultural soils (i.e. Grade 3 soils or higher).

**4.316** Mineral resources are essential to the construction industry. Allocating other land uses within areas identified as of importance for minerals could either prevent future mineral extraction or delay delivery of housing until extraction is complete and land has been remediated. Mineral Safeguarding Areas in Winchester District are limited to those for sub-alluvial river terrace deposits and river terrace deposits for sand/gravel. Potential negative effects in relation to IIA 8: Minerals were identified based on whether site options fell within an area safeguarded for mineral resources. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.317** Significant negative effects were identified for the majority of residential site options and four employment site options (CS09 at Compton and Shawford, HW06 at Headbourne Worthy, and WH09 and WH10 at Whiteley) given that they are mostly greenfield land. Around 10% of the residential site options (and no employment site options) also contain soils that comprise at least 25% of Grade 1 or Grade 2 agricultural soils. Almost 200 residential sites (and five employment site options BW25, CS09, SH55, WH09 and WH10, at Bishop's Waltham, Compton and Shawford, Shedfield and Whiteley, respectively) contain land, at least 25% of which is within a Mineral Safeguarding Area. The Mineral Safeguarding Areas lie along some of the water courses in the district, including the River Itchen (which passes through Winchester Town and New Alresford), the River Meon (which passes northerly through the district through Wickham) and the River Hamble and its tributaries (which run as far as Bishop's Waltham, Waltham Chase and Swanmore in the district).

### **Mitigation**

**4.318** It is unlikely that all adverse effects can be mitigated given the likely requirement for greenfield land to support residential and employment growth over the plan period. There is some brownfield land in the district and where it is safe, viable and sustainable (taking into account other IIA objectives), the



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redevelopment of previously developed land should be prioritised. The development of higher value agricultural land (particularly Grades 1 and 2) should be avoided. There are pockets of these areas of land to the south-east of Winchester town and the south-west of the district close to the settlements of Durley, Waltham Chase, Bishop's Waltham, Wickham and Swanmore. While no site options towards Winchester town fall on higher value agricultural land, sites within the south-west of the district include some higher value agricultural soils. The potential negative effects identified by the IIA of site options in relation to loss of access to or sterilisation of mineral resources could be mitigated by ensuring that where allocation of sites overlaying mineral resources is proposed, those resources are required to be recovered prior to construction, where economically viable.

### **IIA objective 13: To protect the quality and quantity of the district's water resources**

**4.319** Effects of development on water resources were not appraised on a site by site basis; support of the Local Plan for water efficient design of new development will be considered in the IIA of development management policies. Effects of development on water quality will partly depend on adoption of good practice site layout and construction techniques as well as the inclusion of appropriate sustainable drainage systems (SuDS) within the design. These factors will be considered in the IIA of development management policies. In addition, development could affect surface water quality due to additional discharges of wastewater, for example because there is insufficient treatment capacity at the local wastewater treatment works (WwTWs) or because of nutrient enrichment issues in the receiving waters. These issues are generally managed at the catchment scale and will be considered by the IIA of the spatial strategy and policies on the amount of development to be delivered rather than for individual site options.

**4.320** Development could affect water quality in drinking water resources during construction or occupation. SPZs are areas designated to protect groundwater sources used for public drinking water supply. They relate to the risk of

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contamination of the water source from various activities, this increasing as the distance between the source of contamination and the groundwater abstraction point decreases. These zones take in areas to the north and south of Winchester Town, extending to the south-east towards Bishop's Waltham. Extensive areas of land to the north-west of Waterlooville and to the east of New Alresford also lie within SPZs.

**4.321** Drinking Water Safeguard Zones are catchment areas that influence the water quality for associated Drinking Water Protected Areas that are at risk of failing drinking water protection objectives. The north-western portion of the district, excluding Winchester Town but taking in villages such as Micheldever, Sutton Scotney, Crawley and part of Sparsholt is covered by a Drinking Water Safeguard Zone for groundwater. There are Drinking Water Safeguard Zones for surface water to the north-east, south-east and south-west of Winchester Town as well as to the north of Bishop's Waltham and to the north-west of Waterlooville. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.322** Around two thirds of residential site options and all but two employment site options are expected to have negligible effects in relation to this IIA objective as they lie outside of areas where development could affect drinking water quality. A minor negative effect was recorded for just over 15% of residential sites and for one employment site (KW06, at Kings Worthy). These sites either fall within a Source Protection Zone 2 or 3 or within a drinking water safeguard zone for groundwater or surface water. Around 15% of the residential sites and one employment site (CS09, at Compton and Shawford) are expected to have significant negative effects in relation to IIA objective as they fall within Source Protection Zone 1.

### **Mitigation**

**4.323** Priority should be given to allocating sites that are outside of relevant water resource protection zones to help protect water quality in the district. Regardless, some development is likely to be required within these zones and pressure from development, population growth and climate change is likely to

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exacerbate the deterioration of water sources as a result of pollution from nitrates, chemicals or micro-organisms. The Council should work with the Environment Agency and water companies to understand the particular water resource protection objectives for which these zones have been designated and to ensure that Local Plan policies for sites allocated within the zones place appropriate requirements on development to avoid contributing to drinking water protection objectives.

### **IIA objective 14: To manage and reduce flood risk from all sources**

**4.324** Development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. The Government's Planning Practice Guidance identifies residential properties as a 'more vulnerable use' that is suitable in Flood Zones 1 and 2 but would require an exception test in Flood Zone 3a and is unsuitable in Flood Zone 3b. Adopting a precautionary approach, the IIA has recorded similarly adverse effects for all site types (i.e. residential-led sites and employment) if 25% or more of the site is within Flood Zone 2 (minor negative) or Flood Zone 3 (significant negative).

**4.325** Surface water flooding occurs when intense rainfall overwhelms drainage systems. The IIA has considered the potential for sites to be affected by this source of flood risk, with adverse effects recorded where at least 25% of a site option lies on land within a 1 in 100 year risk (minor negative effect) of flooding or 1 in 30 year (significant negative effect) risk of flooding. Other aspects of the Local Plan affecting flood risk will be assessed via the IIA of development management policies, for example requirements to incorporate SuDS, or site-specific policies, for example requirements for flood-resilient design. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.326** The majority of site options were appraised as having negligible effects in relation to IIA objective 14 as they do not fall within Flood Zone 2 or 3 and less

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than 25% of the site has a 1 in 30 year or 1 in 100 year risk of surface water flooding. Eight sites (all residential, distributed between Boarhunt, Bishop's Waltham, Curdridge, Denmead, Durley, New Alresford and Winchester Town) are expected to have minor negative effects in relation to the IIA objective and 11 sites (nine residential and two employment) are expected to have significant negative effects. At least 25% of the total area of these sites was subject to at least one major form of flood risk (i.e. within Flood Zone 3 or area with 1 in 30 year risk of surface water flooding) or multiple minor forms of flood risk (i.e. within Flood Zone 2 or area with 1 in 100 year risk of surface water flooding). These sites are distributed widely across the District. The main concentrations of residential and employment sites subject to any level of fluvial or surface water flood risk are in Denmead (three sites), Winchester Town (three sites), Bishop's Waltham (one site), Colden Common (one site), Swanmore (one site) and Wickham (two sites).

### **Mitigation**

**4.327** The potential negative effects identified by the IIA of site options would be most effectively avoided by not allocating sites within the relevant areas of higher flood risk, where appropriate in accordance with the sequential and exception tests. Where site options only partially overlay such areas, the Council could consider whether boundaries of site options could be redrawn or sites masterplanned so as to avoid development of areas with higher flood risk. The incorporation of green spaces and SuDS into the design of new developments to reduce the risk of flooding could also help to mitigate flood risk.

## **Chapter 5**

# Appraisal findings for topic-based policies in the Local Plan

**5.1** This chapter presents the appraisal findings for various components in the Local Plan. The appraisal of the topic based policies (including the spatial strategy policy for the distribution of development in the district) is presented first, followed by the appraisal of the site allocation policies included in the draft Local Plan. The appraisal work is presented to follow the order of the policies and site allocations as they are included in the Local Plan.

**5.2** The appraisal of the topic based policies has been grouped by topic area. For each group of policies, a summary table of the likely sustainability effects is presented with a discussion of the effects below that table.

**5.3** Given the large number of policies subject to appraisal, the description of effects is mostly limited to positive or negative effects identified. Where negligible effects have been identified, the reasoning for these effects have not been explained. The exception to this is where the IIA objective for which a negligible effect is identified overlaps with the theme of the policy and therefore further explanation is needed.

**5.4** The previous iteration of the IIA Report included a number of recommendations for the Council to consider. Recommendations were made where changes to policy text could help to strengthen positive effects and mitigate adverse effects identified. These recommendations and the Council's response to each are presented at the end of this chapter.

## **Vision and Objectives**

**5.5** This section presents the appraisal findings for the Local Plan Vision and Objectives presented in the Local Plan.

### **Policy SP1 – Local Plan Vision and Objectives**

**5.6** The likely sustainability effects of Strategic Policy SP1 – Local Plan Vision and Objectives are set out in Table 5.1 and described below the table.



Table 5.1: Sustainability effects of Strategic Policy SP1

Local Plan Vision and Objectives	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Vision	+	0	+	+	+	+	+	+	+	+	+	+	0	0
Tackling the climate emergency and creating a greener district	++	++	++	+	+	0	0	0	++	++	+	++	+	+
Living well	0	++	+	++	+	0	+	+	+	0	0	0	0	0
Homes for all	0	0	0	0	+	++	0	0	-	-	-	-	0	0
Vibrant local economy	+/-	-	0	0	0	0	+	++	-	-	-	-	0	0

**5.7** The Local Plan Vision and Objectives are expected to have mostly positive or negligible effects given their high level and aspirational nature. Positive effects are identified when the aim of the Vision and Objectives directly aligns with that of the IIA objective, as outlined below:

- The Local Plan Vision sets out the long-term expected situation in Winchester District outside of the National Park in 2040. It outlines the desired outcomes for three defined spatial areas of the District: the County Town, areas in the south of the District in the South Hampshire Urban Areas, and market towns and rural villages. The Vision sets out that in 2040 the need to adapt, improve resilience to and mitigate climate change is being responded to. Therefore, minor positive effects are expected in relation to IIA objectives 1: climate change mitigation and 3: climate change adaptation. The provision and maintenance of a range of a services and facilities in the County Town of Winchester and social infrastructure in the areas in the south of the District as well as modest growth to ensure the resilience of local services and facilities at the market towns and rural villages, is likely to help support accessibility at these locations. The provision of good access to services and facilities across much of the District is likely to help encourage the use of active modes of transport while also supporting access to healthcare provisions. This approach will also support the ability to meet the needs of specific groups in the District which is likely to benefit community cohesion in Winchester. Therefore, a minor positive effect is expected in relation to IIA objectives 4: health and wellbeing, 5: community cohesion and safety and 7: access to services, facilities and jobs for the Local Plan Vision. The Vision highlights that housing growth will occur in the areas in the south, while protecting and enhancing natural assets. Furthermore, to support opportunities for residents to remain within the smaller settlements, a modest amount of growth will occur in the market towns and rural villages to meet local needs. Therefore, a minor positive effect is expected in relation to IIA objective 6: housing. The protection and enhancement of historic and natural assets in all areas, including the rural landscape character in market towns and rural villages and heritage assets which contribute to attractiveness of the District are highlighted as outcomes in the Vision. Furthermore, the use of previously developed land for regeneration

purposes in Winchester Town, will not only help limit the need for development at greenfield sites but will also support the aim of protecting and improving the town's attractiveness. Minor positive effects are therefore expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character, 11: historic environment and 12: natural resources. The Vision also sets out the County Town of Winchester as a centre for growth in 2040, with areas in the south continuing to grow as part of the wider south Hampshire economy. The market towns and rural villages will also accommodate some change to allow for evolution of the local economy. Therefore, a minor positive effect is also expected in relation to IIA objective 8: sustainable economic growth.

- Objective "Tackling the climate emergency and creating a greener district" addresses the climate emergency in Winchester District while also seeking to promote the creation of greener District. This objective is to be achieved through measures relating to design, lifestyle and business which are expected to help reduce emissions. Measures will also include the conservation and enhancement of districts green spaces, valued environments, and wider biodiversity. Given that the objective addresses the maximising of low carbon infrastructure, as well as green and blue infrastructure, it is likely that it will help to reduce carbon emissions, as well as supporting adaptation to the effects of climate change. The delivery of green infrastructure is also likely to have benefits for public health and social cohesion by providing space for exercise and socialising. Therefore, significant positive effects are expected in relation to IIA objectives 1: climate change mitigation, 2: transport and air quality and 3: climate change adaptation. Minor positive effects are expected in relation to IIA objectives 4: health and wellbeing and 5: community cohesion. The objective sets out to help maintain and enhance urban and rural areas as well as both the built and natural environment. Furthermore, it specifically seeks to improve wildlife assets in line with the Biodiversity Action Plan. Therefore, significant positive effects are expected in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscapes and character. While the focus of the objective relates to addressing climate change and achieving the creation of a greener District, the support included for maintaining and enhancing the built environment is likely to

benefit the protection of designated and undesignated heritage assets. Therefore, a minor positive effect is recorded in relation to IIA objective 11: historic environment. Prioritising the development of brownfield land as well as the use of locally sourced materials and promotion of recycling and minimisation of waste will support the efficient use of the District's land and resources. A significant positive effect is therefore expected in relation to IIA objective 12: natural resources. The objective seeks to maximise the use of low carbon infrastructure and construction methods and drainage systems. It is expected that the use of more sustainable materials and the potential to manage water demands more efficiently would not only have benefits relating to mitigating the effects of climate change but also relating to preserving water quality and limiting flood risk. Minor positive effects are therefore expected in relation to IIA objectives 13: water resources and 14: flood risk.

- Objective “Living Well” addresses health and wellbeing in the District, including access to recreation and the natural environment. The objective also seeks to address the creation of more inclusive communities, improved levels of sustainable travel and improved air quality. Increased opportunities for walking and cycling and the encouragement of sustainable transport, are likely to result in the reduction of carbon emissions and air pollutants as well as increases in active travel usage which would benefit public health. Therefore, a significant positive effect is expected in relation to IIA objectives 2: transport and air quality and 4: health and wellbeing. Given that the objective seeks to promote higher levels of inclusivity where there is good access to a range of services and facilities, minor positive effects are expected in relation to IIA objectives 5: community cohesion and safety and 7: access to services, facilities and jobs. The objective also sets out that inclusive communities in the District will include the provision of employment opportunities. As such, a minor positive effect is expected in relation to IIA objective 8: sustainable economic growth. The objective is also expected to have a minor positive effect in relation to IIA objective 9: biodiversity and geodiversity given that it includes support for the incorporation of blue and green infrastructure at new communities in the District.
- Objective “Homes for All” addresses the delivery of housing in the District, in terms of quality, adaptability and range of sizes, types of

accommodation and tenures. Delivering a range of housing types, while considering local needs will aid in fulfilling the District's housing needs in a manner that is likely to help meet the needs of specialist groups.

Therefore, a significant positive effect is expected in relation to IIA objective 6: housing. A minor positive effect is also expected in relation to IA objective 5: community cohesion and safety for this objective. Minor negative effects are expected for this objective in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscape and character, 11: historic environment and 12: natural resources given the potential for the substantial level of housing delivery to result in the loss of greenfield land to development. This may have implications for the wider ecological networks in the District as well as for landscape character and the setting of heritage assets.

- Objective "Vibrant Local Economy" addresses economic growth, including supporting green growth and a low-carbon economy, and the infrastructure required to support this. Identifying sufficient sites and premises to meet business needs and supporting the delivery of the infrastructure required will aid in the achievement of the District's projected level of economic need. In addition, supporting agriculture and rural businesses will increase the prosperity and diversification of the District's rural economy. Therefore, a significant positive effect is expected in relation to IIA objective 8: sustainable economic growth. This objective is also likely to have minor positive effects in relation to IIA objectives 1: climate change mitigation and 7: access to services, facilities and jobs. The minor positive effect recorded reflect the potential to grow a lower carbon economy and the increased potential for residents to benefit from access to high value employment opportunities. A mixed minor positive and minor negative effect is expected in relation to IIA objective 2: transport and air quality given that additional job opportunities are likely to increase the number of residents traveling to and from work in the District. However, new growth provision will support the self-containment in parts of the plan area, particularly in the longer term, which may help to reduce the need to travel longer distances by car. It is noted that economic growth in Winchester District will require land take which could result in pressures relating to biodiversity assets, landscape character and the setting of heritage assets. As such minor negative effects are expected in relation to 9: biodiversity

and geodiversity, 10: landscape and character and 11: historic environment.

**Policy SP2 – Spatial strategy and development principles**

**5.8** Policy SP2 sets out the overall spatial strategy for the plan, identifying how development in Winchester District will be distributed. The strategy has been set out in the context of the three spatial areas of Winchester Town, South Hampshire Urban Areas and the Market Towns and Rural Area. Policy SP2 informs the overall level of housing growth and spatial distribution of that growth (including other forms of development such as commercial and retail) within the District. Given that the new allocations in the plan are predominantly housing which is detailed under the strategic housing policies H1, H2 and H3, the appraisal of Policy SP2 is grouped together with these policies later in this report under the ‘Housing’ sub-heading.

**Policy SP3 – Development in the countryside**

**5.9** This section of the IIA report presents the appraisal of Policy SP3 – Development in the Countryside. This policy addressed development in the open countryside, including the reuse or expansion of existing buildings. The text sets out the requirements for this type of development to be considered acceptable. The likely sustainability effects of Policy SP3 are set out in Table 5.2 and described below the table.

**Table 5.2: Likely sustainability effects for Policy SP3**

IIA Objective	Policy SP3
IIA1: Climate Change Mitigation	0
IIA2: Transport and Air Quality	+/-



IIA Objective	Policy SP3
IIA3: Climate Adaptation	0
IIA4: Health and Wellbeing	+/-
IIA5: Community Cohesion and Safety	+/-
IIA6: Housing	++/-
IIA7: Access to Services, Facilities and Jobs	+/-
IIA8: Sustainable Economic Growth	++/-
IIA9: Biodiversity and Geodiversity	+/-
IIA10: Landscape and Character	+/-
IIA11: Historic Environment	+/-
IIA12: Natural Resources	+/-
IIA13: Water Resources	+
IIA14: Flood Risk	0

**5.10** Policy SP3 supports a limited amount of development outside the settlement boundaries in the District. To be considered acceptable, proposals for the reuse of existing buildings should be close to existing settlements or in sustainable locations in terms of access to public transport or active travel. This requirement for development of these types of sites is likely to help reduce the reliance of private vehicles in the District. However, this type of growth is still less likely to support the transition to a less car dependent society, when compared to development at larger settlements where there is better access to jobs and a wide range of services and facilities. A mixed minor positive and minor negative effect is therefore expected in relation to IIA objective 2: transport and air quality. A mixed minor positive and minor negative effect is also expected in relation to IIA objective 4: health and wellbeing given the requirement in the policy for sites to support access to active travel but also acknowledging the likelihood that these types of locations are more isolated from services and facilities, including healthcare.

**5.11** By supporting uses such as community facilities at more rural locations it is likely that Policy SP3 will allow for more successful functioning of the smaller communities in Winchester District. Proposals of these types are likely to help address existing issues of social isolation in Winchester District. Conversely, the policy supports residential accommodation where exceptional need is identified. Developments of this type may result in the delivery of new homes where they have more limited access to a range of services and facilities and the needs of all types of potential residents will not be adequately met. Therefore, mixed minor positive and minor negative effects are expected in relation to 5: community cohesion and safety and 7: access to services, facilities and jobs.

**5.12** The policy is not expected to support the delivery of a particularly high number of new homes given that this type of development is only to be supported where there is exceptional need. However, it would support the delivery of homes to meet the needs of rural areas in the District including the needs of rural workers as well as the need for affordable homes and accommodation for Travellers. A significant positive effect is therefore expected in relation to IIA objective 6: housing. The policy is expected to have a minor negative effect in combination given that the potential for housing development beyond these more specialist needs would be limited. The policy is also expected to support the long term viability and diversification of the rural economy in the District. This will be achieved by allowing for agricultural growth, tourist accommodation and buildings to accommodate rural workers. Given the rural natural of many parts of the District, the positive effect recorded in relation to IIA objective 8: sustainable economic growth is expected to be significant. This is combined with a minor negative effect given that the policy would limit the potential for other types of economic growth at rural locations.

**5.13** The policy includes specific requirements for new development in the countryside to not result in unacceptable harm to biodiversity and for it to be proportionate to the character and landscape of the area. Despite these requirements, it is expected that development at rural locations has the potential to result in a gradual erosion of important ecology networks where they are presently relatively undisturbed as well as rural character. Developments within more rural parts of the District may also have impacts upon the historic environment in Winchester District given the role the open countryside will play

for the setting of some heritage assets. These types of effects are most likely where replacement or expansion of existing buildings result at the presently more rural areas. Mixed minor positive and minor negative effects are expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment.

**5.14** A minor positive effect is recorded in relation to IIA objective 13: water resources given that the policy also requires that new developments should not adversely affect the water environment. The policy is likely to support bringing disused buildings in the countryside back into acceptable use. However, where exceptional need is demonstrated for housing, the development of greenfield sites is likely to be permitted for development, in line with the requirements of the policy. A mixed minor positive and minor negative effect is also recorded in relation to IIA objective 12: natural resources.

## **Carbon neutrality and designing for low carbon infrastructure**

**5.15** This section presents the appraisal findings for the policies included in the 'Carbon neutrality and designing for low carbon infrastructure' chapter of the Local Plan. Given the relatively high number of policies included to address this topic, the policies have been split into groups for appraisal.

### **Policies CN1, CN2, CN3 and CN4**

**5.16** The group of policies appraised in this section is as follows:

- Strategic Policy CN1 – Mitigating and adapting to climate change;
- Policy CN2 – Energy hierarchy;
- Policy CN3 – Energy efficiency standards to reduce carbon emissions; and
- Policy CN4 – Water efficiency standards in new developments.

**5.17** This group of policies are set out to respond to the climate emergency by setting out the approach to mitigate the causes of and adapt to the likely effects of a changing climate. They aim to address the issue of carbon neutrality as part of the design process and promote the delivery of development which incorporates measures for increased energy efficiency. The likely sustainability effects of Policies CN1 to CN4 are set out in Table 5.3 and described below the table.

**Table 5.3: Likely sustainability effects for Policies CN1 to CN4**

<b>IIA Objective</b>	<b>Policy CN1</b>	<b>Policy CN2</b>	<b>Policy CN3</b>	<b>Policy CN4</b>
IIA1: Climate Change Mitigation	++	++	++	++
IIA2: Transport and Air Quality	++	++	++	0
IIA3: Climate Adaptation	++	0	0	0
IIA4: Health and Wellbeing	+	0	0	0
IIA5: Community Cohesion and Safety	+	0	0	0
IIA6: Housing	+	+	+	+
IIA7: Access to Services, Facilities and Jobs	0	0	0	0
IIA8: Sustainable Economic Growth	0	0	0	0
IIA9: Biodiversity and Geodiversity	+	0	0	0
IIA10: Landscapes and Character	0	0	0	0
IIA11: Historic Environment	0	0	0	0
IIA12: Natural Resources	+	+	0	0
IIA13: Water Resources	++	0	0	++
IIA14: Flood Risk	+	0	0	0

**5.18** Given the focus of the policies in relation measures that help to reduce energy demands in the District, all four are expected to result in significant positive effects in relation to IIA objective 1: climate change mitigation. Policy CN1 sets out the requirement for developers to submit an Energy and Carbon Statement, proportional to the nature of the application, which will demonstrate how the design process has addressed a number of required considerations set out in the policy. This includes low carbon solutions for minimised energy consumption and carbon emissions. Policy CN2 sets out the requirement to accord with an energy hierarchy to minimise energy demands included. Energy efficiency standards for new residential and non-residential developments are set out through Policy CN3. This policy also sets out that non-residential developments should seek to maximise on-site renewable energy generation. Furthermore, Policy CN4 includes water efficiency standards that new developments should achieve. These measures are of particular importance to the District in light of the local issue of water stress which is likely to be intensified by the climate emergency.

**5.19** Policy CN1 includes the requirement to incorporate sustainable modes of travel and connection to super-fast fibre into the design considerations for new developments and therefore is likely to reduce the need to travel by private vehicle. The requirement for consideration of approaches that can minimise energy consumptions, through this policy is also likely to limit the potential for the use of fossil fuel heating systems at residents properties which might otherwise contribute to adverse air quality in the locality. Therefore, a significant positive effect is expected in relation to IIA objective 2: transport and air quality for this policy. Policy CN2 explicitly sets out the energy hierarchy new developments should adhere to. Policy CN3 requires that new residential properties should not burn any fossil fuels for space heating, hot water or used for cooking. A significant positive effect is expected for both policies in relation to IIA objective 2.

**5.20** Policy CN1 is expected to support the District's adaptation to unavoidable effects of climate change, setting out the requirement to demonstrate how water use management and conservation, the risk of flooding, and green infrastructure for its cooling effects have been considered and incorporated in the design process for new development. This includes specific reference to the

use of SuDS and rainwater gardens as a means of minimising surface water run off. Therefore, a significant positive effect is expected in relation to IIA objective 3: climate adaptation for Policy CN1. The remaining three Policies focus on climate mitigation measures rather than adaptation measures and therefore negligible effects are expected for IIA objective 3.

**5.21** A minor positive effect is expected for Policy CN1 with relation to IIA objective 4: health and wellbeing, as the policy supports the incorporation of green infrastructure including open space, tree planting, biodiversity net gain in new developments, with the aim of improving shade, reducing overheating and maximise the comfort and well-being of residents in a changing climate. The policy also includes support for the incorporation of nature-based solutions that deliver multi-functional benefits for health and well-being. These types of provision will also provide the additional health benefit of improving access to multi-functional spaces for recreation and activity.

**5.22** Strategic Policy CN1 also supports opportunities for local food production within new residential development, and for areas of multi-functional open space and green infrastructure which may allow for informal interaction among local residents. Policies CN2, CN3 and CN4 are likely to help reduce the proportion of residents' income which needs to go to the running costs of energy and water bills. This is likely to be of particular benefit to those on lower incomes and potentially those within more deprived areas. Therefore, a minor positive effect is expected in relation to IIA objective 5: community cohesion and safety for all four policies appraised.

**5.23** The Strategic Policy CN1 sets out the requirement for developers to consider low carbon solutions in housing development as well as flexible and adaptable space to facilitate working from home and changing lifestyles. Therefore, the policy contributes to improved standards for new residential development. Policies CN2, CN3 and CN4 are expected to support the achievement of higher quality of housing stock in the District in terms of energy and water efficiency. Therefore, a minor positive effect is expected in relation to IIA objective 6: housing for all four policies.



**5.24** Strategic Policy CN1 requires the layout of new developments to incorporate nature-based solutions, biodiversity net gain, areas of open space and tree-planting as a key means of adapting to climate change. The policy sets out further support for increased canopy covers, the use of appropriate types of vegetation and planting and the provision of green roofs within designs. These considerations are likely to provide benefits for local ecosystems. As such, a minor positive effect is expected in relation to IIA objective 9: biodiversity and geodiversity for this policy.

**5.25** The promotion of opportunities for composting through Strategic Policy CN1 will help to achieve more sustainable waste management practices. The policy also sets out a support for the re-use and refurbishment of existing buildings where possible. Therefore, a minor positive effect is expected in relation to IIA objective 12: natural resource for this policy. Policy CN2 sets out the requirement for developers to demonstrate at the planning stage, the impact a development will have in terms of energy use and adherence to the energy hierarchy. This is linked to encouragement in the Local Plan in Policy CN8 for developers to consider the role of embodied carbon in the design process. The re-use/refurbishment of existing buildings on a site is generally more energy efficient than demolition and new development. This approach will support the re-use of existing buildings and structures in the District and potentially minimise the need for greenfield land take. A minor positive effect is therefore expected for Policy CH2 in relation to IIA objective 12: natural resources.

**5.26** Policies CN1 and CN4 ensure that the consideration of water use management and conservation is incorporated into the design process of new developments. Strategic Policy CN1 requires developments to consider mechanisms such as rainwater recycling and greywater harvesting. Policy CN4 is set out to directly address the achievement of higher levels of water efficiency at developments. The policy outlines specific water efficiency standards, including reference to achieving a maximum capacity use of 100 litres/person/day in residential development. Therefore, significant positive effects are expected in relation to IIA objective 13: water resources for Policies CN1 and CN4.

**5.27** As part of the approach to ensuring development is adapted to a changing climate, Policy CN1 requires the consideration of measures that minimise the risk and impact of flooding. The policy specifically refers to the incorporation of SuDS and rainwater gardens as key examples. As such, a minor positive effect is expected for IIA14: flood risk for this policy.

### **Policies CN5, CN6, CN7 and CN8**

**5.28** The group of policies appraised in this section is as follows:

- Policy CN5 – Renewable and low carbon energy schemes;
- Policy CN6 – Micro energy generation schemes;
- Policy CN7 – Energy storage; and
- Policy CN8 – Embodied carbon.

**5.29** This group of policies sets out the approach to mitigating climate change in Winchester District through the support for the delivery of infrastructure for renewable, low carbon energy and micro energy schemes, as well as energy storage. This includes support for community energy schemes. The likely sustainability effects of Policies CN5 to CN8 are set out in Table 5.4 and described below the table.

**Table 5.4: Likely sustainability effects for Policies CN5 to CN8**

IIA Objective	Policy CN5	Policy CN6	Policy CN7	Policy CN8
IIA1: Climate Change Mitigation	++	++	++	++
IIA2: Transport and Air Quality	+	+	+	++
IIA3: Climate Adaptation	0	0	0	0
IIA4: Health and Wellbeing	+	+	+	0

IIA Objective	Policy CN5	Policy CN6	Policy CN7	Policy CN8
IIA5: Community Cohesion and Safety	++	0	0	0
IIA6: Housing	0	0	0	0
IIA7: Access to Services, Facilities and Jobs	0	0	0	0
IIA8: Sustainable Economic Growth	++	0	0	0
IIA9: Biodiversity and Geodiversity	+/-	+/-	+/-	0
IIA10: Landscape and Character	+/-	+/-	+/-	0
IIA11: Historic Environment	+/-	+/-	+/-	0
IIA12: Natural Resources	+	0	0	++
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	0	0

**5.30** All policies are likely to have a significant positive effect in relation to IIA objective 1: climate change mitigation given that they are supportive of development proposals which allow for renewable and low carbon energy generation as well as energy storage. Policies CN5 and CN6 set out direct support for renewable, low-carbon and micro-generation energy schemes. Policy CN7 provides guidance for delivering developments that allow for energy storage which might be used to store excess power that is generated from low carbon sources and to power electric vehicles. Policy CN8 sets out the requirement for major residential and non-residential developments to be supported by an embodied carbon assessment. This should demonstrate the actions that have been taken to ensure that as part of the design process the proposal addresses embodied carbon as far as possible, which is likely to help reduce carbon emissions associated with materials and construction processes. The four policies appraised are likely to help reduce emissions and air pollutants associated with energy generation, home heating and construction and will also support a transition to using electric vehicles. As such, positive effects are expected for Policies CN5 to CN8 in relation to IIA objective 2:

transport and air quality given the potential to reduce dependency on energy from fossil fuels. The positive effect for Policy CN8 is expected to be significant given that the embodied carbon assessments required will include specific consideration of the impacts of emissions from manufacturing processes as well as transportation of materials.

**5.31** A minor positive effect is expected for Policy CN5 in relation to IIA objective 4: health and wellbeing. This policy supports renewable energy schemes which secure and distribute benefits to local communities. It is expected that benefits for local communities could include finance for local projects, outreach initiatives or direct benefits to individuals (such as discounts to energy bills) in a local area. These measures could help address fuel poverty in the District and support the ability of a higher number of residents to heat their homes. A minor positive effect is also expected for Policy CN6 and CN7 in relation to IIA objective 4: health and wellbeing. Both policies make provision for the mitigation of noise impacts arising from development proposals, which might otherwise impact the amenity and wellbeing of residents in the District.

**5.32** Policy CN5 is expected to have a significant positive effect in relation to IIA objective 5: community cohesion and safety as it notes that development proposals should avoid harm and provide benefits to host communities, demonstrating how these will be secured and distributed. The benefits secured through development could support the delivery of community projects and infrastructure in the district, thereby encouraging community cohesion. This policy is also expected to help support the growth of the 'green economy' in the District which will be of particular importance as the transition away from the use of fossil fuels progresses. A significant positive effect is therefore expected for this policy in relation to IIA objective 8: sustainable economic growth.

**5.33** Renewable and low carbon energy generation and storage will require the provision of specialist infrastructure in the District. Due to its topography, large scale wind turbines are mostly to be limited to the South Downs National Park outside of the area covered by the plan. Within the area of the District covered by the plan, there is still potential for solar energy generation and micro generation from small wind turbines as well as other sources such as biomass.

There is a likelihood that the land take required and operation of new schemes as well as the larger scale and incongruous nature of the infrastructure to be provided to have impacts relating to existing ecological network, landscape character and the built environment. Therefore, minor negative effects are expected for Policies CN5 to CN7 in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment.

**5.34** However, these three policies include requirements that will help limit adverse effects and achieve benefits for biodiversity, landscape character and heritage assets in the District. Policy CN5 requires developments to be assessed in relation to the incorporation of environmental/wildlife enhancement and nature-based solutions. Policies CN6 and CN7 include requirements for micro energy generation and storage schemes to not have an unacceptable impact on the natural environment and biodiversity, respectively. Therefore, minor positive effects are expected for these policies in combination with the minor negative effects previously identified in relation to IIA objective 9: biodiversity and geodiversity.

**5.35** Minor positive effects are also expected in combination as part of overall mixed effects for all three policies in relation to IIA objectives 10: landscapes and character and 11: historic environment. Policy CN5 requires that proposals for the generation of renewable and low carbon energy must avoid significant adverse impact on landscape and visual amenity and ensure that there are no adverse impacts on the significance of heritage assets. Policies CN6 and CN7 requires developments to be delivered to avoid an unacceptable impact on historic significance or landscape.

**5.36** A minor positive effect is expected for Policy CN5 in relation to IIA objective 12: natural resources. This policy is expected to help promote the re-use of sites for renewable and low carbon schemes once these developments have become obsolete. The policy requires that proposals are supported by a restoration plan of how the materials on the site will be recycled/re-used if the development ceases operation. The restoration plan should be supported by a soil remediation plan. A significant positive effect is expected for Policy CN8 in relation to this IIA objective. Requiring the undertaking of a whole life carbon assessment to support major and non-residential developments is expected to

support resource efficiency (including the reuse, recycling and sustainable disposal of materials), as well as prioritising refurbishment and retention and reuse of existing materials and structures instead of new construction.

## **High quality well-designed places and living well**

**5.37** This section presents the appraisal findings for the policies included in the 'High quality well-designed places and living well' chapter of the Local Plan. Given the relatively high number of policies included to address this topic, the policies have been split into groups for appraisal.

### **Areas of Opportunity**

**5.38** Below the High Quality Well-Designed Places and Living Well heading, the draft Local Plan includes five Areas of Opportunity within Winchester Town. Opportunities for improvement have been identified for each area. The plan makes clear that these areas do not have specific Local Plan policies but that they should be used a starting point should any re-development proposals come forward for these locations. Each of the areas lack distinct or exact boundaries. The appraisal of these areas has been undertaken making use of the 'fuzzy' boundaries included in the plan and considers the potential constraints for each area alongside the opportunities identified in the document. The appraisal is based on constraints of the site as well as the text included in the Local Plan for each Area of Opportunity. As for the appraisal of site allocation policies, mitigation required through other policies in the plan (for example, in relation to biodiversity sensitivities or potential flood risk) has not been reflected in these findings. Instead, the effects of the Plan as a whole as considered in the cumulative effects presented in Chapter 6.

**5.39** This section presents the appraisal findings for each of the Areas of Opportunity:

- The Broadway;



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- Westgate;
- Station Area;
- Bar End; and
- North Walls.

**5.40** The likely sustainability effects of each Area of Opportunity are set out in Table 5.5 and described below the table.

Table 5.5: Likely sustainability effects for Areas of Opportunity

IIA Objective	The Broadway	Westgate	Station Area	Bar End	North Walls
IIA1: Climate Change Mitigation	0	0	0	0	0
IIA2: Transport and Air Quality	+	+	++	+/-	++
IIA3: Climate Adaptation	0	0	0	0	0
IIA4: Health and Wellbeing	+	+	+	+	++
IIA5: Community Cohesion and Safety	+	+	+	0	0
IIA6: Housing	0	0	0	+	0
IIA7: Access to Services, Facilities and Jobs	+	+	+	+/-	+
IIA8: Sustainable Economic Growth	+	0	0	+/-	0
IIA9: Biodiversity and Geodiversity	+/-?	+/-?	-?	--?	--/+?
IIA10: Landscape and Character	+?	+?	+?	+?	+?
IIA11: Historic Environment	--/+?	--/+?	--/+?	+/-?	--/+?
IIA12: Natural Resources	++	++	++	++	++

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IIA Objective	The Broadway	Westgate	Station Area	Bar End	North Walls
IIA13: Water Resources	+	0	0	0	0
IIA14: Flood Risk	+/-	0	0	0	-

**5.41** Each of the Areas of Opportunity lie within Winchester Town, the main settlement of the District that provides access to the widest range of services and facilities as well as a large number of jobs and transport links. The Broadway, Westgate, Station Area and North Walls Areas of Opportunities are well related to the town centre. At the Station Area there is good access to the train station. At each of these areas the opportunities identified for redevelopment include improvements for walking and cycling access. Positive effects are therefore expected for these areas in relation to IIA objective 2: transport and air quality. At the Station Area, the opportunities identified include the co-location of the bus station with the rail station to create a transport interchange. A potential location for a new park and ride facility was identified at the workshop held to discuss development opportunities relating to Winchester Town. This approach is likely to provide substantial support to an increased use of public transport in Winchester Town and limiting local congestion. The positive effects recorded for these two areas in relation to IIA objective 2 are therefore significant. The Bar End Area of Opportunity is less well related to the town centre than the other locations considered. The area benefits from nearby access to Barfield Park and Ride and the Winchester Sports and Leisure Park and the opportunities identified for this location include improved walking and cycling access to this facility. The minor positive effect expected for this area in relation to IIA objective 2: transport and air quality is combined within a minor negative effect in recognition of its more isolated location.

**5.42** Within each Area of Opportunity, the improvements identified include public realm approaches that will create opportunities cycling and walking and/or the use of open spaces. This is likely to increase the uptake of exercise among the local population and provide opportunities for leisure and recreation. There is also potential for reduced use of private vehicles in more central areas which could reduce air and noise pollution to the benefit of human health. A positive effect is therefore expected for all Areas of Opportunity in relation to IIA objective 4: health and wellbeing. The positive effect recorded in relation to this IIA objective for North Walls is significant. At this location the opportunities identified include improvements to the quality and offer of North Walls Recreational Ground.

**5.43** The Broadway, Westgate and Station Area are expected to have a minor effect in relation to IIA objective 5: community cohesion. At these locations opportunities for providing new public open spaces and improvements to public realm and street navigation have been identified. These types of improvements will be of importance in terms of providing spaces for informal interactions between residents which could benefit social tolerance and cohesion in Winchester. Improvements to public realm and wayfinding is likely to be of particular benefit for groups with more specialist needs in the District, most notably for older people and people with disabilities.

**5.44** The types of development to be delivered are not set out for most the Areas of Opportunity. However, within the Bar End Area of Opportunity, mixed use development is identified as having potential for delivery on the former Bar End depot site. This is likely to include some residential development, which would contribute to meeting Winchester's identified housing need. Therefore, a minor positive effect is expected for this Area of Opportunity in relation to IIA objective 6: housing.

**5.45** Regardless of the type of development to be provided at each location, the redevelopment of the more centrally located sites is likely to provide site users and occupiers with good access to a range of services and facilities. For the less centrally located Bar End area of opportunity, there will be good access to Barfield Park and Ride and the Winchester Sports and Leisure Park. Therefore, minor positive effects are expected for all Areas of Opportunity in relation to IIA objective 7: access to services, facilities and jobs. For Bar End, a minor negative effect is expected in combination, given its more isolated location.

**5.46** The redevelopment of The Broadway is identified as having potential to incorporate city centre uses while the Bar End location is identified as having potential for mixed use development. These types of developments are expected to support job creation as they are occupied and therefore a minor positive effect is recorded in relation to IIA objective 8: sustainable economic growth. For Bar End this is expected in combination with a minor negative given that existing industrial sites are to be redeveloped at this location which could affect areas which presently benefit the local economy.

**5.47** The more developed nature of Winchester Town and the Areas of Opportunity means that the potential for impacts on important biodiversity may be more limited than within more rural parts of the District. However, all sites are relatively close to the River Itchen SSSI and SAC. Based on the ‘fuzzy’ locations presented in the draft Local Plan, the North Walls and Bar End areas could take in or be close to local biodiversity sites. As such, the redevelopment of all areas has potential for impacts on their value for biodiversity and negative effects are expected in relation to IIA objective 9: biodiversity and geodiversity. The negative effects recorded for North Walls and Bar End are significant given the potential presence of biodiversity designations within their boundaries. For The Broadway, Westgate and North Walls minor positive effects are expected in combination, given the opportunities identified for these locations to incorporate new trees and planting. For all Areas of Opportunity, the overall effects are uncertain. The approach for each area notes the proximity of important ecological assets and states that proposals for these locations will need to consider and address potential impacts. Given that the approach does not set out specific mitigation requirements, a precautionary approach has been taken and the potential for negative effects is recorded through the appraisal.

**5.48** It is likely that supporting the regeneration of urban areas in the District will benefit local character and the existing townscape. This is likely to include through bring disused buildings back into appropriate uses and the revitalisation of town centre locations. Minor positive effects are therefore recorded for all Areas of Opportunity in relation to IIA objective 10: landscape and character. The effects are uncertain given that impacts will be largely dependent on the specific design of proposals for these areas which is presently unknown.

**5.49** There is also potential for the enhancement of the setting of heritage assets in Winchester Town through this regeneration. However, the sensitivities of the town centre locations should also be noted. This is of particular relevance in relation to Station Area, Westgate, North Walls and The Broadway. At these locations, without careful planning, there is potential to negatively affect the settings of heritage assets including the Grade I Cathedral, Hyde Abbey Gateway and Great Hall Winchester Castle among others. All areas lie within or at the edge of Winchester Conservation Area. The majority of Areas of Opportunity are expected to have a combined minor positive and significant



negative effect in relation to IIA objective 11: historic environment. Bar End Area of Opportunity is less constrained than the other Areas of Opportunity and therefore the negative effect recorded is minor. For all areas the effects are uncertain given that specific impacts on the historic environment will be partly dependent upon the design of proposals.

**5.50** Redevelopment of all Areas of Opportunity will support more efficient use of land in the District. The development of brownfield sites could provide opportunities for the re-use of existing structures and a significant positive effect is recorded for all areas in relation to IIA objective 12: natural resources.

**5.51** North Walls and The Broadway include some land within areas of higher flood risk. Regeneration at these areas could provide opportunities for addressing this issue, however, these opportunities are not identified in the plan. Without suitable mitigation, providing new development in these areas could increase the number of residents and businesses at risk of flooding in Winchester. At The Broadway Area of Opportunity, the improvements identified include de-culverting a tributary of the River Itchen, which could have benefits in relation to downstream flood risk (by slowing run-off rates) and nutrient pollution (by providing natural wetland filtration). Therefore, while a minor negative effect is recorded for North Walls and The Broadway in relation to IIA objective 14: flood risk, it is expected in combination with a minor positive for The Broadway. Furthermore, a minor positive effect is also recorded for this area in relation to IIA objective 13: water resources.

## **Policies D1, D2, D3 and D4**

**5.52** The group of policies appraised in this section is as follows:

- Strategic Policy D1 – High quality, well designed and inclusive places;
- Strategic Policy D2– Design principles for Winchester Town;
- Strategic Policy D3 – Design principles for the South Hampshire Urban Areas; and

- Strategic Policy D4 – Design principles for Market Towns and Rural Villages.

**5.53** This group of policies set out a number criteria developments should meet to ensure the creation of high quality well-designed places. Specific design criteria for the areas of Winchester Town, the South Hampshire Urban Areas and Market Towns and Rural Villages have also been included. These criteria are included to help deliver the Visions for each of three identified areas. Given the overlap between these criteria and the related Visions for the areas in question, the appraisal of the each of the policies presented below also considers the Vision text.

**Table 5.6: Likely sustainability effects for Policies D1, D2, D3 and D4**

<b>IIA Objective</b>	<b>Policy D1</b>	<b>Policy D2</b>	<b>Policy D3</b>	<b>Policy D4</b>
IIA1: Climate Change Mitigation	+	0	0	0
IIA2: Transport and Air Quality	+	+	0	+
IIA3: Climate Adaptation	+	+	0	+
IIA4: Health and Wellbeing	++	+	0	+
IIA5: Community Cohesion and Safety	++	+	+	++
IIA6: Housing	0	0	0	++
IIA7: Access to Services, Facilities and Jobs	+	0	0	0
IIA8: Sustainable Economic Growth	0	0	0	0

IIA Objective	Policy D1	Policy D2	Policy D3	Policy D4
IIA9: Biodiversity and Geodiversity	++	++	+	+
IIA10: Landscape and Character	+	++	+	++
IIA11: Historic Environment	+	++	+	++
IIA12: Natural Resources	++	0	0	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	+	0	0

**5.54** The principles set out to guide the design of development in the District as well as within the specific locations of Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Villages have been drafted to respond to the ten characteristics of good design in the National Design Guide. Requiring development to adhere to the characteristics identified in the National Design Guide is likely to have a range of benefits including enhanced aesthetic quality, potential enhancement of character and the historic environment, improved health and wellbeing of residents, increased use of sustainable modes of transport and better energy efficiency at new developments. The likely range of benefits reflect the wide range of topics addressed. The appraisal of Policies D1, D2, D3 and D4 does not include a detailed appraisal of the characteristics presented in the National Design Guide given that the required purpose of the IIA is to appraise the policies and reasonable alternatives considered for the Local Plan.

**5.55** Policy D1 is expected to result in a minor positive effect in relation to IIA objective 1: climate change mitigation. The policy requires that design solutions are incorporated to minimise carbon emissions, including considering the potential for passive solar gain and promoting the inclusion of renewable energy.

**5.56** Policies D1, D2 and D4 include requirements that will support modal shift the District and reduce the potential for increased carbon emissions and air pollution as development occurs. Measures include the incorporation of safe and accessible walking and cycling routes, ensuring the design and locations of cycle, and car parking and bus stops support active travel and complying with up to date inclusive mobility guidance and sustainable movement strategies. A minor positive effect is expected for these three policies in relation to IIA objective 2: transport and air quality. Given that requirements included in Policies D1 and D2 relating to access and travel include provisions that could benefit all parts of the community, including those with mobility issues, the positive effect recorded for these two policies is significant.

**5.57** These three policies also include requirements for green infrastructure to be incorporated at new developments which is likely to help support resilience to the effects of climate change. A minor positive effect is also expected for these policies in relation to IIA objective 3: climate change adaptation. These types of provisions are likely to encourage people to undertake leisure and recreation. A positive effect is therefore expected for Policies D1, D2 and D4 in relation to IIA objective 4: health and wellbeing. Given that Policy D1 also includes a requirement for unacceptable adverse impact upon adjoining land uses or properties to be prevented, it likely to benefit residential amenity in the District. Therefore, the positive effect recorded for this policy in relation to IIA objective 4 is significant.

**5.58** Policy D1 requires that developments are delivered to incorporate high quality public realm and are useable by all members of the public, including those who may have specialist needs such as people with disabilities and with reduced mobilities. This approach is likely to be of particular benefit in terms of ensuring development meets the needs of all residents and therefore a significant positive effect is expected in relation to IIA objective 5: community cohesion. Policies D2, D3 and D4 require that the design of developments should be informed by community engagement. This approach is likely to ensure that a wide range of community voices have informed the design of new developments and therefore a positive effect is expected for these policies in relation to IIA objective 5. The positive effect recorded for Policy D4 is significant given that this policy also requires that homes provided in the Market

Towns and Rural Villages Area meet the needs of old and young people alike. Given this requirement of Policy D4 is also likely to support the delivery of a range of housing types that better meets the needs of people in the District, a significant positive effect is also recorded in relation to IIA objective 6: housing.

**5.59** Policy D1 requires that at mixed use developments, services and community facilities should be located in central or easily accessible locations. Therefore, a minor positive effect is expected for this policy in relation to IIA objective 7: access to services, facilities and jobs.

**5.60** Through Policy D1, developments should be supported by a landscape framework to enhance the natural environment. It also sets out that measures, including nature based solutions where possible, should be explored in response to the nature emergency and should form an integral part of the design process. Policy D2 requires that nature features and tree planting are incorporated into the designs of developments at Winchester Town. Furthermore, Policy D3 requires the design of developments at the South Hampshire Urban Areas to respond to aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies. This is likely to include the protection of biodiversity assets in this part of the District. The requirement for developments at the Market Towns and Rural Villages to enhance green infrastructure which will be of importance for habitat provision, is included in Policy D4. All four policies are therefore likely to help protect and potentially enhance biodiversity in Winchester District and therefore positive effects are recorded in relation to IIA objective 8: biodiversity and geodiversity. For Policies D1 and D2, the positive effects are significant given the more explicit requirements included to deliver benefits for local biodiversity.

**5.61** Supporting good design in the District, in line with relevant masterplans and design codes is likely to benefit the aesthetic quality of the District. This approach is expected help protect and potentially enhance the existing landscapes and townscapes of Winchester District, with associated benefits for the setting of heritage assets. As such, all four policies are likely to have positive effects in relation to IIA objectives 10: landscape and character and 11: historic environment. For Policies D1, D2 and D4 the positive effects are

expected to be significant. Policy D1 requires development to respond positively to the local context and make a positive contribution to the area. Buildings which contribute positively to the character and appearance of their surroundings are to be retained and re-used, and all development should use high-quality, attractive and appropriate materials. Importantly for the preservation of local landscape character, developments should also be supported by a landscape framework. Development within Winchester Town is required by Policy D2 to include a design that is sympathetic to the character of the Town's historic roofscape in terms of bulk, grain, form and materials. The policy also sets out that redevelopment should be undertaken to respond positively to the setting of high concentration of heritage assets including that of the Winchester Conservation Area. Policy D4 requires that the design of new developments in the Market Towns and Rural Villages should contribute to setting of the site, response to local character and identity and preserve the history and heritage of the area. The setting of South Down National Park is specifically protected by Policies D2 and D4.

**5.62** Policy D2 sets out that within the North Walls and Broadway Areas of Opportunity there may be potential for development to reduce existing flood risk. The policy is clear that proposals should seek to positively address this issues. Therefore, a minor positive effect is identified in relation to IIA objective 14: flood risk.

### **Policies D5, D6, D7, and D8**

**5.63** The group of policies appraised in this section is as follows:

- Strategic Policy D5 – Masterplan;
- Policy D6 – Previously developed land and making best use of land;
- Policy D7 – Development standards; and
- Policy D8 – Contaminated land.



**5.64** This group of policies provide the requirements for master plans at larger sites to help achieve sustainable development and good quality place-making. They also set out the approach to promoting the development of brownfield land with higher densities to be required at highly connected sites as well as development standards relating to the control of pollution and the remediation of contaminated land. Furthermore, specific policy text is included to address the issue of overheating at new developments. The likely sustainability effects of Policies D5 to D8 are set out in Table 5.7 and described below the table.

**Table 5.7: Likely sustainability effects for Policies D5 to D8**

<b>IIA Objective</b>	<b>Policy D5</b>	<b>Policy D6</b>	<b>Policy D7</b>	<b>Policy D8</b>
IIA1: Climate Change Mitigation	+	+	0	0
IIA2: Transport and Air Quality	++	+	++	0
IIA3: Climate Adaptation	+	0	0	0
IIA4: Health and Wellbeing	+	+	+	+
IIA5: Community Cohesion and Safety	++	+/-	+	0
IIA6: Housing	+	0	+	0
IIA7: Access to Services, Facilities and Jobs	++	+	0	0
IIA8: Sustainable Economic Growth	+	0	0	0
IIA9: Biodiversity and Geodiversity	+	0	0	0
IIA10: Landscapes and Character	++	+	0	0
IIA11: Historic Environment	+	+	0	0
IIA12: Natural Resources	0	++	+	++
IIA13: Water Resources	+	0	++	+

IIA Objective	Policy D5	Policy D6	Policy D7	Policy D8
IIA14: Flood Risk	+	+	0	0

**5.65** The requirement to agree master plans for larger development sites, included under Policy D5 is likely to have a range of benefits relating to achieving successful integration with the local environment. This includes a minor positive effect in relation to IIA objective 1: climate change mitigation given that proposals of this nature should be supported by an assessment for the suitability to incorporate renewable energy schemes. Policy D6 is also expected to have a minor positive effect in relation to IIA objective 1. This policy is expected to help achieve higher densities of development in the District which will support reduced energy usage and promoted centralised sources of renewable energy.

**5.66** Policies D5 and D6 are most likely to reduce the need to travel by private vehicle in the District. Policy D5 will achieve this at larger developments through a range of measures including through the incorporation of a range of services and facilities and employment uses that residents may need to regularly access as well as routes and infrastructure to promote travel by sustainable modes, including active travel. The policy also sets out requirements for developments to be supported by a Transport Strategy, Parking and Servicing Strategy, and Public Transport Strategy and mobility hub strategy, where appropriate. Through Policy D6, the benefits achieved would be limited to those related to the delivering development at higher levels of density and therefore while the positive effect expected in relation to IIA objective 2: transport and air quality is significant for Policy D5, it is expected to be minor for Policy D6. Policy D7 is also expected to result in a significant positive effect in relation to this IIA objective. This policy sets out a number of specific requirements for development to limit the unacceptable impacts from pollution, including those relating to ambient air quality.

**5.67** The requirement for masterplans at larger schemes is to incorporate the preparation of a supporting green infrastructure strategy in line with Policy D5. These measures will go some way to address effects of climate change and

therefore a minor positive effect is recorded in relation to IIA objective 3: climate adaptation.

**5.68** A minor positive effect is expected in relation to IIA objective 4: health and wellbeing for all policies appraised. For Policies D5 and D6 this reflects the potential for incorporating the required services and facilities and open spaces in areas where a high number of residents can access them to achieve uplifts in public health through increased potential for exercise and access to healthcare. It also reflects benefits relating to achieving better designed and compact developments which are likely to increase the potential for active modes of travel to be made use of. For Policies D7 and D8, the positive effect reflects the policy requirements to ensure there is no unacceptable impact on human health from pollution or contaminated land.

**5.69** Policies D5 and D7 are expected to provide benefits in relation residential amenity and supporting the successful integration of new development in a manner which considers existing resident's opinions. Through Policy D5 this is to be achieved through the preparation of master plans that have input from local people and other stakeholders. Amongst other things, these should demonstrate how infrastructure and community assets will be maintained onsite and a housing mix will be delivered to support community cohesion. Policy D7 includes requirements that will protect amenity relating to various types of pollution, including noise. The positive effect expected for Policy D5 in relation to IIA objective 5: community cohesion and safety is significant given the wider ranging requirements included and the potential for master plans to support integration with existing development through a range of stakeholder inputs. The effect recorded for Policy D6 in relation to this IIA objective is likely to be mixed minor positive and minor negative. This policy supports the achievement of higher levels of density where appropriate in urban areas, with high quality well designed places to be achieved. The promotion of higher levels of density may help improve the aesthetic value of urban locations through regeneration, however, it may also have implications for residential amenity which is not directly protected through the policy.

**5.70** Including the requirement under Policy D5 for the delivery of a housing mix to meet local needs will also support the achievement of IIA objective 6: housing

and therefore a minor positive effect is recorded. Given the potential to protect residential amenity through Policy D7, a minor positive effect is also expected for this policy in relation to IIA objective 6.

**5.71** By requiring larger sites to be masterplanned, it is expected that good access can be achieved to essential services and facilities and jobs. Policy D5 specifically requires larger schemes to deliver employment provision and community facilities, which is likely to support a degree of self-containment. A significant positive effect is therefore recorded for this policy in relation to IIA objective 7: access to services, facilities and jobs. The promotion of higher levels of density at urban locations where there is good access to facilities is set out through Policy D6. A minor positive effect is recorded in relation to IIA objective 7 for this policy.

**5.72** None of the policies are expressly set out to support the long term economic growth of Winchester District, for example through the allocation of sites for this type of development. However, the requirement for masterplans at larger development sites under Policy D5, stipulates that these types of sites should incorporate appropriate employment provision. This policy is therefore expected to support a level of economic growth at certain larger sites and a minor positive effect is recorded in relation to IIA objective 8: sustainable economic growth.

**5.73** Policy D5 also requires that development is supported by a green infrastructure strategy which is likely to benefit biodiversity in terms of habitat provision and connectivity. Therefore, a minor positive effect is expected in relation to IIA objective 9: biodiversity and geodiversity for Policy D5.

**5.74** The masterplanning of larger sites is expected to allow for the identification of options for development that would be coherent with the established townscape and landscape of the plan area. Policy D5 specifically requires that development respects the character of the landscape and heritage through a high standard of design and that it makes use of appropriate densities in terms of scale, height and massing. The requirement to prepare a green infrastructure strategy to support development at such sites is also expected to support

improvements to landscape character and a significant positive effect is therefore recorded in relation to IIA objective 10: landscapes and character. A minor positive effect is expected in relation to IIA objective 11: historic environment given the potential for benefits to the settings of heritage assets through the protection of the established character of Winchester District. Policy D6 is also expected to have minor positive effects in relation to IIA objectives 10: landscapes and character and 11: historic environment. The policy supports higher densities of development at previously developed urban sites where the design of the scheme would respond positively to the character and local distinctiveness of the area within which it lies.

**5.75** Under Policy D6 and D8 direct support is included for the reuse of previously developed land and the appropriate remediation of contaminated land to ameliorate potential future risks. A significant positive effect is therefore recorded for both policies in relation to IIA objective 12: natural resources. Policy D7 sets out a number of development standards that are expected to be met at proposals. This is to include the preparation of an assessment to detail the potential for contaminated land as well as any mitigation required. A minor positive effect is therefore expected for this policy in relation to IIA objective 12.

**5.76** It is likely an approach which incorporates green infrastructure will help to prevent the run off of surface water and support general improvements to water quality and flood risk in the District. Minor positive effects are therefore recorded for Policy D5 in relation to IIA objectives 13: water resources and 14: flood risk. The development standards for proposals under Policy D7 include a focus to address various types of pollution in terms of both generation or the delivery of uses with potential for related sensitivities. Pollution from construction and ground and surface water pollution are required to be addressed through this policy and therefore a significant positive effect is expected in relation to IIA objective 13: water resources. Policy D8 is also expected to help benefit the protection of water quality. This policy requires that where development would occur on potentially contaminated land there will be no unacceptable impacts on groundwater or surface water. Therefore, a minor positive effect is expected in relation to IIA objective 13: water resources for this policy. Policy D6 supports the redevelopment of previously developed land in the District and this may limit the potential need for greenfield development and a proliferation of

impermeable surfaces. This outcome is likely to help limit any impacts on natural drainage patterns and the safe infiltration of surface water and a minor positive effect is therefore expected in relation to IIA objective 14: flood risk for this policy.

## Policies D10 and D11

**5.77** The group of policies appraised in this section is as follows:

- Policy D10 – Shopfronts; and
- Policy D11 – Signage.

**5.78** This group of policies further expands on the approach to achieving high quality well-designed places in Winchester. The policies set out guidance for proposals involving the provision of new and the alteration or replacement of existing shopfronts or the replacement of new shopfronts as well as the approach to signage. The likely sustainability effects of Policies D10 and D11 are set out in Table 5.8 and described below the table.

**Table 5.8: Likely sustainability effects for Policies D10 and D11**

IIA Objective	Policy D10	Policy D11
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	0	0
IIA3: Climate Adaptation	0	0
IIA4: Health and Wellbeing	0	0
IIA5: Community Cohesion and Safety	0	+
IIA6: Housing	0	0
IIA7: Access to Services, Facilities and Jobs	0	0



IIA Objective	Policy D10	Policy D11
IIA8: Sustainable Economic Growth	+/-	+/-
IIA9: Biodiversity and Geodiversity	0	0
IIA10: Landscape and Character	++	++
IIA11: Historic Environment	++	++
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.79** Both policies are likely to have negligible effects in relation to the majority of the IIA objectives given their narrow focus relating to the preservation of the appearance and character of shopping area. However, Policy D11 includes a requirement that street furniture should be located so that obstructions to users do not result. This approach is likely to ensure unrestricted accessible through shopping areas, which will be of particular benefit for those with issues related to reduced mobility, potentially including older people and people with disabilities. Therefore, a minor positive effect is recorded in relation to IIA objective 5: community cohesion and safety for Policy D11.

**5.80** Mixed positive and negative effects are expected for Policies D10 and D11 in relation to IIA objective 8: sustainable economic growth. The support contained within the policies for enhancing the quality of the streetscape and providing well designed and located signage is likely to attract increased footfall into commercial areas, particularly those which lie off the main thoroughfares of the District’s main centres. However, the requirements of the policies may restrict development which supports local businesses with potential for adverse effects in relation to business growth and supporting long term economic viable. The requirements will limit the potential for certain types of shop frontages and signage as well as the limiting the position of new signs that are considered acceptable in planning terms. This approach may limit the design options for

new businesses can be delivered and may limit the potential for signage in areas that might otherwise help to draw footfall to a business.

**5.81** A significant positive effect is expected for Policies D10 and D11 in relation to IIA objective 10: landscapes and character. Policy D10 specifically seeks to protect and enhance the character and distinctiveness of commercial areas by preventing the proliferation of inappropriate shop frontage. Policy D11 places restrictions on the design, location and materials used for signs to ensure they are in keeping with the area within which they lie and the buildings they serve. The policy also requires that new signage respects the character and significance of the local area and should be in line with the Council's 'Design Guidance for the control of Shopfronts and Signs'.

**5.82** Both policies are expected to help conserve and enhance the setting and significance of the District's heritage assets. Policy D10 seeks to ensure that shopfronts are sensitively designed to make a positive impact on the surrounding environment, noting the contribution historic frontages can make to conservation areas. Policy D11 restricts the use of internally illuminated signs in conservation areas and those which detract from significant architectural features on a building. A significant positive effect is therefore expected for both policies in relation to IIA11: historic environment.

## **Sustainable transport and active travel**

**5.83** This section presents the appraisal findings for the policies included in the 'Sustainable transport and active travel' chapter of the Local Plan. Given the smaller number of policies included to address this topic, all four policies have been grouped together for appraisal.

### **Policies T1, T2, T3 and T4**

**5.84** The group of policies appraised in this section is as follows:

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- Policy T1 – Sustainable and active transport and travel;
- Policy T2 – Parking for new developments;
- Policy T3 – Enabling sustainable travel modes of transport and the design and layout of parking for new developments; and
- Policy T4 – Access for new developments.

**5.85** This group of policies set out the approach to transport requirements for new development in the District. This includes requirements to support sustainable and active modes, the considerations which are of relevance for parking proposals for new schemes and the approach to securing safe access to new developments, including for people with reduced mobility and for those making use of alternatives modes of transport. The policies have been drafted in the context of the District’s Carbon Neutrality Plan and the recognition of transport as one of the highest contributors to the carbon footprint of Winchester. The likely sustainability effects of Policies T1 to T4 are set out in Table 5.9 and described below the table.

**Table 5.9: Likely sustainability effects for Policies T1 to T4**

IIA Objective	Policy T1	Policy T2	Policy T3	Policy T4
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	++	++?	++	++
IIA3: Climate Adaptation	0	0	+	0
IIA4: Health and Wellbeing	+	+	+	+
IIA5: Community Cohesion and Safety	+	++	++	++
IIA6: Housing	0	0	0	0
IIA7: Access to Services, Facilities and Jobs	+	+	+	+

IIA Objective	Policy T1	Policy T2	Policy T3	Policy T4
IIA8: Sustainable Economic Growth	+	++	+	+
IIA9: Biodiversity and Geodiversity	+	0	0	0
IIA10: Landscape and Character	0	+	+	0
IIA11: Historic Environment	0	+	+	0
IIA12: Natural Resources	0	0	0	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	+	0

**5.86** All four policies are expected to have a significant positive effect in relation to IIA objective 2: transport and air quality. The support contained within the policies for travel by sustainable modes of transport (including active modes) is likely to help limit carbon emissions and air pollutants associated with vehicular sources at new developments in the District. In addition to supporting travel by more sustainable modes and requiring the undertaking of a transport assessment for new developments, Policy T1 also requires development to prioritise the concept of 20-minute neighbourhoods. This policy is therefore also likely to help reduce the need to travel at new developments. This policy also sets out the requirement for employment proposals to incorporate showers, changing areas and lockers/storage which is likely to support commuting by more active modes. The significant positive effect recorded in relation to IIA objective 2: transport and air quality is uncertain for Policy T2. This policy requires that parking provision at new residential development takes account of local circumstances. In some instances (for example where development sites are not close to public transport) there is potential for this approach to result in a higher level of parking provision that will perpetuate car dominance and issues relating to carbon emissions and air pollution in these areas. Only Policy T3 is expected to directly affect IIA objective 3: climate adaptation. The support in the policy to incorporating permeable parking surfaces at parking at new

development schemes is likely to help support adaptation to expected increased levels of rainfall as a result of climate change.

**5.87** Supporting the increased potential for the safe use of active modes of transport is expected to positively affect public health in the District as more people are encouraged to walk and cycle. All four policies include provisions that would support modal shift towards more active modes of transport. This includes the prioritisation of active modes in the transport hierarchy (Policy T1) and supporting connections to the existing PRow network (Policy T4). Policy T4 requires that developments likely to generate large numbers of HGV movements should be close to the Major Road Network or the Strategic Road Network. This requirement may benefit air quality and encourage travel by active modes, with benefits for public health by limiting the potential for larger, polluting vehicles on residential roads. Policies T2 and T3 primarily address car parking in the District, which is less likely to be of importance to supporting travel by active modes. However, both policies require the incorporation of parking to accommodate active modes. A minor positive effect is therefore expected for all four policies in relation to IIA objective 4: health and wellbeing.

**5.88** Supporting increased levels of connectivity in the District is expected to help meet the needs of and support higher levels of life satisfaction for a wider range of individuals in Winchester. All four policies are expected to have benefits in this regard, for example through support for the creation of 20-minute neighbourhoods where a range of services and facilities are easily accessible to new residents as set out in Policy T1. These benefits will be of particular benefit to those who do not have access to a private vehicle and a minor positive effect is expected in relation to IIA objective 5: community cohesion and safety for Policy T1. The remaining three policies (T2, T3 and T4) set out requirements that would be of particular benefit to groups that are often underrepresented in society, including people with disabilities and those with reduced mobility. Requirements include the delivery of car parking and access at new developments with specific consideration for such groups as well as including parking for mobility scooters. Significant positive effects are expected for Policies T2, T3 and T4 in relation to IIA objective 5: community cohesion and safety.

**5.89** None of the policies directly address the provision of supporting services and facilities in the District. However, ensuring a safe and good level of access across the plan area (particularly by public transport, walking and cycling which will be the modes the highest numbers of residents can make use of) and that appropriate levels of car parking are provided, will support good access to existing services and facilities. Minor positive effects are therefore recorded in relation to IIA objective 7: access to services, facilities and jobs for all four policies. Securing the required level of access across the District will also be of importance to supporting the required level of economic growth and employment provision over the plan period. Given that the policies include provisions that will support increasing numbers of residents to make use of alternative modes of transport, there is potential to minimise the levels of congestion, particularly in Winchester Town, thereby helping to support local economic growth and good access to employment opportunities, particularly where commuting times by public transport are reduced. Minor positive effects are recorded in relation to IIA objective 8: sustainable economic growth for Policies T1, T3 and T4. Policy T2 requires that developments for commercial uses are considered on a case by case in relation to the delivery of a relevant level of car parking. This approach will help to ensure that car parking is minimised as much as reasonably possible in line with expected trip generation while also having consideration for the need to ensure the viability of the development to be delivered. Policy T2 is therefore expected to result in a significant positive effect in relation to IIA objective 8: sustainable economic growth.

**5.90** Only Policy T1 is expected to have a minor positive effect in relation to IIA objective 8: biodiversity and geodiversity. The policy requires that sustainable and active travel networks at new developments should be integrated with green/blue infrastructure networks. This could allow for some level of increased connectivity between green infrastructure assets in Winchester.

**5.91** The provision of new parking facilities in the plan area may be to the detriment of the setting designated heritage assets and sensitive landscapes in the District. However, the four policies appraised are not directly supportive of a particular level of development of this type. Furthermore, they are not supportive of this type of development in particular areas of the District, which



otherwise might include areas identified as being sensitive in relation to the natural or historic environment or landscape. Policies T2 and T3 require the level of car parking at developments to be considered as part of the design process and to take into consideration character of the local area in relation to the level of provision and design of new schemes. Policy T3 also require that attractive, landscaped designs should be achieved and high quality signage delivered. Therefore, minor positive effects are recorded in relation to IIA objectives 10: landscapes and character and 11: historic environment. The requirement in Policy T2 for permeable parking surfaces to be incorporated at new parking schemes unless there is evidence that this approach should not be may use of, will support the safe infiltration of surface water. Therefore, a minor positive effect is expected in relation to IIA objective 14: flood risk.

## **Biodiversity and the natural environment**

**5.92** This section of the report presents the appraisal of the policies included in the ‘Biodiversity and the natural environment’ chapter of the Local Plan. Given the relatively high number of policies included to address the topic, the policies have been split into groups for appraisal.

### **Policies NE1 and NE2**

**5.93** The group of policies appraised in this section is as follows:

- Strategic Policy NE1 – Protecting and enhancing biodiversity and the natural environment in the District; and
- Policy NE2 – Major commercial, educational and mod establishments in the countryside (MTRA5).

**5.94** This group of policies sets out the approach to achieving high quality outcomes in relation to biodiversity and the natural environment. This includes requirements for proposals to protect and enhance biodiversity and the natural environment, as well as guidance on the retention and development of major

facilities in rural locations in the District. The likely sustainability effects of Policies NE1 and NE2 are set out in Table 5.10 and described below the table.

**Table 5.10: Likely sustainability effects for Policies NE1 and NE2**

IIA Objectives	Policy NE1	Policy NE2
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	+	-
IIA3: Climate Adaptation	++	0
IIA4: Health and Wellbeing	+	0
IIA5: Community Cohesion and Safety	0	0
IIA6: Housing	-	0
IIA7: Access to Services, Facilities and Jobs	0	+
IIA8: Sustainable Economic Growth	-	++
IIA9: Biodiversity and Geodiversity	++	-
IIA10: Landscape and Character	+	-
IIA11: Historic Environment	+	-
IIA12: Natural Resources	+	0
IIA13: Water Resources	+	0
IIA14: Flood Risk	0	0

**5.95** Policy NE1 includes the requirement that developments must protect, conserve and enhance the air environment in Winchester. A minor positive effect is therefore expected in relation to IIA objective 2: transport and air quality. Policy NE2 supports the adaptation and expansion of buildings that accommodate established businesses in more rural locations. Supporting the

expansion of these sites could result in more residents commuting to rural locations with many of these trips likely to be made by car given the more limited potential for connections by public transport. A minor negative effect is therefore expected for Policy NE2 in relation to IIA objective 2: transport and air quality.

**5.96** Policy NE1 is expected to have a significant positive effect in relation to IIA objective 3: climate change mitigation. The policy requires that development should not result in the loss or deterioration of irreplaceable habitats. Biodiversity sites that are protected by the policy, form part of the wider green infrastructure network in the District. These sites are an important resource in terms of carbon storage in Winchester. The policy also requires that developments should make nature based solutions part of the plans to tackle the climate emergency. It is expected that helping to protect open spaces in Winchester District will provide space for residents to partake of more active lifestyles with benefits expected for public health. The protection of biodiversity sites in the District is also expected to support opportunities for residents to benefit from appropriate interactions with nature which has been shown to positively affect mental health [See reference 28]. Therefore, a minor positive effect is expected for Policy NE1 in relation to IIA objective 4: health and wellbeing.

**5.97** Policy NE1 is however expected to have a minor negative effect in relation to IIA objective 6: housing, given that its requirements could restrict where new housing can be located in Winchester. There is potential that proposals in certain parts of the District may not be able to deliver the necessary biodiversity and habitat enhancements. The requirements of the policy may also make certain parts of the District less suitable in planning terms for the delivery of economic development. Therefore, a minor negative effect is also expected for Policy NE1 in relation to IIA objective 8: sustainable economic growth.

**5.98** The support Policy NE2 provides to established rural businesses in the District is likely to help ensure that they continue to act as an important source for employment opportunities for residents. A minor positive effect is therefore expected in relation to IIA objective 7: access to services, facilities and jobs. A significant positive effect is expected for Policy NE2 in relation to IIA objective 8:

sustainable economic growth given the inherent support the policy would provide towards the diversification of rural business.

**5.99** A significant positive effect is expected for Policy NE1 in relation to IIA objective 9: biodiversity and geodiversity. The policy directly addresses the protection of the natural environment and biodiversity in the District. This includes a requirement for all new development to ensure no net-loss or deterioration of habitats and the wider Ecological Network. Furthermore, the policy encourages enhancement of biodiversity onsite, unless special circumstances dictate that off-site mitigation or compensation is more appropriate. The approach of Policy NE2 is likely to support some level of new development at established employment locations in more rural locations. While new development may not necessarily result in the development of greenfield land, these locations are likely to be more sensitive to new growth in terms of effects on habitats that are presently less disturbed than within urban areas. Some of the locations identified in the supporting text contain or are close to local biodiversity designations. This includes Hursley Park West Local Wildlife Site towards IBM Hursley and Ower Wood and Privet Copse Local Wildlife Sites towards Sparsholt College. Therefore, a minor negative effect is expected for Policy NE2 in relation to IIA objective 9: biodiversity and geodiversity.

**5.100** Policy NE1 is also likely to have benefits in relation to the protection of the natural landscapes of the District and the role that these play in terms of providing setting for heritage assets. As part of the requirement for developments to ensure the conservation of the natural environment, Policy NE1 requires that natural beauty of the landscape should be protected. Minor positive effects are therefore expected in relation to IIA objectives 10: landscape and character and 11: historic environment. The protection of the water environment is also required through Policy NE1. Therefore, this policy is also expected to result in a minor positive effect in relation to IIA objective 13: water resources. Given that Policy NE2 could result in the intensification and expansion of developments in countryside locations, there is potential for detrimental impacts on the established character of these areas. Therefore, a minor negative effect is expected for this policy in relation to IIA objective 10: landscape and character. Policy NE2 is also expected to have a minor negative effect in relation to IIA objective 11: historic environment. Of the sites identified

in the supporting text, IBM Hursley, Sparholt College and Arqiva Crawley all contain or are located close to heritage assets including Grade II\* Listed Hursley House and Crawley Conservation Area and there is potential for detrimental impacts on their respective settings. There is potential for intensifications of use could result in irreversible changes to such an area’s features.

**Policies NE3, NE4, NE5 and NE6**

**5.101** The group of policies appraised in this section is as follows:

- Policy NE3 – Open space, sport and recreation;
- Policy NE4 – Green and blue infrastructure;
- Policy NE5 – Biodiversity; and
- Policy NE6 – Flooding, flood risk and water environment.

**5.102** This group of policies set the approach to improving the open space and recreation facilities in Winchester District as well as limiting their potential loss. Policy text is also included to support improvements to the existing green infrastructure network to achieve a range of benefits those relating to including climate change adaptation, sustainable transport and biodiversity. The achievement of a minimum of 10% measurable net gain in biodiversity and avoiding flood risk to people and property is also ingrained through this group of policies. The likely sustainability effects of Policies NE3 to NE6 are set out in Table 5.11 and described below the table.

**Table 5.11: Likely sustainability effects for Policies NE3 to NE6**

IIA Objective	Policy NE3	Policy NE4	Policy NE5	Policy NE6
IIA1: Climate Change Mitigation	0	0	0	0

IIA Objective	Policy NE3	Policy NE4	Policy NE5	Policy NE6
IIA2: Transport and Air Quality	0	++	0	0
IIA3: Climate Adaptation	+	++	+	++
IIA4: Health and Wellbeing	++	++	+	0
IIA5: Community Cohesion and Safety	+	+	0	0
IIA6: Housing	-	-	-	-
IIA7: Access to Services, Facilities and Jobs	+	+	0	0
IIA8: Sustainable Economic Growth	0	0	0	0
IIA9: Biodiversity and Geodiversity	+	++	++	+
IIA10: Landscape and Character	+	+	++	0
IIA11: Historic Environment	+	+	+	0
IIA12: Natural Resources	0	0	0	0
IIA13: Water Resources	0	++	+	++
IIA14: Flood Risk	+	+	+	++

**5.103** Policy NE4 is expected to provide significant benefits relating to travel by active modes in the District by supporting the connectivity of existing green and blue infrastructure assets as a key objective. This policy specifically requires the protection of specific disused railway line routes for non-motorised travel. It also includes support for the future use and enhancement of specific non-motorised travel routes. As such a significant positive effect is expected for Policy NE4 in relation to IIA objective 2: transport and air quality.

**5.104** The protection of the green and blue infrastructure network in the District is seen as being of particular importance to securing its long term adaptation to climate change. The network provides areas for carbon sequestration as well as



allowing for areas within which surface water can safely drain. A significant positive effect is therefore also recorded in relation to IIA objective 3: climate change adaptation for Policy NE4. Policy NE6 specifically addresses flood risk in the District which will be of particular relevance in parts of the District as the effects of climate change are felt. It requires that all drainage systems must be designed to accommodate the requirements of the development site for its lifetime. Therefore, a significant positive effect is also recorded in relation to IIA objective 3: climate change adaptation for Policy NE6. Policies NE3 and NE5 will protect specific elements of the green infrastructure network. Minor positive effects are therefore recorded for Policies NE3 and NE5 in relation to IIA objective 3: climate change.

**5.105** Policies NE3 and NE4 are both expected to have benefits in relation to IIA objectives 4: health and wellbeing and 5: community cohesion. These policies will help support the protection of assets that can be made use of by residents for exercise, healthy food growing and provide space for informal interactions to occur between them. This policy will also help meet the needs of a range of residents given that facilities should be designed to incorporate intergenerational areas. Through Policy NE3 this includes the protection of built recreation facilities, with a presumption against the loss of these types of facilities as well as open spaces. Policy NE5 is likely to support a more limited level of access to areas suitable for use for a wide range of residents given its focus on securing the protection of biodiversity sites. It is likely to support resident's potential access to opportunities for appropriate interactions with wildlife which is likely to benefit mental health. Therefore, a minor positive effect is expected for Policy NE5 in relation to IIA objective 4: health and wellbeing.

**5.106** Policies NE3, NE4, NE5 and, NE6 are expected to have minor negative impacts in relation to IIA objective 6: housing given that the requirements included may restrict where new housing can be located. While it is likely that the housing targets can be met through sites elsewhere in the District, all four policies could potentially make meeting the identified target more difficult.

**5.107** Policy NE3 requires that open space, built facilities for sport, recreational areas and allotments are provided to meet the standards for the District. This included where new housing development increases the need for such

infrastructure. This approach is expected to help ensure that residents benefit from access to new facilities as well as preventing existing provisions from becoming overburdened. Policy NE4 requires new active travel routes to be provided as part of development and for existing routes to be improved. This policy is expected to help provide residents with easy access to services and facilities and jobs in the plan area and further afield. Therefore, both policies are expected to have a minor positive effect in relation to IIA objective 7: access to services, facilities and jobs.

**5.108** All four policies are expected to have benefits relating to biodiversity and habitat protection and enhancement. Significant positive effects are expected for Policies NE4 and NE5 in relation to IIA objective 9: biodiversity and geodiversity. Policy NE5 specifically addresses the protection of the District's biodiversity, including through the hierarchy of designated sites, requiring development to achieve a minimum of 10% biodiversity net gain and that unavoidable harm is appropriately mitigated. Furthermore, development should mitigate effects relating to habitat sites in line with Bird Aware Solent and the New Forest Recreational Management Strategy where appropriate. Policy NE4 inherently supports the objective through connecting existing habitats together through green and blue infrastructure. It is expected that Policies NE3 and NE6 would have minor positive effects in relation to IIA objective 9: biodiversity and geodiversity. Policy NE3 would indirectly support some level of habitat provision and connectivity by supporting improvements to open space. Policy NE6 is likely to help support the quality of the District's water environment which supports local species. This policy also states that major new build developments should provide above ground features (such as green roofs and rain gardens) that can support multi-functional uses including maximising benefit to biodiversity.

**5.109** Policy NE3 requires the protection and enhancement of open space within the District, which is expected to contribute to the protection of the unique character of the District. Policy NE5 requires the protection and enhancement of biodiversity assets, which are abundant within open spaces of the District. This is of importance in terms of protecting the District's character given the role these assets play in contributing to the aesthetic value of existing developments and their surroundings. A minor positive effect is therefore expected for both

policies in relation to IIA objective 10: landscapes and character. Policy NE4 is likely to have the most significant effect on IIA objective 10. Policy NE4 requires the protection and enhancement of green and blue infrastructure that presently, and actively contribute to landscape character. The policy requires the protection of a range of assets beyond only open spaces, including rivers, ponds and other watercourses and waterbodies. Furthermore, specific requirement is included in the policy, to protect and enhance local character features, as well as a requirement to incorporate native species into landscaping schemes onsite. Therefore, Policy NE4 is expected to have significant positive effects in relation to IIA objective 10.

**5.110** Policy NE3 is also expected to have a minor positive effect of IIA objective 11: historic environment. This is because the policy requires the planning authority to seek improvements to open spaces many of which provide setting for heritage assets within the District. Policies NE4 and NE5 are also expected to help protect and enhance open spaces and elements of green and blue infrastructures that may contribute to the setting of heritage assets in Winchester. A minor positive effect is therefore expected in relation to IIA objective 11: historic environment for Policies NE4 and NE5.

**5.111** Policies NE4 and NE6 are expected to have significant positive effects in relation to IIA objective 13: water resources. Policy NE4 includes safeguarding principles relating to the wider blue infrastructure network including watercourses and wetlands. It also requires that development should explore opportunities for natural flood management and that these types of measures should be designed to provide multi-functional benefits including maximising benefits for water quality. Policy NE6 seeks to protect the existing water environment for the recreation, leisure, human consumption, and eco system benefits that it provides. The policy includes support for the development or expansion of water supply, surface water drainage and wastewater treatment facilities. It is expected that Policy NE5 will support the protection of aquatic habitats in Winchester District as part of the overarching approach to the conservation of biodiversity. Therefore, a minor positive effect is recorded in relation to IIA objective 13: water resources for this policy.

**5.112** Policy NE6 is expected to have a significant positive effect in relation to IIA objective 14: flood risk given that it sets out the approach to avoiding flood risk in Winchester. This includes the application of the Sequential Test and the Exception Test if required and the incorporation and management of SuDS at new developments. Furthermore, Policy NE6 also seeks to promote the use of Natural Flood Management at proposals in areas at risk of flooding. The remaining policies appraised in this section (NE3, NE4 and NE5) are expected to have minor positive effects in relation to IIA objective 14: flood risk. The protection of undeveloped open space and the wider green and blue infrastructure network will support the safe infiltration of surface water in Winchester.

**Policies NE7, NE8 and NE9**

**5.113** The group of policies appraised in this section is as follows:

- Policy NE7 – Settlement gaps;
- Policy NE8 – South Downs National Park; and
- Policy NE9 – Landscape character.

**5.114** This group of policies set the approach for protecting and enhancing the existing landscape character of Winchester. This includes ensuring that gaps between settlements are effectively managed to preserve the identify of those settlements and that the character and setting of the South Downs National Park is appropriately protected. The likely sustainability effects of Policies NE7 to NE9 are set out in Table 5.12 and described below the table.

**Table 5.12: Likely sustainability effects for Policies NE7 to NE9**

IIA Objective	Policy NE7	Policy NE8	Policy NE9
IIA1: Climate Change Mitigation	0	0	0

IIA Objective	Policy NE7	Policy NE8	Policy NE9
IIA2: Transport and Air Quality	+/-	0	+
IIA3: Climate Adaptation	0	0	+
IIA4: Health and Wellbeing	+/-	+	+
IIA5: Community Cohesion and Safety	+/-	0	0
IIA6: Housing	-	--	-
IIA7: Access to Services, Facilities and Jobs	+/-	-	0
IIA8: Sustainable Economic Growth	+/-	+/-	+/-
IIA9: Biodiversity and Geodiversity	++	++	++
IIA10: Landscape and Character	++	++	++
IIA11: Historic Environment	+	+	+
IIA12: Natural Resources	0	0	0
IIA13: Water Resources	0	0	+
IIA14: Flood Risk	+	+	+

**5.115** It is expected that Policy NE7 would result in both benefits and adverse impacts in relation to reducing the need to travel by car in Winchester District and the emission of carbon dioxide and air pollutants associated with this. A mixed minor positive and minor negative effect is therefore expected for this policy in relation to IIA objective 2: transport and air quality. The maintenance settlement gaps will limit the potential for urban sprawl thereby promoting more compact forms of development. However, certain types of development may have to ‘jump’ the settlement gaps designated meaning residents may be required to travel greater distances more frequently. Policy NE9 supports the safeguarding and connecting of green and blue corridors in the District as part of the approach to protecting and enhancing landscape character. This approach is likely to provide opportunities for active travel in the District and a minor positive effect is recorded in relation to IIA objective 2. Supporting the

green infrastructure network is also likely to provide benefits in relation to adapting to the effects of climate change and therefore a minor positive effect is expected in relation to IIA objective 3: climate adaptation for Policy NE9.

**5.116** A minor positive effect is expected in relation to IIA objective 4: health and wellbeing for Policies NE8 and NE9. These policies promote the protection, enhancement, and access to open space which has direct correlations with improving well-being and encouraging healthy lifestyles. Conversely, while Policy NE7 promotes open space by discouraging development within it, this may lead to residents having to travel longer distances to access certain types of services and facilities which might otherwise support improved levels of public health. Therefore, a mixed minor positive and minor negative effect is expected for this policy in relation to IIA objective 4: health and wellbeing.

**5.117** Policy NE7 is expected to have a mix of minor positive and minor negative effects in relation to IIA objective 5: community cohesion and safety. The policy supports a more compact form of development and will help to prevent the merging of settlements. This approach will help to support the retention of the unique identities of existing settlements but may also act to limit connections between some. Some settlements may not benefit from the services that are present in other settlements and residents would therefore be reliant on travelling to access these services. This may not be easily achievable for certain groups of residents (including those without access to a vehicle and potentially those on lower incomes), exacerbating the divide between populations.

**5.118** Policy NE8 is expected to have a significant negative effect in relation to IIA objective 6: housing. The policy results in restrictions on development within the setting of the South Downs National Park (SDNP). Development in close proximity of the SDNP, will be required to adapt, and fit with the natural form of the landscape, to conserve and enhance its natural beauty and heritage. As such, it is likely that the cost of housing development in the area would be significantly higher than in less restrictive areas. Policies NE7 and NE9 will also result in parts of District within settlement gaps and higher value landscape character areas, being deemed less suitable for housing development. Minor



negative effects are expected for these policies in relation to IIA objective 6: housing.

**5.119** It is expected that Policy NE7 will have a mixed minor positive and minor negative effect on IIA objective 7: access to services, facilities and jobs. This is because, the protection of settlement gaps promotes a need for compact development, where many facilities and services will be within easy walking distances to residents. However, it may not be the case that all settlements can provide all necessary services to its population. As such, certain residents, particularly those with restricted travel capabilities, may lack access to certain types of services.

**5.120** The protection of the existing landscape character and setting of the District (including that of the National Park) will have benefits for economic growth in the District given the importance of these attributes in relation to tourism in the area. However, the more restrictive nature of Policies NE7, NE8 and NE9 is likely to limit the potential for certain types of economic growth in parts of the District. Therefore, mixed minor positive and minor negative effects are expected in relation to IIA objective 8: sustainable economic growth for all three policies.

**5.121** Policies NE7, NE8, and NE9 are all expected to directly benefit habitat provision and connectivity as well as landscape setting, including that of settlements in the District. These benefits are associated with the preservation of open and undeveloped areas as settlement gaps, requiring development close to the National Park to accord with the purposes of the designation as well as assessments of landscape and tranquillity of the park and protecting the District's distinctive character including green infrastructure and the use of native species as part of planting schemes. Significant positive effects are therefore expected for each policy in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscape and character.

**5.122** The protection of areas which contribute to local character is likely to help preserve the setting of heritage assets. Minor positive effects are therefore recorded for all three policies in relation to IIA objective 11: historic

environment. Policy NE9 includes specific reference to the requirement for developments to be based on an understanding of any relevant designed landscapes, including Registered Parks and Gardens. This policy also requires that the understanding of potential harm of a development to the character of the area to be informed by a Landscape Visual Appraisal or Landscape Visual Impact Assessment.

**5.123** The preservation of the District's water resources is likely to be supported by Policy NE9 which includes requirements to safeguard green and blue corridors, ensuring all development proposals identify and take opportunities to connect existing corridors, and create new ones. A minor positive effect is therefore expected in relation to IIA objective 13: water resource. The approach of supporting the green infrastructure is also likely to help limit flood risk and therefore a minor positive effect is recorded for Policy NE9 in relation to IIA objective 14: flood risk. By maintain portions of the District as mostly undeveloped gaps between settlements or areas that provide setting for the National Park, Policies NE7 and NE8 will limit the total area of impermeable surfaces which may otherwise contribute to increased flood risk. Minor positive effects are therefore recorded in relation to IIA objective 14 for both policies.

## **Policies NE10 and NE11**

**5.124** The group of policies appraised in this section is as follows:

- Policy NE10 – Protecting open areas; and
- Policy NE11 – Open space provision for new developments.

**5.125** These two policies set the approach for protecting, enhancing, and providing new open space alongside development. The likely sustainability effects of Policies NE10 and NE11 are set out in Table 5.13 overleaf and described below the table.

**Table 5.13: Likely sustainability effects for Policies NE10 and NE11**

IIA Objective	Policy NE10	Policy NE11
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	0	0
IIA3: Climate Adaptation	+	+
IIA4: Health and Wellbeing	++	++
IIA5: Community Cohesion and Safety	+	++
IIA6: Housing	+/-	+/-
IIA7: Access to Services, Facilities and Jobs	0	0
IIA8: Sustainable Economic Growth	0	0
IIA9: Biodiversity and Geodiversity	++	++
IIA10: Landscape and Character	++	++
IIA11: Historic Environment	+	+
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	+	+

**5.126** Policies NE10 and NE11 are both expected to contribute to the District’s resilience to the effects of climate change and a minor positive effect is recorded in relation to IIA objective 3: climate adaptation. Protecting existing open space and requiring new provision at developments will supplement the existing green infrastructure network in Winchester. The vegetation supported at these areas will also support carbon sequestration in the District.

**5.127** Both policies will support improvements to public health and significant positive effects are expected in relation to IIA objective 4: health and wellbeing.

The supporting text of Policy NE10 highlights that open space has become increasingly important for physical and mental wellbeing, particularly in the wake of the COVID-19 pandemic. Existing open spaces are afforded a high level of protection from development under the policy, and development on such spaces must have benefits that clearly outweigh those that would be lost. Policy NE11 is focused on the creation of new open spaces. Any residential development of 10 dwellings or more, must provide useable open space on site. This approach is likely to help limit the potential for health or wellbeing inequalities arise at new developments.

**5.128** Policy NE10 is expected to have a minor positive effect in relation to IIA objective 5: community cohesion and safety. The policy requires that open areas within defined settlement boundaries are retained and protected from unsuitable development, where the space provides an important amenity. Open spaces in settlements are important for providing opportunities for residents to engage in informal interactions and thereby act to support social tolerance. Policy NE11 provides the approach to ensure new development benefits from useable open space. This includes for potentially more vulnerable members of the community, including those in residential care homes and specialist housing for older people. The policy specifically requires that amenity space is accessible to less mobile residents including those using wheelchairs. The policy is likely to benefit a larger proportion of residents in terms of open space provision, while also generally supporting community cohesion. A significant positive effect is expected for Policy NE11 in relation to IIA objective 5: community cohesion and safety.

**5.129** Both policies are expected to help ensure an appropriate level of amenity at existing and new housing developments by supporting access an appropriate level of open space. However, the requirements included in both policies will restrict housing delivery on existing open spaces and reduce the area of new sites at which housing can be delivered. Mixed minor positive and minor negative effects are therefore recorded for both policies in relation to IIA objective 6: housing.

**5.130** Through the provision of new and protection and enhancement of existing open spaces, habitat provision and connectivity and the natural and semi-

natural landscapes of the District are likely to experience benefits. Through Policy NE10 development within open spaces will only be permitted where contribution of the open area to local character is protected. Similarly Policy NE11 requires amenity space to be of a high standard of design, and to contribute to the visual and environmental character of the area. Policies NE10 and NE11 are therefore expected to have significant positive effects in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscape and character. By protecting existing open spaces and delivery new open spaces that are considerate of existing local character, it is likely that both policies will also support the conservation and enhancement of the respective settings of heritage assets in Winchester. Therefore, minor positive effects are expected for both policies in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscape and character.

**5.131** It is notable that the maintenance of open space as new development occurs will contribute to flood risk management in the District. Limiting the total area of impermeable hard surfacing in Winchester District is likely to limit the potential for a substantial increase in flooding for surface water sources. Both policies are therefore likely to have minor positive effects in relation to IIA objective 14: flood risk.

### **Policies NE12, NE13, NE14 and NE15**

**5.132** The group of policies appraised in this section is as follows:

- Policy NE12 – Equestrian development;
- Policy NE13 – Leisure and recreation in the countryside;
- Policy NE14 – Rural character; and
- Policy NE15 – Special Trees, important hedgerows and ancient woodlands.

**5.133** These policies set the approach for utilising the District's countryside in a sustainable manner, ensuring that current and future generations can take

advantage of the positive contributions it makes to the locality. This includes the approach to addressing development relating to recreation opportunities in more rural location. Policy text is also included to support the protection of important natural environment assets. The likely sustainable effects of Policies NE12 to NE15 are set out within Table 5.14 and described below the table.

**Table 5.14: Likely sustainability effects for Policies NE12 to NE15**

<b>IIA Objective</b>	<b>Policy NE12</b>	<b>Policy NE13</b>	<b>Policy NE14</b>	<b>Policy NE15</b>
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	-	-	+/-	0
IIA3: Climate Adaptation	0	0	0	+
IIA4: Health and Wellbeing	+	+	0	+
IIA5: Community Cohesion and Safety	0	0	0	0
IIA6: Housing	0	0	-	0
IIA7: Access to Services, Facilities and Jobs	+	+	0	0
IIA8: Sustainable Economic Growth	++/-	++/-	-	0
IIA9: Biodiversity and Geodiversity	+/-	+/-	+/-	++
IIA10: Landscape and Character	+/-	+/-	++/-	+
IIA11: Historic Environment	+/-	+/-	++/-	+
IIA12: Natural Resources	+	0	0	0
IIA13: Water Resources	0	0	0	+
IIA14: Flood Risk	0	0	0	+



**5.134** Supporting some level of development at more rural locations is likely to result in an increased need to travel by car in the District given the reduced level of access by public transport and active modes. Minor negative effects are therefore expected for Policies NE12, NE13 and NE14. Under Policy NE14, development within rural locations is required to be assessed in relation to potential for an increased volume or change in type of traffic generated and therefore the minor negative effect recorded is expected in combination with a minor positive effect as part of an overall mixed effect.

**5.135** Limiting the loss of trees and hedgerows in Winchester District will help to preserve elements that contribute to the green infrastructure network. These features help support adaptation to climate change, for example by potentially providing shading and limiting flood risk. Vegetation also helps carbon sequestration and a minor positive effect is therefore expected for Policy NE15 in relation to IIA objective 3: climate adaptation.

**5.136** Policies NE12 and NE13 will support development which provides opportunities for recreation in Winchester District where the required criteria are met. Support for the undertaking of these types of activities is likely to benefit public health in the District. Furthermore, the policies require that issues relating to residential amenities (Policy NE12) and noise intrusion and pollution (Policy NE13) should not have unacceptable impacts. Both policies are therefore expected to help limit adverse impacts on the health and wellbeing of neighbouring residents. Minor positive effects are therefore expected for these policies in relation to IIA objective 4: health and wellbeing. By protecting important trees, Policy NE15 is expected to support opportunities for residents to benefit from interactions with nature with associated which can positively impact mental health. A minor positive is also expected for Policy NE15 in relation to IIA objective 4: health and wellbeing.

**5.137** Policy NE14 could limit the potential for residents in more rural locations to improve their living situation by extending or adding an annex to their existing home. Therefore, this policy is expected to result in a minor negative effect in relation to IIA objective 6: housing.

**5.138** Policies NE12 and NE13 are both expected to have a minor positive effect in relation to IIA objective 7: access to services, facilities and jobs. The supporting text for the former of these two policies makes clear that equestrian development plays an important role in terms of tourism, leisure and the rural economy. Development that is permitted in accordance with the policy will support access to jobs in more rural locations. Policy NE13 permits the development of leisure and recreational facilities in the countryside, where the required criteria would be met. This is likely to contribute to access to important facilities for residents in the countryside.

**5.139** Policies NE12 and NE13 are expected to have a significant positive effect in relation to IIA objective 8: sustainable economic growth. Policy NE12 provides conditional support for the delivery of facilities related to equestrian uses, and Policy NE13 addresses leisure and recreation development within the countryside. Both policies are likely to support the diversification and sustainability of tourism and leisure industries in rural parts of the District and in turn support the growth of the rural economy. However, the policies do also impose restrictions on these types of developments to ensure that they integrate with their rural locations. This approach is likely to help maintain the character of the countryside in Winchester, thereby preserving these parts of the District as attractive destinations for tourists. However, the restrictions could also limit the potential for certain economic developments in the countryside. Therefore, a minor negative effect is expected in combination as part of an overall mixed effect for both policies in relation to IIA objective 8.

**5.140** Conversely, Policy NE14 requires the rural character of the District to be conserved, including the visual, physical, and tranquillity aspects of the countryside. Given that policy does not provide any support for development that could benefit economic growth and would make many types of development unacceptable outside of the defined settlement boundaries, a minor negative effect is expected in relation to IIA objective 8: sustainable economic growth.

**5.141** It is expected that delivering development within more rural locations in Winchester District could result in pressures on presently less disturbed areas which are of importance for habitat provision or connectivity. Policies NE13,

NE14 and NE15 are therefore expected to result in minor negative effects in relation to IIA objective 9: biodiversity and geodiversity given that they would support some level of equestrian, recreation and other types of development in the countryside. However, these policies also address the requirement to limit adverse impacts relating to light pollution, noise and tranquillity. Furthermore, Policy NE13 specifically requires leisure and recreation developments to address the potential for unacceptable levels of harm to biodiversity. Therefore, minor positive effects are expected in combination with the minor negative effects already described in relation IIA objective 9 for these three policies. Policy NE15 is likely to have a significant positive effect in relation to this objective. This policy provides particular support to protecting important trees, woodlands and hedgerows, which will help to conserve existing habitats in the District.

**5.142** These types of natural features are often important in the local landscape and can contribute to the setting of heritage assets. Policy NE15 requires that appropriate measures should be incorporated as part of a comprehensive landscaping plan. Minor positive effects are therefore recorded for this policy in relation to IIA objectives 11: landscape and character and 12: historic environment. The provision of development at rural locations, including that for equestrian and recreation uses can have implications for local character, including through a disruption of tranquillity and changing volumes of traffic on surrounding roads. Policies NE12, NE13 and NE14 would support some level of growth that could contribute to this degradation of character as well as potentially have implications for the setting of heritage assets. However, each of the policies sets out criteria that will benefit the landscape character, including requirements for satisfactory landscaping at equestrian development and limiting unacceptable harm to the character of the area and heritage assets at recreation developments. Minor positive effects are expected in combination for Policies NE12 and NE13 in relation to IIA objectives 11: landscape and character and 12: historic environment. The positive effects expected in combination for Policy NE15 in relation to IIA objectives 11: landscape and character and 12: historic environment are significant. The policy directly addresses the preservation of rural character and sense of place with visual and physical impacts as well as impacts relating to tranquillity to be considered for any new developments in the countryside.

**5.143** Policy NE12 is likely to support some re-use of existing infrastructure in the District where new equestrian development is proposed. This policy requires best use of existing provisions and therefore a minor positive effect is expected in relation to IIA objective 12: natural resources given the potential to limit greenfield land take required for the delivery of new infrastructure.

**5.144** By providing specific protection to important trees, woodland and hedgerows Policy NE15 is likely to provide some benefit in terms of water quality and limit flood risk. Trees in the District can act as nutrient sinks to prevent the pollution entering watercourses and limit surface water runoff that otherwise might contribute to water pollution and pressures on drainage systems. Minor positive effects are therefore recorded for Policy NE15 in relation to IIA objectives 13: water resources and 14: flood risk.

## **Policies NE16 and NE17**

**5.145** The group of policies appraised in this section is as follows:

- Policy NE 16 – Nutrient neutrality water quality effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of Solent and the River Itchen; and
- Policy NE 17 – Rivers, watercourses and their settings.

**5.146** This group of policies set out the approach to addressing the delivery of development to be ‘nutrient neutral’ within the catchment of the Solent and the River Itchen as well as the achievement of an improved water environment across watercourses within the wider District. The likely sustainability effects of Policies NE16 and NE17 are set out in Table 5.15 and described below the table.

Table 5.15: Likely sustainability effects for Policies NE16 and NE17

IIA Objective	Policy NE16	Policy NE17
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	0	0
IIA3: Climate Adaptation	+	++
IIA4: Health and Wellbeing	0	+
IIA5: Community Cohesion and Safety	0	0
IIA6: Housing	--	-
IIA7: Access to Services, Facilities and Jobs	0	0
IIA8: Sustainable Economic Growth	--/+	+/-
IIA9: Biodiversity and Geodiversity	++	++
IIA10: Landscape and Character	+	+
IIA11: Historic Environment	0	0
IIA12: Natural Resources	0	0
IIA13: Water Resources	++	++
IIA14: Flood Risk	+	+

5.147 Policies NE16 and NE17 are both expected to support climate change adaptation in the District. The measures supported in the policies will allow for the protection of important elements of the blue infrastructure network in Winchester. Protecting water quality within the network of rivers and watercourses will help ensure that there is increased connectivity between habitats as species come under pressure from the effects of climate change. A minor positive effect is therefore expected for Policy NE16 in relation to IIA objective 3: climate adaptation. Policy NE17 sets out that development should conserve and enhance canopy shading for the natural water environment which

is likely to support adaptation to climate change in the plan area. As such, a significant positive effect is identified for this policy in relation to IIA objective 3: climate adaptation. Policy NE17 also supports the delivery of development within the setting of rivers and watercourses that provide access to opportunities for recreation. This policy is therefore expected to result in a minor positive effect in relation to IIA objective 4: health and wellbeing.

**5.148** It is likely that both policies would make certain types of development unacceptable in planning terms where there is potential for adverse effects relating to the catchment of the Solent or River Itchen or where that development could result in detrimental impacts on water quality or quantity within other watercourses. The supporting text for the policy highlights that the catchment for the Solent SAC covers sites in the south of the District and the catchment relating to the River Itchen covers a significant part of the District including areas to the north and east of Winchester. As such, the policy sets out an approach whereby new development would not be considered acceptable across much of the District unless adverse effects relating to increased nutrient levels can be achieved. For developments with potential for impacts on these sites, requirements of the Habitat Regulations must be met. Given the more onerous requirements in relation to these sites, the negative effect recorded in relation to IIA objectives 6: housing and 8: sustainable economic growth for Policy NE16 is significant. Both policies are expected to protect important river sites which play important roles in relation to recreation and related economic opportunities such as for canoeing and fishing. Minor positive effects are therefore recorded as part of overall mixed effects for both policies in relation to IIA objective 8: sustainable economic growth.

**5.149** The requirements of both policies are expected to directly protect the water environment and the role it plays for biodiversity in the District. They will not only protect the ecological value of Habitats Sites of the Solent and the River Itchen but also the wider network of watercourses by ensuring that development contributes to the achievement of the requirements of European Water Framework Directive and Habitats Regulations in relation to development in proximity to the River Itchen SAC, and the Upper Hamble, or its replacement. Policy NE16 is also supportive of developments that make a positive contributions to the Local Nature Recovery Network. Significant positive effects



are therefore recorded for Policies NE16 and NE17 in relation to IIA objective 9: biodiversity and geodiversity.

**5.150** Policies NE16 and NE17 are also likely to benefit the District's landscape character. Policy NE16 is supportive of mitigation schemes relating to the achievement of nutrient neutrality at the Solent and River Itchen where they would not have adverse impacts on the character of these areas. Similarly, Policy NE17 requires that development that would potentially impact surface water features and watercourse corridors should consider their current character, appearance and setting. Minor positive effects are therefore recorded for policies in relation to IIA objective 10: landscapes and character.

**5.151** Given the specific focus of both policies relating to preventing unacceptable increases in nutrient levels within the catchment of Habitats Sites and the wider protection of water quality at rivers and watercourses, Policies NE16 and NE17 are likely to have significant positive effects in relation to IIA objective 13: water resources. Through Policy NE17, there is also specific requirement for developments that would potentially impact rivers or watercourses to conserve and enhance water quantity. Watercourses and rivers in the District play an important role in managing flood risk. The requirements set out in Policies NE16 and NE17 will support the successful functioning of natural processes and are likely to lead to decreased flood risk. Minor positive effects are therefore expected for both policies in relation to IIA objective 14: flood risk. Policy NE16 is supportive of mitigation measures relating to the achievement of nutrient neutrality at the catchment of the Solent and River Itchen, that would include wetlands. This type of provision can have benefits relating to reduced flood risk. Policy NE17 includes specific reference to the requirement to protect and enhance the natural processes of water features, including for flood risk management purposes.

## **The historic environment**

**5.152** This section of the report presents the appraisal of the policies included in the 'Historic environment' chapter of the Local Plan. Given the relatively high

number of policies included to address the topic, the policies have been split into groups for appraisal.

### **Policies HE1, HE2, HE3 and HE4**

**5.153** The group of policies appraised in this section is as follows:

- Strategic Policy HE1 – Historic environment;
- Policy HE2 – All heritage assets (both designated and non-designated);
- Policy HE3 – Designated heritage assets; and
- Policy HE4 – Non-designated heritage assets.

**5.154** This group of policies set out the approach to historic environment. This includes requirements to support the conservation of both designated and non-designated heritage assets in a manner appropriate to their significance. The approach to conservation will be in line with relevant policy included in the NPPF. Where an asset would be affected by a proposal the significance of that asset must be described using an appropriate level of expertise and assessment. Furthermore, where possible, new development should make a positive contribution to the District’s historic environment. The likely sustainability effects of Policies HE1 to HE4 are set out in Table 5.16 and described below the table.

**Table 5.16: Likely sustainability effects for Policies HE1 to HE4**

IIA Objective	Policy HE1	Policy HE2	Policy HE3	Policy HE4
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	0	0	0	0
IIA3: Climate Adaptation	0	0	0	0

<b>IIA Objective</b>	<b>Policy HE1</b>	<b>Policy HE2</b>	<b>Policy HE3</b>	<b>Policy HE4</b>
IIA4: Health and Wellbeing	0	0	0	0
IIA5: Community Cohesion and Safety	0	0	0	0
IIA6: Housing	-	-	-	-
IIA7: Access to Services, Facilities and Jobs	0	0	0	0
IIA8: Sustainable Economic Growth	-	-	-	-
IIA9: Biodiversity and Geodiversity	0	0	0	0
IIA10: Landscape and Character	+	+	+	+
IIA11: Historic Environment	++	++	++	++
IIA12: Natural Resources	0	0	0	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	0	0

**5.155** The requirements of all four policies to require the conservation of the historic environment may result in certain areas being deemed unsuitable to accommodate new development required to meet the needs of the population of the District. Therefore, all four policies are expected to have a minor negative effect in relation to IIA objectives 6: housing and 8: sustainable economic growth.

**5.156** Minor positive effects are expected for all four policies in relation to IIA objective 10: landscapes and character given that the policies support the protection of the Districts ‘sense of place’ and relating cultural offer. The various designated and non-designated heritage assets contribute positively to the existing character of the District and the requirement to protect assets in the plan area is considered to be of importance in terms of conserving this character.

**5.157** All four policies are expected to have a significant positive effect in relation to IIA objective 11: historic environment. The identified effects reflect the role of the policies appraised in directly addressing the protection of the heritage assets that comprise part of the historic environment as well as their respective settings. Policy HE1 specifically addresses the involvement of key stakeholders including the local community in planning decisions regarding heritage assets, which will likely help ensure new development is considerate of the elements of District's historic environment that are considered to be of most importance to local residents. Policy HE2 requires that developments that may affect heritage assets should be accompanied by a heritage statement or a Design and Access Statement that would address this topic for householder applications. These should describe the significance of any affected heritage assets that might be affected by development. This policy also supports the repair of heritage assets on the Council's 'Buildings at Risk Register', or the Historic England 'Heritage at Risk Register' where proposals would involve those assets. The protection of designated and non-designated assets is directly addressed through Policies HE3 and HE4. Both policies aim to mitigate harm to historic assets in line with policies in the NPPF.

### **Policies HE5, HE6, HE7, HE8 and HE9**

**5.158** The group of policies appraised in this section is as follows:

- Policy HE5 – Protecting the significance of heritage assets (designated and non-designated heritage assets) and mitigating unavoidable harm;
- Policy HE6 – Scheduled monuments and nationally important non-designated assets;
- Policy HE7 – Non-designated archaeological assets;
- Policy HE8 – Applications affecting listed buildings; and
- Policy HE9 – Change of use to listed buildings.

**5.159** This group of policies set out the approach to mitigating and avoiding the loss of heritage assets as well as the approach to development that might affect

a schedule monument or non-designated heritage asset as well as archaeology. Policy is also included relating to the facilitation of changes of use of listed buildings, where the proposed use is required to cause minimal harm to the significance of the building. The likely sustainability effects of Policies HE5 to HE9 are set out in Table 5.17 and described below the table.

Table 5.17: Likely sustainability effects for Policies HE5 to HE9

IIA Objective	Policy HE5	Policy HE6	Policy HE7	Policy HE8	Policy HE9
IIA1: Climate Change Mitigation	0	0	0	0	0
IIA2: Transport and Air Quality	0	0	0	0	0
IIA3: Climate Adaptation	0	0	0	0	0
IIA4: Health and Wellbeing	0	0	0	0	0
IIA5: Community Cohesion and Safety	0	0	0	0	0
IIA6: Housing	-	-	-	-	+/-
IIA7: Access to Services, Facilities and Jobs	0	0	0	0	0
IIA8: Sustainable Economic Growth	-	-	-	-	+/-
IIA9: Biodiversity and Geodiversity	0	0	0	0	0
IIA10: Landscape and Character	+	+	+	+	+
IIA11: Historic Environment	++	++	++	++	++
IIA12: Natural Resources	0	0	0	0	+



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IIA Objective	Policy HE5	Policy HE6	Policy HE7	Policy HE8	Policy HE9
IIA13: Water Resources	0	0	0	0	0
IIA14: Flood Risk	0	0	0	0	0

**5.160** The requirements set out in each of the policies for the conservation of historic environment may restrict varying types of development in certain parts of the District. The policies may therefore limit the delivery of developments (e.g. new housing schemes, employment growth or the extension or alterations of existing homes) required to meet the needs of the population of the District. Therefore, Policies HE5, HE6, HE7 and HE8 are expected to have a minor negative effect in relation to IIA objectives 6: housing and 8: sustainable economic growth. While this minor negative effect also applies to Policy HE9, the policy also provides some support for the change of use of listed buildings where its criteria would be met. The policy may allow for the re-use of existing buildings to provide housing or employment accommodation. Therefore, for Policy HE9 a mixed minor positive and minor negative effect is expected in relation to IIA objectives 6: housing and 8: sustainable economic growth.

**5.161** A minor positive effect is expected in relation to IIA objective 10: landscapes and character for all policies appraised as part of this group. Each of the policies will support the protection of the heritage assets in the District that contribute to landscape character and setting. Where the policy text addresses archaeological assets (Policy HE7) there is a requirement for related assessments and recording of assets onsite to be undertaken. This will support an understanding of the landscape within which the assets have been found.

**5.162** All five policies are expected to have a significant positive effect in relation to IIA objective 11: historic environment. The support contained within the policies for the conservation, consideration and understanding of historic environment regarding new development is likely to help retain the character, significance and quality of the District's historic environment. The approach set out is likely to help promote the cultural and academic benefits of the historic environment for both locals and visitors. Policy HE9 will be of particular importance to ensure the long term, viable protection and enjoyment of the historic environment as part of resident's daily lives through the facilitation of changes of use of listed buildings, while maintaining their significance. Benefits are likely given the increased potential for listed buildings to be maintained in good condition in the long term. Given that this policy is likely to support appropriate changes of use for listed buildings that are likely to help ensure that

they do not fall into disrepair, a minor positive effect is recorded in relation to IIA objective 12: natural resources.

## **Policies HE10, HE11, HE12, HE13 and HE14**

**5.163** The group of policies appraised in this section is as follows:

- Policy HE10 – Development in conservation areas;
- Policy HE11 – Demolition in conservation areas;
- Policy HE12 – Registered historic parks and gardens;
- Policy HE13 – Non-designated historic rural and industrial heritage assets;  
and
- Policy HE14 – Improvements or alterations to improve the energy efficiency of historic assets.

**5.164** This group of policies set out the approach to development and demolition in Conservation Areas, as well as the avoidance of harm to the significance and setting of Registered Parks and Gardens. Policy text is also included to address the facilitation of change of use of non-designated redundant rural or industrial buildings. Requirements are also included regarding changes to designated and non-designated historic assets in order to improve energy efficiency. The likely sustainability effects of Policies HE10 to HE14 are set out in Table 5.18 and described below the table.

Table 5.18: Likely sustainability effects for Policies HE10 to HE14

IIA Objective	Policy HE10	Policy HE11	Policy HE12	Policy HE13	Policy HE14
IIA1: Climate Change Mitigation	+	0	0	0	+
IIA2: Transport and Air Quality	0	0	0	0	0
IIA3: Climate Adaptation	0	0	0	0	0
IIA4: Health and Wellbeing	0	0	+	0	0
IIA5: Community Cohesion and Safety	+	0	0	0	+
IIA6: Housing	-	-	-	+/-	+
IIA7: Access to Services, Facilities and Jobs	0	0	0	0	0
IIA8: Sustainable Economic Growth	-	-	-	+/-	0
IIA9: Biodiversity and Geodiversity	0	0	+	0	0
IIA10: Landscape and Character	+	+	+	+	+
IIA11: Historic Environment	++	++	++	++	++
IIA12: Natural Resources	0	+/-	0	+	0

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IIA Objective	Policy HE10	Policy HE11	Policy HE12	Policy HE13	Policy HE14
IIA13: Water Resources	0	0	+	0	0
IIA14: Flood Risk	0	0	0	0	0

**5.165** Policy HE10 provides conditional support to development in conservation areas that would incorporate improvements for energy efficiency or energy generation. A minor positive effect is recorded for this policy in relation to IIA objective 1: climate change mitigation. Policy HE14 provides similar support for the provision of improvements of this type in relation to designated and non-designated heritage assets. The supporting text of this policy sets out the role historic buildings can play in reducing carbon emissions. A minor positive effect is therefore also expected in relation to IIA objective 1: climate change mitigation for Policy HE14. Both policies are likely to help address the aims of the Council's declared climate emergency.

**5.166** Policy HE12 is set out to prevent harm to the integrity of registered historic parks and gardens in the District. Some of heritage assets of this type support public health by providing residents with space for recreation and exercise. Policy HE12 is therefore expected to have a minor positive effect in relation to IIA objective 4: health and wellbeing. Policies HE10 and HE14 provides a level of support to the incorporation of energy efficiency measures within conservation areas and at designated and non-designated heritage assets. Some of these locations provide accommodation for local residents. The approach of providing energy efficiency measures is likely to help reduce energy bills and will have particular benefits for those in the District who are on lower incomes and may be affected by fuel poverty. A minor positive effect is therefore recorded in relation to IIA objective 5: community cohesion and safety.

**5.167** The requirements of Policies HE10, HE12 and HE13 for appropriate conservation of features of the historic environment and their respective settings may result in certain areas being deemed unsuitable to accommodate the new development. This approach may limit the potential for certain types of economic growth, new housing and the extension of existing homes to better meet the needs of residents. Policy HE12 allows for the demolition within a conservation area in exceptional circumstances only, with the presumption being for the retention of existing buildings making a positive contribution to architectural or historical interest. This policy may therefore limit the potential for some regeneration projects within conservation areas being acceptable in planning terms. However, Policy HE13 provides conditional support for the



change of use of redundant rural or industrial buildings identified as non-designated heritage assets, which may result in an increased ability to meet Districts housing or employment need. Therefore, Policies HE10 and HE12 are expected to have a minor negative effect and Policy HE13 is expected to have a mixed minor positive and minor negative effect in relation to IIA objectives 6: housing and 8: sustainable economic growth. Policy HE14 is expected to help support the creation of a more energy efficient and suitable housing stock in Winchester. A minor positive effect is therefore expected for this policy in relation to IIA objective 6: housing.

**5.168** Policy HE12 requires that development that has potential to affect registered parks and gardens should take account of the need for sensitive treatment of boundaries, tree cover, lakes and water courses. This requirement could help to limit the potential for habitat loss or fragmentation where development occurs within or within the setting of registered parks and gardens. A minor positive effect is therefore expected for Policy HE12 in relation to IIA objective 9: biodiversity and geodiversity. The requirement in the policy to consider potential effects relating to lakes and water courses may help to limit adverse impacts relating to water quantities or qualities within these types of features. A minor positive effect is therefore also recorded in relation to IIA objective 13: water resources.

**5.169** Minor positive effects are expected for all five policies in relation to IIA objective 10: landscapes and character given their support for the protection of the District's 'sense of place' and the related cultural offer. Designated and non-designated heritage assets contribute positively to the existing character of Winchester and the requirement to protect assets in the plan area is considered to be of importance in terms of conserving this character.

**5.170** All five policies are expected to have a significant positive effect in relation to IIA objective 11: historic environment. The identified effects reflect the role of the policies appraised in directly addressing the protection of the historic environment in Winchester. Policies HE10 and HE11 address conservation areas and demolition within them. Policy HE12 addresses registered historic parks and gardens and prevents development that would cause significant harm to their character or historical significance, requiring

consideration for the provision of a positive Conservation Strategy and Management Plan for the asset. Policy HE13 addresses the change of use of non-designated redundant rural or industrial buildings, requiring demonstration that the building is capable of conversion without changes that would significantly harm its character or setting. Policy HE14 addresses the improvement of energy efficiency of listed buildings and non-designated buildings, facilitating such works under the conditions that significance of harm is acceptable according to the NPPF.

**5.171** Policy HE11 could support the re-use of existing buildings within Conservation Areas given its presumption in favour of retaining buildings or structures within those areas. Conversely the approach to the demolition of buildings within conservation areas, could result in proposals for regeneration in those areas, which might otherwise result in the redevelopment of brownfield sites, being deemed unacceptable in planning terms. By providing conditional support for the change of use of redundant agricultural and other rural or industrial buildings, Policy HE13 will allow for some disused buildings in Winchester District to be brought back into a viable use. Both policies are therefore expected to have a minor positive effect in relation to IIA objective 12: natural resources. For Policy HE11 the positive effect is combined with a minor negative effect.

## **Housing**

**5.172** This section of the report presents the appraisal of the policies included in the 'Homes for All' chapter of the Local Plan. Given the relatively high number of policies included to address the topic, the policies have been split into groups for appraisal.

### **Policies SP2, H1, H2 and H3**

**5.173** The group of policies appraised in this section is as follows:

- Strategic Policy SP2 – Spatial strategy and development principles;
- Strategic Policy H1 – Housing provision;
- Strategic Policy H2 – Housing phasing and supply; and
- Strategic Policy H3 – Spatial housing distribution.

**5.174** Policy SP2 sets out the overall spatial strategy for the District, including housing growth and housing Policies H1, H2 and H3 provide additional detail in relation to what locations are to be developed and when development will occur.

**5.175** As described earlier in this report, the appraisal of Policy SP2: Spatial Strategy and Development Principles has been grouped together with the strategic housing policies H1, H2 and H3. This approach reflects the link between the overall distribution of development for the plan area set out under Policy SP2 and the overall level of housing growth and distribution of that growth in the District detailed under Policies H1, H2 and H3. The appraisal of Policy SP2 also considers the specific policy requirements which will apply to development in the District.

**5.176** The earlier appraisal of options for the distribution of growth (see Chapter 4) treated existing commitments as part of the baseline and described the potential for new allocations in the Local Plan to have cumulative effects with these. In contrast, the appraisal of the proposed spatial strategy (Policy SP2) considers the effects of the total amount of development provided for by the new Local Plan, regardless of whether a proportion of this was previously allocated by the adopted Local Plan and/or already has planning permission.

**5.177** In addition to the total amount of housing that is to be provided over the plan period, the strategic housing policies also set out how this development is to be phased and distributed across the plan area. The distribution of housing development is included broken down to individual settlements and areas. The likely sustainability effects of Policies SP2, H1, H2 and H3 are set out in Table 5.19 and described below the table. Given the level of detail included in these policies and their importance in setting out the overall level of housing development for the District and high level locations for growth within the plan,

the appraisal work below is also more detailed than for some other sections of the Local Plan and is presented under a separate heading for each of the IIA objectives.

**Table 5.19: Likely sustainability effects for Policies SP2, H1, H2 and H3**

IIA Objective	Policy SP2	Policy H1	Policy H2	Policy H3
IIA1: Climate Change Mitigation	++	+	0	+
IIA2: Transport and Air Quality	++/-	++/-	+	++/-
IIA3: Climate Adaptation	++	+	0	+
IIA4: Health and Wellbeing	++/-	++/-	+	++/-
IIA5: Community Cohesion and Safety	++/-	++/-	++	++/-
IIA6: Housing	++	++	++	++
IIA7: Access to Services, Facilities and Jobs	++/-	++/-	+	++/-
IIA8: Sustainable Economic Growth	++	+	0	+
IIA9: Biodiversity and Geodiversity	--/+	--/+	0	--/+
IIA10: Landscapes and Character	+/-?	--/+?	0	--/+?
IIA11: Historic Environment	-?	--?	0	--?
IIA12: Natural Resources	+/-	+/-	+/-	+/-
IIA13: Water Resources	--?	--?	0	--?
IIA14: Flood Risk	-?	-?	+	-?

**5.178** The spatial strategy for the District is set out through Policy SP2. Policy H1 describes how the housing delivery will be split between three spatial areas with further detail of this split provided through Policy H3. As such, many similar

effects are expected for these three policies. Many of the positive effects associated with Policy SP2 reflect the development principles included under this policy which identify broad requirements which new developments in Winchester District should meet. It should be noted that in contrast to the effects recorded for Policies SP2, H1 and H3, many of those recorded for Policy H2 are negligible. This reflects the fact that Policies SP2, H1 and H3 present the distribution of development. Policy H2 is narrower in scope, setting out the proposed phasing of housing development in the District. While this is important, it will not influence the spatial relationship of new homes with existing and new services and facilities and jobs and sensitive receptors in the area.

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

**5.179** This IIA objective considers the potential for new development to promote energy and water efficiency as well as increasing the potential for homes to make use of energy from renewable and low carbon sources. Greenhouse gas emissions associated with travel are instead covered under IIA objective 2. Policy SP2 sets out the overall distribution of growth within the District, including development at a number of strategic allocations within Winchester Town and the South Hampshire Urban Areas. Through Policy H1, the total number of homes over the plan period (around 15,115, excluding the South Downs National Park area) is confirmed and this policy also identifies that this level of growth will be met through the completion of a number of strategic allocations. The distribution of housing development in Policy H3 and associated supporting text reflects provision at a number of substantial sites. The scale of growth at these sites may allow for the incorporation of infrastructure to support energy generation from renewable or low carbon sources.

**5.180** Given the potential for energy generation from renewable or low carbon sources at larger allocations, Policies H1 and H3 are expected to have minor positive effects in relation to IIA objective 1: climate change mitigation. For Policy SP2, the positive effect is expected to be significant. The development

principles included in the policy require that new developments address impacts of climate change as well as the potential for the incorporation of renewable energy infrastructure.

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

**5.181** The distribution of new growth set out through Policies SP2, H1 and H3 provides for the highest amount of housing development at Winchester Town and within the South Hampshire Urban Areas, where residents can benefit from nearby access to a wide range of services and facilities and jobs. These locations also provide access to good sustainable transport, although congestion within Winchester Town can affect the reliability of some bus services. Winchester Town also performs most favourably in terms of having the lowest proportion of commuters who travel to work by van or car and associated CO<sub>2</sub> emissions per commuter. There are higher levels of commuting from the South Hampshire Urban Areas given this area's relationship with settlement to the south such as Southampton, Fareham and Portsmouth as well as Eastleigh. However, the existing strategic allocations in this part of the District will help to ensure that new service provision and jobs are delivered alongside new housing growth which is likely to help support the increased self-containment in this area.

**5.182** The overall scale of growth is likely to contribute to service provision in the District. Particular benefits are likely where larger sites are delivered to incorporate these types of provisions at the larger settlements, including Winchester Town, where a larger number of existing and new residents can benefit. Policies SP2 and H1 include the completion of a number of strategic sites where the incorporation of a range of new provisions is expected. Within the South Hampshire Urban Areas, the delivery of two sustainable new neighbourhoods at Newlands (West Waterlooville) and North Whiteley will support a degree of self-containment in these areas with a reduced need for new residents to travel. The overall distribution of development focused on the larger settlements as well as towards larger strategic sites is likely to limit the



need for residents to travel by private vehicle, although it is noted that the increase in population is likely to result in some increase in the number of vehicles on local roads. Furthermore, provision of a relatively high level of development close to Winchester Town could contribute to existing air quality issues within the AQMA in the centre of Winchester Town.

**5.183** Compared to growth to be provided within Winchester Town, a moderate level of development is to be provided within the Market Towns and Rural Area, focused mostly at the Market Towns and Larger Rural Settlements (with a small level of growth at the Intermediate Rural Settlements). Furthermore, the level of growth included in the Regulation 19 Local Plan for the Market Towns and Rural Area is lower than the level included for this area in the Regulation 18 Local Plan. The spatial strategy for the plan area is clear that growth within the Market Towns and Rural Area is included to support economic and community development that serves local needs in the most accessible and sustainable locations. This approach is expected to help preserve the existing local service provision within more rural locations in the District. However, some residents will need to travel regularly from these more rural locations for work and to access a wider range of services. Some of the smaller settlements that fall within areas to the north and south of the National Park (including the area around New Alresford) have relatively high levels of CO<sub>2</sub> emissions per commuter. Exceptions to this include some settlements to the south-east, including Denmead, where emissions per commuter are lower.

**5.184** The Strategic Transport Assessment (July 2024) undertaken to support the plan highlights that much of proposed growth of the plan is located within or on the edge of Winchester, providing good opportunities for trips to be made by modes of transport other than the private car. However, traffic modelling identified that congestion is forecast to increase across the road network, both with and without the Local Plan growth. The assessment noted that public transport passenger trips in and out of Winchester city centre are likely to increase significantly, leading to associated reductions in delays and impacts from car-based movements and a number of junctions are expected to experience significant or severe impacts. Overall, the assessment considered that the quantum and distribution of the development proposed in the Local

Plan, and the resulting transport impacts, are capable of mitigation at the strategic level.

**5.185** In all, Policies SP2, H1 and H3 are expected to have a minor negative effect in relation to IIA objective 2: transport and air quality due to the likely increase in the numbers of cars on the District's roads as new homes and businesses are occupied. The negative effect also reflects the fact that some development is directed towards smaller settlements, from which there is likely to be an increased need to travel longer distances. For Policies SP2, H1 and H3 a significant positive effect is also recorded in combination as part of an overall mixed effect. This reflects the distribution of growth to more sustainable locations where the need to travel may be reduced and where access to sustainable transport modes is greater. For Policy SP2, the positive effect also reflects the development principles set out for new development. These include the promotion of public and active transport, promotion of a town centre first approach and ensuring that infrastructure and services are in place in a timely manner to meet the needs of new development. All these requirements are expected to reduce the need for residents to travel by car, including by ensuring that they have nearby access to a range of services and facilities. A minor positive effect is also recorded in relation to IIA objective 2 for Policy H2. This policy holds back the development of a number of allocated sites until later in the plan period, which will help to ensure new services can be provided to meet evolving needs in the District and prevent overburdening. This is likely to reduce the need to travel longer distances to access services and facilities such as education and healthcare for some residents.

**IIA objective 3: To support the District's adaptation to unavoidable climate change.**

**5.186** Policies SP2, H1 and H3 are expected to support the potential for the incorporation of green infrastructure in Winchester. The focus of a proportion of the required growth up to 2040 at larger site allocations within Winchester Town and the South Hampshire Urban Areas could support a coordinated approach to the delivery of connected green infrastructure in the District. As part of the

development principles set out under Policy SP2, developments should support the incorporation of green infrastructure and seek to address flooding and surface water, resulting in a significant positive effect for this policy. The approach of policies H1 and H3 is expected to support the adaptation of the District to the effects of climate change and a minor positive effect is recorded in relation to IIA objective 3: climate adaptation.

**IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District.**

**5.187** By providing for the majority of new housing development in the more sustainable settlements in Winchester District and the South Hampshire Urban Areas, Policies SP2, H1 and H3 are likely to support good access to healthcare facilities for a majority of new residents. Within the South Hampshire Urban Areas, development planning at existing allocations will help to improve access to essential services and facilities over the plan period. The overall distribution of development is also likely to support the potential for many trips to be made by active modes given the shorter distances involved to jobs and essential services. Within the South Hampshire Urban Areas, the potential to support travel by active modes may be more limited given established connections between these locations and the larger settlements to the south for jobs. Focussing a large proportion of growth in Winchester Town and the South Hampshire Urban Areas at larger strategic allocations may allow for the achievement of critical mass that supports the delivery of new healthcare facilities. As set out under Policies SP2, H1 and H3, providing a relatively high level of development at Winchester Town is also likely to help address issues of deprivation in the settlement, with a small number of areas (including St Bartholomew and St Michael, previously St John and All Saints wards) falling within the 20-30% most deprived in England in the IMD 2019 and 30-40% most deprived for the health domain. Furthermore, residents at Winchester Town will likely benefit from nearby access to natural greenspace in the South Downs National Park. By providing for growth within the Market Towns and Rural Areas, some new residents within the smaller settlements (most notably at the Intermediate Rural Settlements), will lack good access to certain types of essential services, although there is likely to be increased opportunities for access to the countryside for leisure and recreation.

The distribution of development in the District will also avoid the noise contour associated with Southampton Airport. However, it is notable that at some locations for growth (notably towards Winchester Town by the M3 and rail line through the town as well as towards the AQMA at the town centre) development would occur where higher levels of road and rail noise and air pollution could adversely affect residents and site users.

**5.188** In addition to these mainly positive effects resulting from the distribution of growth set out in Policy SP2, this policy is expected to have further positive effects due to the following requirements it sets out for new development:

- contribute to individual and community health and wellbeing; and
- provide new services and infrastructure in a timely manner to address the demands created (will mitigate the risk of existing service provision becoming overburdened by the level of new development at some of the larger settlements in the District).

**5.189** In light of all the factors above, a mixed significant positive and minor negative effect is expected for Policies SP2, H1 and H3 in relation to IIA objective 4: health and wellbeing. A minor positive effect is recorded for Policy H2 given the requirement to adhere to the specific approach to phasing set out. This approach could further help to prevent the overburdening of healthcare infrastructure in the plan area, thereby ensuring many residents can have good access to infrastructure that supports positive health outcomes.

**IIA objective 5: To support community cohesion and safety in the district.**

**5.190** The scale and spatial distribution of development provided for by Policies SP2, H1 and H3 is expected to have mixed positive and negative effects in relation to this objective. The provision of new development in the plan area can support the incorporation of new open space and community infrastructure to allow for informal interaction between residents and a greater degree of social cohesion. The delivery of new growth (particularly where large sites are set out through Policies SP2, H2 and H3) will also support regeneration and service provision that can help address local issues of deprivation. However, providing

new development has the potential to disrupt existing community networks and change the established identity of settlements. Focusing much of the new development at Winchester Town is likely to help address some of the issues of some of the more deprived areas in the District. Furthermore, while there is potential for adverse effects, the existing networks and identity of this settlement may be more resilient to change, given its more established nature. The scale of new growth at the smaller Intermediate Rural Settlements and the Rural Area, where community identity may be more sensitive to change, is limited by Policies SP2, H1 and H3. For Policies H1 and H3 the positive effect is likely to be significant given the increased potential to achieve critical mass at the strategic site allocations included, to support the delivery of new services and facilities to benefit more deprived communities in the District.

**5.191** The development principles set out in Policy SP2 will also have positive effects in relation to this IIA objective, specifically the requirements that:

- new development contributes to community wellbeing, health and safety as well as social inclusivity;
- at the District's smaller settlements, new development maintains individual settlement identity; and
- new services and infrastructure are provided in a timely manner to address the demands created.

**5.192** In light of all of the above, Policies SP2, H1 and H3 are expected to have a mixed significant positive and minor negative effect in relation to IIA objective 5: community cohesion and safety. For Policy H2 a significant positive effect alone is recorded. This reflects the potential for the approach to the phasing of growth over the plan period to reduce any overburdening of existing services and to stagger development, thereby limiting the intensity of effects relating to the identity of settlements.

**IIA objective 6: To provide housing of a decent standard to meet needs in the district.**

**5.193** Policies SP2, H1, H2 and H3 will all support the delivery of an amount of housing that will meet the needs of the District and therefore a significant positive effect is expected in relation to IIA objective 6: housing. The policies require the delivery of around 15,115 homes and it is assumed that a further 350 homes will be provided in the National Park area (including completions since the start of the Plan period, outstanding planning permissions, other commitments, expected windfalls and new allocations). This will meet the local housing need set by the Government in line with the 'Standard Method' calculation (i.e. 13,565 dwellings) with an unmet needs allowance of 1,900 dwellings also incorporated as part of the figure included in the plan, to help contribute towards the PfSH housing number shortfall.

**5.194** The delivery of a large number of new homes to include a number of larger sites, in line with Policies SP2, H1 and H3, is likely to support the delivery of affordable homes given that they meet the threshold for this type of housing delivery. The requirements of different groups will be supported by Policy H1, which supports housing of the variety of scales, types and tenures needed in the District. The distribution of development is set out by Policies SP2, H1 and H3 to include a high proportion of development at Winchester Town, the South Hampshire Urban Areas and the more sustainable Market Towns. This is likely to help address the higher demand for housing (towards Winchester Town) and the issue of affordability in these parts of the District which include some areas that are within the 10% most deprived in England for the barriers to housing and services domain in the IMD 2019. Policy H2 sets out the approach to the phasing of housing delivery to ensure a steady supply of dwellings over the plan period. The supporting text of Policy H3 makes it clear that the distribution of development is to support the delivery of a sizeable amount of housing growth through sites less than 1ha. This is in line with the NPPF requirement (paragraph 70) **[See reference 29]** and will help to support development on sites that can be built out faster.



**IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible.**

**5.195** It is expected that the distribution of development set out through Policies SP2, H1 and H3, to include a number of larger sites (in Winchester Town and the South Hampshire Urban Areas) will support the incorporation of new services and facilities at many locations. Development is focused on Winchester Town, the South Hampshire Urban Areas and the more sustainable Market Towns and Larger Rural Settlements. This is likely to provide the new residents with good access to existing services and facilities (and those planned at existing allocations in the South Hampshire Urban Areas, notably at West of Waterlooville and North Whiteley). Winchester Town provides access to a wide range and large number of employment opportunities. Within the South Hampshire Urban Areas there is good access to jobs and planned-for employment development (including a commitment for 23ha at West of Waterlooville, some of which has already been built out). However, there are well established out-commuting patterns in these areas towards the larger settlements beyond the southern boundaries of the District. Policy SP2 indicates that within the South Hampshire Urban Areas, the focus of major housing, economic growth and community and physical infrastructure will be on the two sustainable new neighbourhoods at West of Waterlooville and North Whiteley, which is expected to help limit the need for new residents to travel from these areas for access to jobs and services. Access to a range of services and facilities and job opportunities at certain Larger Rural Settlements will, however, be more limited than at Winchester Town and these two new neighbourhoods. The modest level of growth at the Intermediate Rural Settlements will help to support existing local services but there is likely to be a greater need to travel for services and work from these locations.

**5.196** Where a large number of new homes are delivered, there is potential for overburdening of existing services and facilities, unless additional capacity is provided as needed. The development principles included under Policy SP2 incorporate the requirement for new development to make arrangements in a timely manner for new service provision to meet the need created. This approach should help to mitigate this potential adverse effect. The approach to

the phasing of housing delivery in Winchester District is set out under Policy H2. Incorporating a strategic approach to the phasing of development is likely to help limit the overburdening of existing services and facilities across the District.

**5.197** Overall, a mixed significant positive and minor negative effect is expected for Policies SP2, H1 and H3 in relation to IIA objective 7: access to services, facilities and jobs. A minor positive effect is expected for Policy H2 in relation to this IIA objective.

**IIA objective 8: To support the sustainable growth of the District's economy.**

**5.198** Delivery of the new development provided for by the Local Plan will support job creation in the construction industry and related supply chains. Furthermore, by providing much of the new development at the larger settlements of the plan area and the newly planned strategic neighbourhoods at the South Hampshire Urban Area, the distribution of housing growth set out through Policies SP2, H1 and H3 is likely to support existing and planned growth for town and local centres. However, these policies would not directly influence the delivery of economic development or affect the long term, sustainable growth of the local economy. As such, the positive effect expected for Policies H1 and H3 in relation to IIA objective 8 is likely to be minor.

**5.199** Only Policy SP2 is expected to have a direct effect in relation to IIA objective 8: economy. This policy supports economic growth and diversification, with development in each of the three identified spatial areas to contribute to the identified economic strengths of these areas. This policy also requires that developments adopt a town centres first approach, which is likely to help maintain the viability of these areas as important economic centres for Winchester District. A significant positive effect is therefore expected for Policy SP2 in relation to IIA objective 8.

**IIA objective 9: To support the District's biodiversity and geodiversity.**

**5.200** Despite the prioritisation of existing larger settlements and brownfield land, the provision of a large amount of new development over the plan period will require greenfield land take and is likely to place increased pressures on habitats, including through direct loss and fragmentation. There is also potential for increased pollution associated with construction, travel and the occupation of new homes. Specific effects relating to wastewater from various types of development including new homes may occur in relation to the Solent Maritime SAC and Solent & Southampton Water SPA/Ramsar, regardless of its location in Winchester District. This is assessed in detail by the HRA of the Local Plan and the findings summarised in the cumulative effects assessment in Chapter 6. However, by providing much of the growth at Winchester Town and other larger settlements (as set out under Policies SP2, H1 and H3), the likelihood of impacting habitats and species is generally reduced, although there may be potential for impacts on the River Itchen SAC given its proximity to the presently developed areas. The River Itchen SAC may also be impacted by new housing development at the Market Town of New Alresford and some of the Larger Rural Settlements including Colden Common and Kings Worthy. There is potential for the new neighbourhood at North Whiteley to impact Botley Wood and Everett's and Mushes Copses SSSI and Upper Hamble Estuary and Woods SSSI. New housing development delivered at the Market Town of Bishop's Waltham may impact the Galley Down Wood and The Moors SSSIs. Policies SP2, H1 and H3 only direct a small proportion of new growth to the Intermediate Rural Settlements and Rural Area, thereby limiting the potential for more widespread disruption of wider ecological networks, although it is noted that housing development at Waltham Chase and Otterbourne would be close to SSSI designations.

**5.201** It is expected that Policies SP2, H1 and H3 will have a significant negative effect in relation to IIA objective 9: biodiversity and geodiversity. This is combined with a minor positive effect for these policies given the potential to avoid areas which may be more sensitive to new growth and considering the potential for larger sites to incorporate new green infrastructure and support a coordinated approach to habitat provision and connectivity. There is potential for development principles included under Policy SP2 to provide some

mitigation for the significant negative effect identified in relation to this IIA objective. This policy requires new development to conserve and enhance the importance of environmental assets which is likely to help limit the potential for adverse effects.

**IIA objective 10: To conserve and enhance the character and distinctiveness of the district's landscapes.**

**5.202** The relatively large amount of development provided by Policies SP2, H1 and H3 is likely to result in changes to local landscape character and the existing townscape of the settlements in Winchester District, potentially including that of Winchester Town. Part of the District contains the South Downs National Park (40% of the District). It is estimated that around 350 homes will be provided within the SDNP part of the District, through past completions, existing planning consents, windfall and the provisions of the South Downs National Park Local Plan. These dwellings are not counted in Policy H3 as this relates just to the Local Plan area (excluding the SDNP part of the District) and is subject to the policies of the SDNP Local Plan. Development focused on Winchester Town may have less of an effect than that provided at the smaller settlements and more rural areas, given its more developed nature. However, some of this settlement borders the National Park, meaning there is potential for impacts relating to its setting. Policy SP2 sets out that development at Winchester Town respects its setting, which will help limit the potential for adverse effects on the setting of the National Park. Furthermore, the larger scale of growth provided at Winchester Town may allow for a more coordinated approach to green infrastructure provision and improving the relationship of the settlement to the countryside.

**5.203** By including some new development at the Market Towns and Larger Rural Settlements of Bishop's Waltham, New Alresford and Kings Worthy, Policies SP2, H1 and H3 would result in some additional development close to the National Park. Housing growth at the Intermediate Rural Settlements and Rural Area, at which there might otherwise be substantial impacts relating to the established character, is limited through the distribution proposed. Policy SP2

sets out that where development occurs within these parts of the District, it should occur at the most sustainable locations and maintain rural character and the individual identity of settlement. The development principles set out under Policy SP2 should help to mitigate potential negative effects through the requirement for new development to maintain and enhance landscape assets and to achieve high standards of design, including in relation to sensitivity to character.

**5.204** Overall, Policies H1 and H3 result in a mixed minor positive and significant negative effect is expected in relation to IIA objective 10: landscapes and character. Policy SP2 is expected to have a mixed minor positive and minor negative effect in relation to IIA objective 10: landscapes and character. All effects recorded are uncertain given the potential for the design of new proposals to enhance the landscape and mitigate adverse effects.

**IIA objective 11: To conserve and enhance the district's historic environment including its setting.**

**5.205** The relatively large amount of growth provided by these housing policies is unlikely to be achieved without affecting the settings of heritage assets in the plan area, regardless of the approach taken. There is also the potential for direct harm to the heritage assets themselves, unless adequately mitigated. Winchester Town contains a particularly large number of designated heritage assets and much of the settlement is designated as a Conservation Area. Therefore, the relatively large amount of new housing growth directed towards this settlement, under Policies SP2, H1 and H3, could have adverse impacts relating to the respective settings of numerous assets. Policy SP2 seeks to ensure that the high level of development would be delivered in a manner that respects the town's special heritage and setting. There is also potential for adverse impacts relating to the concentration of heritage assets at New Alresford and Bishop's Waltham, with moderate amounts of development to be provided at these Market Towns. Of the Larger Rural Settlements due to accommodate development, Wickham is the most constrained in terms of the historic environment.

**5.206** Significant negative effects are expected in relation to IIA objective 11: historic environment for Policies H1 and H3. A minor negative effect is expected for Policy SP2 in relation to this IIA objective. The reduced negative effect recorded reflects the requirement for development at Winchester Town to have regard for its special heritage and setting. The requirements set out in the development principles of this policy include that developments should maintain and enhance the importance of heritage assets and achieve a high standard of design that addresses site sensitivity relating to setting and cultural heritage. These requirements could help to further mitigate the adverse effects of development in the plan area. The unknown massing and layout of new developments and potential for incorporating mitigation through design decisions such as landscaping, means that all effects recorded for these policies in relation to this IIA objective are uncertain.

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

**5.207** Focusing growth on larger settlements in line with Policies SP2, H1 and H3 will support the reuse of brownfield land, given the more developed nature of these areas. Policies SP2 and H1 expressly promote development at previously developed land within defined settlement boundaries. Policy SP2 also includes the promotion of development that makes efficient use of land and buildings at these types of location. Policy H2 sets out that most newly-allocated greenfield sites should be held back until the later parts of the plan period, which is likely to result in brownfield sites being developed earlier during the lifetime of the plan. Regardless of these factors, extensive greenfield land will still be needed for the achievement of the plan. The distribution of growth in line with Policies SP2, H1 and H3 at the Market Towns and Larger Rural Settlements is likely to affect a small area of Grade 2 agricultural land towards Bishop's Waltham and New Alresford.

**5.208** The development principles of Policy SP2 will have a positive effect in relation to this IIA objective as they require scarce natural resources to be used efficiently as part of new developments, including recycling of materials onsite.



**5.209** Overall, all four policies are expected to have a mixed minor positive and minor negative effect in relation to IIA objective 12: natural resources.

**IIA objective 13: To protect the quality and quantity of the district's water resource.**

**5.210** Regardless of its location, the delivery of new growth in the plan area is likely to intensify the existing issue of water stress in Winchester District and its surroundings. Meeting the long term needs of the District in terms of water quantity is likely to prove challenging. Southern Water's 2019 Water Resource Management Plan (WRMP) [See reference 30] states that South Hampshire takes one third of its water from groundwater and two thirds from the River Test and River Itchen. Furthermore, the Hampshire Rural, Hampshire Winchester (both of which are fully supplied by groundwater resources) and Hampshire Southampton East Water Resource Zones (which is supplied by river (52%) and groundwater sources (48%)) cover much of the District in the Draft Southern WRMP 2024 [See reference 31]. The emerging Draft WRMP identifies the River Itchen and Upper Test catchments (within which all of the identified Water Resource Zones fall at least partly) as high priority catchments where there will likely be a need to likely to need to reduce abstractions by 2040. Given the growth in the plan area and surroundings there is potential for supply deficits relating to water provision in the District. However, Southern Water's 'Water for Life' proposal aims to strategically prepare for such deficits and plans for a new water supply pipeline to Otterbourne, thereby enabling a reduction in extraction from the River Itchen.

**5.211** There are also wastewater treatment works (WwTW) within or close to Winchester that would require upgrading to accommodate the growth needed. These are WwTW at Bishop's Waltham, Budds Farm Havant, Peel Common, Southwick, Wickham and Chickenhall Eastleigh [See reference 32]. The Solent SACs, SPAs and Ramsar sites which are already being adversely affected by excess nitrates entering from upstream waterways as a result of WwTW discharges and diffuse agricultural pollution and the issue of capacity at related

infrastructure will need to be addressed over the plan period, as considered in detail through the HRA undertaken for the Plan.

**5.212** Focussing much of the new housing growth towards Winchester Town, in line with Policies SP2, H1 and H3, is likely to limit the amount of development within SPZs in the District. However, there is potential for development around the Market Towns and Larger Rural Settlements of Kings Worthy, Denmead, Bishop's Waltham and to a lesser extent Colden Common to fall within SPZs, where pollution from construction and other sources may adversely affect groundwater sources.

**5.213** Policies H1 and H3 are expected to result in a significant negative effect in relation to IIA objective 13: water resources. There is potential for the development principles included through Policy SP2 to mitigate the significant negative effect identified relating to water resources. The policy requires that new development proposals should address impacts relating to surface water and the water environment. However, given the severity of issues facing the plan area in relation to water stress and nutrients, the risk of a significant negative effect remains. The significant effect is partly uncertain for all three policies given the potential for water company proposals to improve water supply and address pollution.

**IIA objective 14: To manage and reduce flood risk from all sources.**

**5.214** As development occurs over the plan period, greenfield land take will result in an increase in impermeable surfaces in the District. The potential for this to be mitigated by the incorporation of SuDS is considered through the appraisal of development management policies and in the cumulative effects assessment. The distribution of housing growth set out through Policies SP2, H1 and H3 may support the re-use of brownfield land towards the main urban area of Winchester Town and to a lesser extent as the large scale strategic sites within the South Hampshire Urban Areas are fully built out and higher densities could be achieved, which is likely to help limit the proliferation of hard surfaces. Policies SP2 and H1 specifically promote the development of brownfield land within defined settlement boundaries. Furthermore, Policy H2

states that brownfield sites have been phased for development during the earlier stages of plan period (2020-2040). A number of greenfield site allocations (that do not have the benefit of planning permission) have been phased to come forward post 2030 so as to maintain a reasonable level of provision in these phases and to prevent all of the housing provision being built out in the early years of the Local Plan. This policy will help promote the use of brownfield land, which is less likely to result in increased flood risk in the plan area. However, this approach will not result in reduced flood risk compared to the current level, which otherwise might be achieved through the provision SuDS or other infrastructure interventions. A negligible effect is expected for this policy in relation to IIA objective 14.

**5.215** However, the distribution of development set out through Policies SP2, H1 and H3 includes moderate levels of development towards the Market Towns and Larger Rural Settlements of New Alresford, Bishop's Waltham, Colden Common, Denmead, Kings Worthy and Wickham. The Itchen, Meon and Hamble and their respective tributaries flow through these settlements, meaning there are areas of Flood Zones 2 and 3 present. A minor negative effect is expected for Policies SP2, H1 and H3 in relation to IIA objective 14: flood risk. Given that the policies in question do not specify the precise location of development, the minor negative effect is uncertain. The development principles set out under Policy SP2 include the requirement for development to address the potential for flooding. This requirement is likely to help mitigate the minor negative effect recorded for Policy SP2 to some degree.

## **Policies H4, H5, H6 and H7**

**5.216** The group of policies appraised in this section is as follows:

- Policy H4 – Development within settlements;
- Policy H5 – Meeting housing needs;
- Policy H6 – Affordable housing; and
- Policy H7 – Affordable housing exception sites to meet local needs.

**5.217** This group of policies set out the approach to housing development in Winchester District in relation to the areas where development is most acceptable and the delivery of homes to best meet local needs. This includes requirements related to the delivery of affordable homes with policy set out to address the potential for exception sites to be developed to meet requirements for this type of housing. The likely sustainability effects of Policies H4 to H7 are set out in Table 5.20 and described below the table.

**Table 5.20: Likely sustainability effects for Policies H4 to H7**

<b>IIA Objective</b>	<b>Policy H4</b>	<b>Policy H5</b>	<b>Policy H6</b>	<b>Policy H7</b>
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	++	0	0	-
IIA3: Climate Adaptation	0	0	0	0
IIA4: Health and Wellbeing	+	0	0	-
IIA5: Community Cohesion and Safety	+	++	++	++
IIA6: Housing	+	++/-?	++/-?	++
IIA7: Access to Services, Facilities and Jobs	+	0	0	+/-
IIA8: Sustainable Economic Growth	+	0	0	0
IIA9: Biodiversity and Geodiversity	+	0	0	-?
IIA10: Landscapes and Character	+	0	0	-?
IIA11: Historic Environment	+/-	0	0	-?

IIA Objective	Policy H4	Policy H5	Policy H6	Policy H7
IIA12: Natural Resources	+	0	+	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	+	0	+	0

**5.218** Policy H4 will help to focus the majority of new housing within larger settlements and direct it away from the countryside. This is expected to provide many residents with good access to a range of service and facilities, jobs and opportunities to make use of sustainable transport. The policy is likely to reduce the need to travel in Winchester District and have benefits in relation to limiting any increase in carbon emission and air pollutions from vehicles. Therefore, a minor positive effect is recorded for Policy H4 in relation to IIA objective 2: transport and air quality. Given that Policy H7 will support residential development at exception sites, which is likely to include some in locations which more isolated in nature, it may result in some residents having to travel by private vehicle more regularly. A minor negative effect is therefore expected for this policy in relation to IIA objective 2.

**5.219** By helping to promote much of the development over the plan period within settlements and away from countryside locations, Policy H4 is likely to encourage the use of active modes of transport which will have benefits for public health. Policy H7 could result in an opposing impact given the potential for development at exception sites at more rural locations where services and facilities and jobs are less accessible. Furthermore, this could include development at locations where there is more limited access to healthcare facilities. Therefore, a minor positive effect is expected for Policy H4 and a minor negative effect is expected for Policy H7 in relation to IIA objective 4: health and wellbeing.

**5.220** Policies H5, H6 and H7 are expected to have a significant positive effect in relation to IIA objective 5: community cohesion and safety. The support contained within the policies for the provision of various types, sizes and tenure of housing, including accessible and adaptable homes, specialist, supported

and affordable housing, is likely to help meet the needs of a range of resident types. This will include those who are on lower incomes, older people and people with disabilities. Policy H4 supports proposals for housing that aid in meeting community needs or aspirations and where they are community-led. Similarly, Policy H7 states that proposals for affordable housing exception sites that are community-driven, or have gained the support of the community, will be looked upon favourably. It is also expected that providing much of the new housing growth over the plan period at a range of settlements will help to support the viability of services at these locations. Setting out a range of settlements where development will be more appropriate will also help to ensure that a more equitable distribution of growth occurs, limiting the potential for an over concentration of housing delivery at any one location. This approach will help to maintain settlement identity in Winchester. Policy H4 is therefore expected to have a minor positive effect in relation to IIA objective 5.

**5.221** All four policies are expected to have a positive effect in relation to IIA objective 6: housing. Policy H4 supports housing development at a range of settlement locations and those proposals that aid in meeting community needs. The approach to development in the countryside (which might limit the potential for some new housing to be delivered) is provided under Policy SP3 and this policy is appraised separately in this IIA Report. Given the direct support set out through Policies H5, H6 and H7 for the provision of a range of housing types, sizes and tenures, including affordable homes a significant positive effect is expected. Policies H5 and H6 also set support for the provision of self-build and custom housing and provide the requirements for how affordable housing will be delivered in terms of the proportion that should be low-cost home ownership and Social Rent or Affordable Rent. While the policy requirements for a range of housing types (including more specialist dwellings) and affordable homes to be delivered have been subject to viability testing, they may result in certain sites becoming unviable, in exceptional circumstances. Therefore, the significant positive effect expected for Policies H5 and H6 is expected in combination with minor negative effect. Both policies make reference to the requirement to consider viability issues when making decisions on the level of specialist homes that should be incorporated. The minor negative effect recorded is therefore uncertain.



**5.222** Policies H4, and H7 are expected to have minor positive effects in relation to IIA objective 7: access to services, facilities and jobs. Policy H4 facilitates housing growth primarily within the settlements of the District. These locations will provide better access to essential services and employment sites than at more rural locations. This approach to development will also help to support the viability of essential services in the plan area. Policy H7 allows for affordable housing provision in rural areas in more exceptional circumstances. These locations will be less likely to provide access to existing services and facilities but in some circumstances may be important for maintaining rural service provision. The minor positive effect recorded for this policy in relation to IIA objective 7 is expected in combination with a minor negative effect.

**5.223** By providing the greatest support for development at existing settlements, Policy H4 may help to limit development within areas that are presently less disturbed and of importance for biodiversity. More rural areas at which development might otherwise be more likely, often also have higher sensitivity in terms of their landscape character. A minor positive effect is therefore expected for this policy in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscapes and character. Many of the heritage assets in the District lie within existing settlements and the policy may result in much of the new housing growth being focused in areas where there is potential for impacts upon setting. However, limiting the potential for growth in the open countryside may help to limit impacts upon the setting of rural heritage assets. A mixed minor positive and minor negative effect is therefore recorded for Policy H4 in relation to IIA objective 11: historic environment. Policy H7 is expected to have minor negative effects in relation to IIA objectives 9, 10 and 11. By supporting the delivery of exception sites for affordable homes, the policy may allow for some growth within more rural locations where there is increased potential for impacts upon high value landscapes and undisturbed biodiversity as well as the setting of rural heritage assets. The policy requires that the design and character of the development is appropriate to its location and avoids harm to the character of the area and therefore the negative effect recorded in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment are uncertain.

**5.224** By providing the most support for development within existing settlements, Policy H4 may help to encourage the re-use of brownfield sites given the more developed nature of these areas. This may help to limit the loss of greenfield as well as the proliferation of impermeable surfaces in Winchester. Minor positive effects are therefore expected for this policy in relation to IIA objectives 12: natural resources and 14: flood risk. Minor positive effects in relation to these IIA objectives are also recorded for Policy H6. A reduced level of affordable housing provision is to be required at brownfield sites through this policy in recognition of the potential increased cost of development at these types of locations. This may allow for the redevelopment of brownfield sites which might otherwise not be achievable, with potential benefits in terms of limiting the need for loss of greenfield land and disrupting existing natural drainage patterns.

### **Policies H8, H9, H10 and H11**

**5.225** The group of policies appraised in this section is as follows:

- Policy H8 – Small dwellings in the countryside;
- Policy H9 – Purpose built student accommodation;
- Policy H10 – Houses in multiple occupation (HMOs); and
- Policy H11 – Housing for essential rural workers.

**5.226** This group of policies set out the Council's approach to ensuring the retention of right sizes of homes in Winchester District as well as addressing the delivery of homes to meet the needs of a wide range of residents, including student accommodation, HMOs and homes for essential workers. The likely sustainability effects of Policies H8, H9, H10 and H11 are set out in Table 5.21 and described below the table.

**Table 5.21: Likely sustainability effects for Policies H8 to H11**

IIA Objective	Policy H8	Policy H9	Policy H10	Policy H11
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	0	+	+	+/-
IIA3: Climate Adaptation	0	0	0	0
IIA4: Health and Wellbeing	0	+	+	-
IIA5: Community Cohesion and Safety	+	+	+	0
IIA6: Housing	++/-	++	++	++/-
IIA7: Access to Services, Facilities and Jobs	0	0	0	0
IIA8: Sustainable Economic Growth	0	+	0	++
IIA9: Biodiversity and Geodiversity	+	0	0	+/-
IIA10: Landscape and Character	+	+	+	+/-
IIA11: Historic Environment	+	0	0	+/-
IIA12: Natural Resources	0	0	+	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	0	0

**5.227** Minor positive effects are expected for Policies H9, H10 and H11 in relation to IIA objective 2: transport and air quality. Policies H9 and H10 require that proposals must demonstrate that adequate car and cycle parking provision is made within student accommodation and HMO developments. Policy H9 specifically relates the level of provision to supporting the aim of encouraging active travel and discouraging private car use. Policy H11 addresses the provision of housing in the countryside for essential workers. This type of

development will only be permitted where there is demonstrated need. Given that where this type of development is considered necessary, increased number of trips could occur to access services and facilities but that there may be reduced need to commute longer distances, a mixed minor positive and minor negative effect is expected in relation to IIA objective 2: transport and air quality for Policy H11.

**5.228** The provision of a high level of student accommodation or HMO development focused within particular parts of the District has the potential to result in amenity issues relating to disturbance and noise pollution. Policies H9 and H10 which address the provision of these types of development, seek to prevent limit impacts on residential amenity as a result of new student accommodations and set specific limits on the levels of HMOs that will be acceptable at area and street level. Minor positive effects are therefore recorded in relation to IIA objective 4: health and wellbeing for these two policies. Given the potential for rural accommodation for workers to be located in areas that are more isolated from healthcare facilities and other services and facilities that support health and wellbeing, a minor negative effect is expected for Policy H11.

**5.229** Policy H8 seeks to support the retention of small homes in the countryside given the trend for towards homes in these parts of countryside becoming larger. The preservation of smaller homes in the countryside will help to ensure that the rural housing stock meets the needs of a wider range of residents, including those on lower incomes. This policy is therefore expected to have a minor positive effect in relation to IIA objective 5: community cohesion and safety. A minor positive effect is also expected for Policy H9 in relation to IIA objective 5: community cohesion and safety as it requires that development proposals must be compatible with the surrounding area. This is likely to support the creation of neighbourhoods with which more residents are satisfied with their living conditions.

**5.230** All four policies address the provision of a housing stock that will meet a wide range of needs. Policy H8 seeks to retain existing smaller dwellings in the countryside, while Policy H9 sets out the approach to meet the need for student accommodation in the locality. Policy H10 seeks to retain a balanced housing

stock by to restricting permitted development rights in relation to the creation of HMOs and Policy H11 outlines the requirements which proposals for housing for essential rural workers will need to meet. As such, a significant positive effect is expected for all four policies in relation to IIA objective 6: housing. The significant positive effects expected for Policies H8 and H11 are expected in combination with minor negative effects given that they are likely to prevent certain types of housing and large extensions in the countryside.

**5.231** It is expected that Policy H9 will support the growth of the local economy. Not only will it support the viability of the University of Winchester, the University of Southampton (Winchester School of Art) and Sparsholt College by providing students with accommodation to attend these institutions, but it will also support the long term upskilling of the local workforce. Policy H11 seeks to support agricultural/ forestry activities through the provision of housing for essential rural workers. Given the importance of these activities in relation to the rural economy the positive effect expected for this policy in relation to IIA objective 8: sustainable economic growth is likely to be significant.

**5.232** Policies H8 and H11 are expected to result in minor positive effects in relation to IIA objective 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment. Policy H8 sets out a presumption that small dwellings in the countryside should be retained with any extension or replacement of such properties to be limited so that there is not a substantial increase in floorspace. This approach is expected to help reduce the potential for significant amounts of new development at rural locations where ecological networks may presently be relatively undisturbed. It is also expected to help prevent impacts relating to landscape character and the settings of heritage assets. For Policy H11 the minor positive effects are expected in combination with minor negative effects. The policy would support a small level of development in the countryside to support existing agricultural/forestry activities. New dwellings provided at these locations should reflect local distinctiveness and the rural character, while avoiding and mitigating adverse effects relating to the natural environment and biodiversity. This more sensitive approach is likely to help limit impacts relating to habitats, landscape character and the historic environment in such locations. However, any level of growth at more rural locations has the potential to disturb species and subjugate them to additional

pressures as well as having the potential to erode the existing landscape character and the setting of heritage assets.

**5.233** Policies H9 and H10 address types of development that are considered less likely to be proposed within potentially more sensitive rural locations. Furthermore, these policies include requirements that will support the protection of the established character of the District. Minor positive effects are expected for both policies in relation to IIA objective 10: landscapes and character. Policy H9 states that new purpose built student accommodation must be compatible with the design, scale and layout of the surrounding area. Furthermore, Policy H10 requires that proposals for the conversion of dwellings to HMOs must not be detrimental to the overall character of the area.

**5.234** Policy H10 requires that adequate storage is made for recycling and refuse storage and collection. As such, a minor positive effect is identified in relation to IIA objective 12: natural resources.

### **Policies H12, H13, H14 and H15**

**5.235** The group of policies appraised in this section is as follows:

- Policy H12 – Provision for Gypsies, Travellers and Travelling Showpeople;
- Policy H13 – Safeguarding Traveller sites;
- Policy H14 – Traveller site intensification; and
- Policy H15 – New/Expanded Traveller sites.

**5.236** Please note that the policies which address Gypsy and Traveller accommodation also set out a number of sites that are proposed for allocation for this type of use. The appraisal of these elements of the plan (Policies H16 and H18) are presented alongside the other policies which set out sites for allocation in the plan. This work is included later in Chapter 6.



**5.237** This group of policies is set out to address development that will provide Gypsy and Traveller accommodation in the District. This includes the safeguarding, intensification and expansion of existing developments as well as setting out criteria new pitches and plots should meet. The likely sustainability effects of Policies H12 to H15 are set out in Table 5.22 and described below the table.

**Table 5.22: Likely sustainability effects for Policies H12 to H15**

<b>IIA Objective</b>	<b>Policy H12</b>	<b>Policy H13</b>	<b>Policy H14</b>	<b>Policy H15</b>
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	+	0	+	+
IIA3: Climate Adaptation	0	0	0	0
IIA4: Health and Wellbeing	+	0	+	+
IIA5: Community Cohesion and Safety	+	0	+	+
IIA6: Housing	++	++	++	++
IIA7: Access to Services, Facilities and Jobs	+	0	+	+
IIA8: Sustainable Economic Growth	-	0	-	-
IIA9: Biodiversity and Geodiversity	+	0	+	+
IIA10: Landscapes and Character	+	0	+	+
IIA11: Historic Environment	+	0	+	+
IIA12: Natural Resources	+	0	+	+
IIA13: Water Resources	+	0	+	+

IIA Objective	Policy H12	Policy H13	Policy H14	Policy H15
IIA14: Flood Risk	+	0	+	+

**5.238** Policy H12 sets out a number of criteria for sites to be considered against when deciding on potential consent for pitches and plots. Sites should be well related to existing settlements and accessible to local services by public transport, on foot or by bike. Therefore, a minor positive effect is expected for Policy H12 in relation to IIA objectives 2: transport and air quality, and 7: access to services, facilities and jobs. The range of existing services sites should be well related to includes health, community services and schools. This approach will not only have benefits for the health of residents at the site but will also help to encourage informal interaction and community cohesion in the area. Furthermore, Policy H12 also sets out that the location and sizing of sites should encourage social inclusion, minimise tension with the settled community and avoid adverse impacts on nearby properties. Therefore, minor positive effects are also expected for this policy in relation to IIA objectives 4: health and wellbeing and 5: community cohesion and safety. Given that Policy H12 specifically limits the potential for commercial activities at these types of sites, a minor negative effect is expected in relation to IIA objective 8: sustainable economic growth.

**5.239** All three policies support the provision of an adequate level of accommodation to meet the requirements of Gypsies, Travellers and Travelling Showpeople. The level of development is set out to meet the findings of the Gypsy and Traveller Needs Assessment as updated by the Gypsy and Traveller Topic Paper 2024. Policy H12 supports the provision of planning permission for sites and pitches, subject to a number of criteria which will help to ensure development provides a suitable level of quality of new accommodation delivered. Policy H13 safeguards a number of sites from alternative development, specifically existing sites which have planning permission or lawful use for Gypsy, Traveller or Travelling Showperson use. This policy will help ensure that the permitted use as a traveller site is not lost to other types of development. Policy H14 states that the planning authority will consider proposals for the additional provision of pitches/plots through intensification

within existing sites covered by Policy H13, while protecting the living environment. Given that all three policies support the delivery of housing to meet the needs of the District, particularly the needs of specialist groups, a significant positive effect is expected in relation to IIA objective 6: housing.

**5.240** Policy H12 does not set out the location of new development as these are determined by site allocations. Furthermore, compared to the overall level of housing required in the District, the needs for development to accommodate this group are minimal. No presumption can be made in terms of where sites for Gypsy and Travellers are more likely to be delivered, which might otherwise make effects relating to rural character more likely. Impacts relating to specific sensitivities (such as biodiversity sites, heritage assets and areas of flood risk), therefore cannot be assumed. The criteria set out through this policy include consideration of the impact on the local landscape, local heritage and biodiversity assets, water supply and drainage, and open space. Proposals must also be consistent with other policies on design, flood risk, contamination, natural and built environment, agricultural land quality, and protected areas. Therefore, minor positive effects are expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character, 11: historic environment, 12: natural resources, 13: water resources and 14: flood risk.

**5.241** For Policy H13, the sites in question that have been safeguarded for Gypsy, Traveller and Travelling Showpersons have already been granted planning permission or have lawful authorised use. Safeguarding these authorised sites will help to ensure that accommodation needs for these groups will continue to be met. Policies H14 and H15 facilitate the intensification and expansion of pitches and plots within these existing sites, in accordance with the criteria set out in Policy H12. Policy H15 also addresses proposals for new development for accommodation of this type. This policy requires that new sites permitted for development should be at sustainable locations, well related to existing communities and should comply with the requirements of Policy H12. The level of development which might occur at existing sites could result in some changes to the effects of the original development. However, the requirements of Policy H12 will help to mitigate effects that might otherwise result through Policies H14 and H15 which are above and beyond those that

have already occurred. Therefore, similar effects to those described for Policy H12 are expected for the IIA objectives for Policies H14 and H15.

**Creating a vibrant economy**

**5.242** This section of the report presents the appraisal of the policies included in the ‘Creating a vibrant economy’ chapter of the Local Plan. Given the relatively high number of policies included to address the topic, the policies have been split into groups for appraisal.

**Policies E1 and E2**

**5.243** The group of policies appraised in this section is as follows:

- Strategic Policy E1 – Vibrant economy; and
- Strategic Policy E2 – Spatial distribution of economic growth.

**5.244** This group of policies set out the strategic policy approach to economic growth in Winchester. This includes the general strategy to ensure a vibrant economy that is supportive of the Council’s Carbon Neutrality Action Plan and Green Economic Development Strategy as well as the strategy for the spatial distribution of economic growth in the District. The likely sustainability effects of Policies E1 and E2 are set out in Table 5.23 and described below the table.

**Table 5.23: Likely sustainability effects for Policies E1 and E2**

IIA Objective	Policy E1	Policy E2
IIA1: Climate Change Mitigation	+/-	-
IIA2: Transport and Air Quality	+/-	+/-

IIA Objective	Policy E1	Policy E2
IIA3: Climate Adaptation	0	0
IIA4: Health and Wellbeing	+	+
IIA5: Community Cohesion and Safety	+	+
IIA6: Housing	0	0
IIA7: Access to Services, Facilities and Jobs	+	+
IIA8: Sustainable Economic Growth	++	++
IIA9: Biodiversity and Geodiversity	-?	-?
IIA10: Landscape and Character	-?	-?
IIA11: Historic Environment	-?	-?
IIA12: Natural Resources	+/-	+/-
IIA13: Water Resources	-	-
IIA14: Flood Risk	-?	-?

**5.245** It is expected that the delivery of new development in the plan area would result increased levels of carbon dioxide emissions to the detriment of the achievement of the District becoming carbon neutral by 2030. Emissions will result as construction occurs and once new development is occupied. Policies E1 and E2 are therefore expected to result in a minor adverse effect in relation to IIA objective 1: climate change mitigation. Policy E1 contains support for economic development that will assist the achievement of the Council’s Carbon Neutrality Action Plan and Green Economic Development Strategy with particular support for the delivery of low carbon energy generation/renewable energy facilities. Therefore, a minor positive effect is recorded as part of an overall mixed effect in relation to IIA objective 1 for Policy E1.

**5.246** New economic development will also result in journeys being made to and from new businesses supported in the District. This is particularly likely to

be the case where economic diversion is supported through Policy E1, in more rural locations. However, the provision of new development in the plan area, particularly in line with the spatial strategy, towards the larger settlements and more sustainable locations is likely to help support an increased level of self-containment and reduced need to travel longer distances for work in Winchester. The approach set out in Policy E1 of supporting activities that allow for the sustainability of rural communities is likely to contribute further to a degree of self-containment. Policy E1 also supports live-work accommodation and co-location of businesses which is likely to further limit the need for commuting by car and associated air pollutants and carbon emissions. Policy E2 sets out a number of locations for employment growth where housing development will also be provided which could further support self-containment at some locations in the District. Mixed minor positive and minor negative effects are therefore expected for Policies E1 and E2 in relation to IIA objective 2: transport and air quality.

**5.247** By focusing much of the new development at more sustainable locations, the larger settlements and locations where new housing development is to be delivered, it is expected that many residents can travel by more active modes of transport to work, which would benefit health and wellbeing in Winchester. There is also potential that the increased proportion of trips made by active travel in the plan area will help support higher levels informal interactions between residents thereby allowing for increased social tolerance and cohesion. The potential to support self-containment by providing for economic growth at the more sustainable locations as well supporting some level of economic growth in rural locations may also contribute to higher levels of contentment with residents' living conditions in the District. Minor positive effects are therefore expected for Policies E1 and E2 in relation to IIA objectives 4: health and wellbeing and 5: community cohesion and safety.

**5.248** Policy E1 sets out the approach to achieving the required level of economic growth in the District to be delivered to be consistent with the spatial strategy and at the most sustainable locations. This will be supplemented by supporting some degree of rural economic growth and diversification. The policy is also supportive of home working which will also provide many residents with good access to employment opportunities, particularly in light of trends resulting



from the COVID-19 pandemic. Through Policy E2, the spatial distribution of economic growth for the District is focused at Winchester Town and the South Hampshire Urban Area. Smaller amounts of development will be provided in the Market Towns and Rural Area in Bishops Waltham, New Alresford and Waltham Chase alongside new housing development. Only a small amount of growth is to be supported in rural locations, to allow for the diversification of the local economy. This approach is likely to support good access to employment to a high proportion of residents given the focus at the more developed areas of Winchester. Therefore, Policies E1 and E2 are expected to have a minor positive effect in relation to IIA objective 7: access to services, facilities and jobs.

**5.249** Both policies support the long term sustainable growth of the District's economy. This includes continued support for the existing economic strengths of Winchester, covering those outside of traditional industrial use classes, through Policy E1. This policy is also supportive of range of employment types including within more innovative sectors and the green economy which is likely to help support long term job growth in a range of sectors. Policy E2 will support growth within areas identified as being of importance for the District. This includes employment development within Winchester Town (the main economic centre), South Hampshire Urban Area (the major source of modern large-scale business development) and limited growth in the Market Towns and Rural Area as well as allowing for some diversification of rural economy. Both policies are expected to have significant positive effects in relation to IIA objective 8: sustainable economic growth.

**5.250** The amount of economic growth required in the District to support the projected level of housing development will result a substantial amount of greenfield land take. This will have implications for biodiversity in terms of habitat loss, fragmentation and disturbance. There is also potential for effects relating to landscape character as well as the settings of heritage assets in Winchester. Policy E1 does not include the specific locations for economic growth over the plan period. The negative effects expected for this policy in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment are therefore minor. Given that the design of new employment schemes could support mitigation and enhancement

through design measures such as green infrastructure provision as well as the layout of development, the minor negative effects recorded are uncertain.

**5.251** Policy E2 sets out much of economic growth for the plan area at the main settlement of Winchester Town. While its existing developed nature means that new economic growth here could be less likely to disturb the most sensitive locations in Winchester, the River Itchen SAC runs through Winchester Town. Therefore, the delivery of a high level of development within the settlement has some potential to affect one of the Habitats Sites in the District (considered in detail through the HRA of the Plan). This settlement is also bordered by the South Downs National Park to the east with potential for the extension of employment uses having potential for adverse effects on this designation. Winchester Town is also relatively constrained in terms of designated heritage assets, including by the presence of Winchester Conservation Area and numerous Grade I and II Listed Buildings. Much of the economic development at Winchester Town would occur on brownfield (with at least part of sites W2 and W5 to W10 containing previously developed land). While brownfield land holds value for certain types of biodiversity, redevelopment of such sites would likely have more limited impacts compared to loss of greenfield land in relation to fragmentation of ecological networks as well as local character and the setting of heritage assets.

**5.252** Development with the South Hampshire Urban Area would be close to the Solent and Southampton Water Habitats Sites as well as Botley Wood and Everett's and Mushes Copses SSSI. The South Hampshire Urban Area is relatively developed and less constrained than Winchester Town in landscape and heritage terms. It is located some distance from the National Park boundaries. Limiting growth at these locations to existing development sites is likely to further limit pressures on biodiversity assets, as well as in relation to landscape character and the historic environment. This policy allows for a moderate level economic development within the Market and Rural Area including at Bishop's Waltham, New Alresford and Waltham Chase, all of which are relatively close to SSSI designations. Bishop's Waltham, New Alresford and to a lesser extent Waltham Chase all contain a number of heritage assets the settings of which may be sensitive to change. Furthermore, New Alresford and Bishop's Waltham are located on the edge of the National Park. Policy E2 also

supports a level of rural economic development to support economic diversification, which may have implications for the wider ecological networks, as well as in terms of more piecemeal impacts on landscape character and the historic environment where the existing rural nature may contribute substantially to the existing setting of heritage assets. However, this growth is required by Policy E2 to have regard for the high quality of the environment at such locations. Therefore, uncertain minor negative effects are expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment for both policies.

**5.253** As highlighted previously in this section, Policies E1 and E2 will require a substantial amount of greenfield land to support the required level of economic growth for the District. Through Policy E2, much of the economic growth would occur at the main town of Winchester. This is to include some areas of regeneration where brownfield development is likely to occur. Much of the land surrounding Winchester Town is of grade 3 agricultural value with a small portion to the south-west classified as grade 2 agricultural land, however, development is to be directed away from this area meaning there is limited potential for loss of the highest value soils. At this location as well as within the South Hampshire Urban Areas there are likely to be opportunities to promote a more efficient pattern of land use considering the existing and planned development at these locations. There may be opportunities for intensification within these developments. The potential to achieve these benefits is likely to be more limited in the smaller and less developed settlements of the Market Towns and Rural Area and outside of the settlement boundaries where some economic development is also supported. Of the settlements in the Market Towns and Rural Area, development at New Alresford is considered most likely to impact upon higher quality agricultural soils in the District given the presence of large areas of Grade 3 agricultural land at this location. Policy E1 includes specific support for the refurbishment and modernisation of existing sites and regeneration and intensification of previously developed land. Overall, mixed minor positive and minor negative effects are expected for Policies E1 and E2.

**5.254** The District is presently in serious water stress and climate change is likely to intensify this issue. The Solent SACs, SPAs and Ramsar sites are already being adversely affected by excess nitrates and additional economic

development has the potential to intensify these issues. Given the present situation with WWTWs which serve the District, which are currently operating at or close to capacity, there will need to be additional wastewater infrastructure and/or capacity improvements delivered at the same time as new development. There will also need to be additional measures considered for each development location in relation to achieving nutrient neutrality. Much of the District falls within SPZs and this includes some of the areas set out for new economic growth under Policy E2, such as the land at the edge of Winchester Town as well as land to the West of Waterlooville. At these locations there is potential for groundwater sources to be adversely affected by pollution from development. Therefore, Policies E1 and E2 are expected to have a minor negative effect in relation to IIA objective 13: water resources.

**5.255** The greenfield land take required for development associated with employment in Winchester District could result in increased flood risk as impermeable surfaces are sealed and natural drainage patterns are disrupted. It is likely that design measures such as SuDS will help to mitigate these impacts. Development management policies which set out the requirement for the incorporation of this type of mitigation have been appraised separately in this report. The focus of much of the economic development at Winchester Town, under Policy E2, could result in an increased proportion of development in the District being adversely affected by the flood risk associated with the River Itchen which runs north-south through the settlement. The River Itchen also passes to the north of New Alresford which Policy E2 identifies for employment growth, however, areas affected by flood risk are mostly limited to those beyond the northern settlement boundary. The other areas identified for employment growth through Policy E2 are affected by smaller areas of flood risk (associated with the River Wallington at the West of Waterlooville, the River Hamble at Bishop's Waltham and Shedfield Stream at Waltham Chase). Uncertain minor negative effects are expected for both policies in relation to IIA objective 14: flood risk.

## **Policies E3 and E4**

**5.256** The group of policies appraised in this section is as follows:

- Strategic Policy E3 – Town centres strategy and hierarchy; and
- Strategic Policy E4 – Main town centre uses out of centre.

**5.257** This group of policies set out the strategic policy approach to town centre development in Winchester. This includes defining the hierarchy of centres in the District as well as the acceptable uses at these locations. The policy does not set out a required level of development which is to be achieved at these locations. The likely sustainability effects of Policies E3 and E4 are set out in Table 5.24 and described below the table.

**Table 5.24: Likely sustainability effects for Policies E3 and E4**

IIA Objective	Policy E3	Policy E4
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	+	+
IIA3: Climate Adaptation	0	0
IIA4: Health and Wellbeing	+	+
IIA5: Community Cohesion and Safety	++	+
IIA6: Housing	+/-	0
IIA7: Access to Services, Facilities and Jobs	++	++
IIA8: Sustainable Economic Growth	++	++
IIA9: Biodiversity and Geodiversity	0	0
IIA10: Landscape and Character	+	0
IIA11: Historic Environment	+	0
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0

IIA Objective	Policy E3	Policy E4
IIA14: Flood Risk	0	0

**5.258** Supporting the successful functioning of town centres and primary shopping areas in the District will be of importance to supporting their increased use by residents. Policy E3 will support Town, District and Local Centres in Winchester District by requiring development is supportive of the vitality and vitality of centres and the visitor experience in this areas. Policy E4 requires that town centre uses proposed outside of centres comply with the sequential test, which requires applicants to demonstrate why the proposal could not be accommodated within a town centre, or – failing that- on the edge of a town centre. These locations are often the most accessible in the plan area given their close proximity to higher numbers of homes and stronger transport links. It is likely that the promotion of the success of town centres will thereby support an increased number of trips by public transport and active modes. This will have benefits relating to reduced levels of congestion and improved air quality as well as limiting an increase in carbon emissions form travel. Therefore, minor positive effects are expected for both policies in relation to IIA objective 3: transport and air quality. The increased potential for trips to be made by walking and cycling is also likely to support improved levels of public health. Furthermore, Policy E3 supports development at town centre locations where they incorporate public open space which could be used for exercise by residents of the District. Policies E3 and E4 are both expected to have minor positive effects in relation to IIA objective 4: health and wellbeing.

**5.259** The protection of town centre locations through Policies E3 and E4 will support a higher quality of life among residents as well as greater satisfaction with their surroundings. Town centre locations will not only support a good level of access to retail uses and other important services and facilities but also provide a focal point for the community. Given that Policy E3 requires that development within town centre locations maintains and enhances their role as community hubs or local administrations, the positive effect recorded in relation to II objective 5: community cohesion and safety is significant.



**5.260** Policy E3 and its supporting text sets out that residential uses are not the primary function for town centres and primary shopping areas, in particular. These types of uses are, however, to be supported at above ground floor level. This type of housing provision is likely to complement the higher level of housing provision at strategic sites in Winchester Town to help meet the local housing need. A mixed minor positive and minor negative effect is therefore expected for Policy E3 in relation to IIA objective 6: housing. The protection of town centre locations as areas where residents can benefit from good access to a range of retail and other appropriate uses means that significant positive effects are expected in relation to IIA objective 7: access to services and facilities for Policies E3 and E4. The approach set out for retail and leisure developments outside of centres which will be required to adhere to the sequential test and to be supported by an impact test is likely to support the viability of existing services and facilities within town centre locations.

**5.261** It is expected that Policies E3 and E4 will support economic growth within District. The requirements set out are expected to help maintain town centres as attractive locations for potential employees and visitors. These locations are to remain areas within which retail, office based and other types of employment is supported and increased footfall for shopping, employment, tourism and the night time economy will result. This will be achieved by ensuring an appropriate mix uses within centre locations and ensuring that town centre appropriate uses are focused on these locations apart from where the adverse impacts of this type of development would be minimal. Therefore, significant positive effects are expected in relation to IIA objective 8: sustainable economic growth. Policy E3 requires that new development in centre locations respects and enhances the existing character of these areas and is expected to help ensure the existing character of town centres in the District is protected. Therefore, a minor positive effect is expected in relation to IIA 10: landscapes and character for this policy. A minor positive effect is also expected for Policy E3 in relation to IIA objective 11: historic environment. This policy includes specific reference to the need for development to address the historic character and intrinsic qualities of the built environment within conservation areas, at town centre locations.



**Policies E5, E6, E7 and E8**

5.262 The group of policies appraised in this section is as follows:

- Policy E5 – Enhancing employment opportunities;
- Policy E6 – Retaining employment opportunities;
- Policy E7 – Maintaining the vitality and viability of town centres; and
- Policy E8 – Local shops, services and facilities.

5.263 This group of policies set out the Council's approach to where employment uses will generally be supported in the District and situations in which the redevelopment of sites that are currently in employment uses will be considered acceptable. They also seek to protect the town centre locations as attractive and viable locations that residents are likely to want to visit and address the provision of new and retention of existing services and facilities in Winchester. The likely sustainability effects of Policies E5, E6, E7 and E8 are set out in Table 5.25 and described below the table.

**Table 5.25: Likely sustainability effects for Policies E5 to E8**

IIA Objective	Policy E5	Policy E6	Policy E7	Policy E8
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	+	+	+	+
IIA3: Climate Adaptation	0	0	0	0
IIA4: Health and Wellbeing	+	+	+	+
IIA5: Community Cohesion and Safety	0	0	+	+
IIA6: Housing	0	0	+	0

IIA Objective	Policy E5	Policy E6	Policy E7	Policy E8
IIA7: Access to Services, Facilities and Jobs	++	+	+	++
IIA8: Sustainable Economic Growth	++	++	++	+
IIA9: Biodiversity and Geodiversity	0	0	0	+
IIA10: Landscape and Character	0	0	+	+
IIA11: Historic Environment	0	0	+	+
IIA12: Natural Resources	0	+	0	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	0	0

**5.264** A minor positive effect is expected for Policies E5, E6, E7 and E8 in relation to IIA objective 2: transport and air quality. The approach of enhancing employment opportunities primarily within the settlement boundaries where the majority of residents are locating and retaining existing employment uses is expected to help limit any increased need for residents to commute longer distances by private vehicle as well as the potential for existing commuting patterns to be disrupted. Town centre locations are invariably the most accessible in the District where residents can make use of public and active modes of travel. Protecting the viability of these locations where multiple services and facilities can be accessed will also support more limited car use. Furthermore, maintaining a suitable level of essential service provision in rural area will limit the need to travel regularly from these locations. By supporting residential uses above ground level, Policy E7 will accommodate residents in areas where they can access a range of services and facilities by walking and cycling. Policy E8 balances this approach against the need to limit uses (such as shops and pubs) that might encourage travel to more rural areas. The supporting text for Policy E8 also sets out that applications that involve the loss of services and facilities will take into account the accessibility of suitable alternative facilities, including by sustainable and active travel.

**5.265** Minor positive effects are also expected for Policies E5 and E6 in relation to IIA objective 4: health and wellbeing. Policy E5 states that applicants for employment uses within residential areas will need to demonstrate that they have taken amenity issues into account and that it may be necessary to restrict the range of employment uses within these areas and close to other sensitive uses. Policy E6 similarly notes that the Council will consider the impact of continued employment use on local amenity. Both policies are therefore expected to help to mitigate potential adverse impacts on residents' health, such as light and noise pollution. As Policy E7 requires that residential developments in town centres above ground floor should result in a safe and acceptable standard of living for residents, a minor positive effect is also expected for this policy in relation to IIA objective 4: health and wellbeing. Policy E8 supports the provision of new and the protection of existing services and facilities in line with the spatial strategy which will help to ensure the need for healthcare facilities is met in the District. Therefore, a minor positive effect is also recorded for this policy in relation to IIA objective 4: health and wellbeing.

**5.266** The maintenance of town centre locations which support access to a range of services and facilities will be of importance in terms of ensuring a high proportion of residents are satisfied with living standards in the District. A minor positive effect is therefore expected for Policy E7 in relation to IIA objective 5: community cohesion and safety. A minor positive effect is also expected for Policy E8 in relation to IIA objective 5: community cohesion and safety. The policy notes that when considering proposals, account will be taken of whether the loss of the service would cause harm for those living within the area in terms of their future ability to access to that type of service. The policy also requires development proposals to consider the role of a facility within the local community, including whether it is an Asset of Community Value (ACV).

**5.267** Policy E7 sets out an approach whereby residential development is not to be considered acceptable within town centres at ground level. However, this type of use will be permitted above ground floor, where proposals will result in safe and acceptable standards of living for residents. As such, a minor positive effect can be expected for this policy in relation to IIA 6: housing.

**5.268** All four policies are expected to improve access to services and facilities and/or jobs in the District. Policy E5 sets out the general approach of delivering employment uses mainly within the settlement boundaries where they will be accessible to a high number of residents. It will also help to prevent loss of employment uses that might otherwise result through permitted development rights. A significant positive effect is therefore recorded for this policy in relation to IIA objective 7: access to services, facilities and jobs. A minor positive effect is expected Policies E6 and E7. Policy E6 will help to ensure that viable employment uses are maintained in the District, while Policy E7 will help to support the vitality and viability of Winchester's town centres, maintaining a range of services and facilities at accessible locations. A significant positive effect is expected for Policy E8 in relation to this IIA objective, as the policy directly supports the development of new, extended or improved facilities and services across the District in line with the spatial strategy.

**5.269** All four policies are likely to help support the sustainable growth of the District's economy. Policy E5 directly supports new development that will enhance the economy of the District in appropriate locations. Through Policy E6, criteria are included that help limit any loss of employment that is still considered to be viable and practical. The approach of Policy E7 will support the vitality and viability of the identified town centres and the primary shopping areas (by resisting the loss of town centre uses at ground floor level) which will be of importance for job provision and business growth in Winchester. As part of requirements for developments in town centres, applicants may be required to demonstrate how their proposal will enhance vitality and viability. The positive effect recorded for these three policies is significant. Policy E8 supports the provision new and protection of existing services and facilities. These provisions are likely to support some level of economic growth in the District. The policy also seeks to direct more substantial services and facilities to town centre locations which will help to protect the viability of these locations and support long term economic growth of these locations. As such, a minor positive effect is expected for Policy E8 in relation to IIA objective 8: sustainable economic growth.

**5.270** By helping to preserve an appropriate mix of uses in the town centre locations of Winchester, Policy E7 is expected to help protect the existing

character of these areas. The supporting text of the policy highlights that the central areas of some of the more substantial settlements in the District contain conservation areas and listed buildings. Limiting inappropriate uses in these locations is therefore also likely to prevent adverse impacts relating to the settings of heritage assets. Minor positive effects are recorded for Policy E7 in relation to IIA objectives 10: landscapes and character and 11: historic environment. Policy E8 includes a presumption that new service provision that would be more substantial than a local provision should not be located in the countryside. Essential service provision may be made at these locations in only exceptional circumstances and where there are no unacceptable impacts would result in relation to the natural environment or rural character. Minor positive effects are therefore expected for Policy E8 in relation to IIA objectives 9: biodiversity and 10: landscapes and character. Given that the policy is likely to help prevent impacts on the rural setting of heritage assets at these types of locations, a minor positive effect is also recorded in relation to IIA objective 11: historic environment.

**5.271** The policies are generally not expected to impact upon the potential for more appropriate use of natural resources, including land, in Winchester. However, Policy E6 requires that existing or allocated employment land should be considered for other employment uses, intensification of the existing employment use or use of the site for a mix of uses that includes employment, before considering other types of use. The policy thereby sets out an approach to preserve employment land in Winchester District that is considered practical and viable while allowing a variety of approaches to delivering proposals that would support an appropriate reuse of the site. Furthermore, the support Policy E7 provides for the residential development above ground level will allow for a more efficient use existing buildings in the District. A minor positive effect is therefore expected for Policies E6 and E7 in relation to IIA objective 12: natural resources.

### **Policies E9, E10 and E11**

**5.272** The group of policies appraised in this section is as follows:



## Chapter 5 Appraisal findings for topic-based policies in the Local Plan

- Policy E9 – Economic development in the rural area;
- Policy E10 – Farm diversification; and
- Policy E11 – Visitor-related development within the countryside.

**5.273** This group of policies set out the Council's approach to economic development in the rural area including specifically addressing farm diversification and visitor related development in the countryside in Winchester. The likely sustainability effects of Policies E9, E10 and E11 are set out in Table 5.26 and described below the table.

**Table 5.26: Likely sustainability effects for Policies E9 to E11**

IIA Objective	Policy E9	Policy E10	Policy E11
IIA1: Climate Change Mitigation	0	+	0
IIA2: Transport and Air Quality	+/-	+/-	++/-
IIA3: Climate Adaptation	0	0	0
IIA4: Health and Wellbeing	0	0	0
IIA5: Community Cohesion and Safety	0	+	0
IIA6: Housing	0	0	0
IIA7: Access to Services, Facilities and Jobs	+	+	+
IIA8: Sustainable Economic Growth	++	++	++
IIA9: Biodiversity and Geodiversity	+/-	+/-	+/-
IIA10: Landscape and Character	+/-	+/-	+/-
IIA11: Historic Environment	+/-	+/-	+/-
IIA12: Natural Resources	+	+	+
IIA13: Water Resources	0	0	0

IIA Objective	Policy E9	Policy E10	Policy E11
IIA14: Flood Risk	0	0	0

**5.274** A minor positive effect is expected for Policy E10 in relation to IIA objective 1: climate change mitigation. The policy is supportive of farm diversification proposals that contribute to the development of the low carbon economy subject to unacceptable impacts on the local environment. The policy also sets out that farm diversification that contributes to climate change/pollution mitigation will be encouraged and supported.

**5.275** All three policies will support some level of development at more rural locations which could see an increased number of journeys being made to these locations for commuting, to service new businesses and where individuals seek to make use of services or purchase goods. However, supporting the viability of the rural economy may mean that some residents who are presently located in the countryside may benefit from nearby access to jobs. Therefore, a mixed effect is expected for Policies E9, E10 and E11 in relation to IIA objective 2: transport and air quality. The positive effect recorded as part of the overall mixed effect for Policy E11 is significant. This policy requires traffic assessments to support new proposals for the visitor economy in the countryside, with travel plans also required to mitigate adverse effects. This policy also requires that the potential for proposals for accommodation in the countryside to enhance sustainable and/or active travel opportunities should be considered as part of their determination.

**5.276** Policy E10 is expected to help maintain properties that support farming as important elements within rural areas of Winchester given that is supportive of complete redevelopment of agricultural holdings only in exceptional circumstances. A minor positive effect is therefore recorded in relation to IIA objective 5: community cohesion and safety.

**5.277** Minor positive effects are expected for all three policies in relation to IIA objective 7: access to services, facilities and jobs given that they seek to support a varied range of economic development in the countryside. This

approach is expected to help improve access to employment opportunities for some of those residents in more rural locations.

**5.278** In relation to helping to support a more viable rural economy in Winchester, Policy E9 provides support for economic development outside of settlements where there is demonstrated need and the development would be compatible with the quality of the natural environment. Farm diversification is generally supported through Policy E10, while Policy E11 provides qualified support for visitor related development in the countryside. In all, it is expected that the policies will support new opportunities for economic growth at more rural locations, particularly in areas related to agricultural, low carbon energy production, tourism and recreation. A significant positive effect is therefore expected for all three policies in relation to IIA 8: sustainable economic growth.

**5.279** Each of the policies appraised provides a level of support for development in more rural locations of Winchester which are potentially more sensitive in terms of the biodiversity they presently support, their landscape value and the setting of heritage assets. Each of the policies requires a level of consideration for proposals for new development in relation to the potential for impacts on the natural environment. Policy E9 requires that new development must be compatible with the need to preserve and maintain the quality of the natural environment, while Policy E10 requires that where complete redevelopment of agricultural holdings would occur, it should be in a form that is acceptable in the rural environment. Policy E10 also sets out that diversification that provides biodiversity benefits will be encouraged and supported. Policy E11 notes that new visitor related development must contribute positively towards the ongoing protection and enhancement of the countryside and its scale should be considerate of character of the area. The policy is also clear that the potential to achieve improvements to the local environment and biodiversity will be taken into account as part of the consideration of proposals for accommodation in the countryside. Mixed minor positive and minor negative effects are therefore recorded for all three policies in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment.

**5.280** Policies E9, E10 and E11 contain support for the reuse of existing buildings at rural locations, including for the visitor economy and accommodation within the countryside. Therefore, minor positive effects are expected for these policies in relation to IIA objective 12: natural resources.

## **Recommendations**

**5.281** As part of the IIA Report for the draft (Regulation 18) Local Plan a number of recommendations were provided to the Council to help strengthen the positive effects identified and mitigate negative effects identified for the topic-based policies included in that version of the plan. The recommendations included in that iteration of the IIA Report and the Local Plan team's response to these are detailed below.

### **Policy SP1 – Local Plan Vision and Objectives**

- The Vision could be strengthened by setting out that at the end of plan period the housing need for the area of Winchester Town will be addressed. There is no need for the Vision to set out the detail of the areas at which this need will be met.
  - Council response to recommendation: The existing Vision already states that new development will address the needs of the area, and therefore statements regarding meeting housing need are not considered necessary.
- The Vision could be further strengthened by setting out that housing to meet the needs of a range of residents (including the need for affordable homes) will be delivered in the District. There is no need for the Vision to set out the detail of the areas at which this need will be met.
  - Council response to recommendation: The existing Vision already states that new development will address the needs of the area, and therefore statements regarding meeting housing need are not considered necessary.

- The Objectives include addressing the climate emergency as the first objective. The Vision could be further strengthened by giving the need to adapt, improve resilience to and mitigate climate change increased prominence by addressing it earlier in the Vision text. Given the declaration of climate emergency within the District and growing importance of this issue, it is considered prudent to strengthen the Vision in this way.
- Council response to recommendation: The Vision now includes reference to the need to adapt, improve resilience to and mitigate climate change in its first paragraph.

### **Policies SP2 - Spatial strategy and development principles, Strategic**

### **Policies H1 – Housing provision, H2 – Housing phasing and supply and**

### **H3 – Spatial housing distribution**

- No recommendations are included in relation Policies SP2, H1, H2 and H3. The level of housing provision for the District is set out to have regard for the Government’s Standard Method calculation and it is therefore not considered appropriate to include recommendations in relation to this policy area.
- Council response to recommendation: Not applicable.

### **Policy SP3 – Development in the countryside**

- Policy SP3 could include requirement for developments not to create inappropriate pollution (air and water, in addition to noise and light already included). The policy could also include more direct support for proposals that would improve the sustainable or active transport offer at rural locations and thereby help to limit the level of carbon emissions associated with travel from these locations.
- Council response to recommendation: It is important to read the Local Plan as whole as all of these issues are included in separate Local Plan policies.

**Strategic Policy CN1 – Mitigating and adapting to climate change**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy CN2 – Energy hierarchy**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy CN3 – Energy efficiency standards to reduce carbon emissions**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy CN4 – Water efficiency standards in new developments**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy CN5 – Renewable and low carbon energy schemes**

- Policy CN5 already includes the requirement for lighting at developments for renewable and low carbon energy to be restricted to emergency use only and that development should avoid or mitigate adverse effects on neighbouring uses. However, the policy could be strengthened by requiring that any light and noise pollution that might otherwise impact residential amenity should be appropriately mitigated.
  - Council response to recommendation: Policy CN5 now includes the criteria for renewable and low carbon proposals to demonstrate that it will integrate with existing or new/planned development and measures



have been incorporated to avoid or mitigate adverse effects including those on neighbouring uses.

### **Policy CN6 – Micro energy generation schemes**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy CN7 – Energy storage**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy CN8 – Embodied carbon**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Areas of Opportunity**

- Within the Areas of Opportunity redevelopment should be undertaken to respond positively to the setting of high concentration of heritage assets including that of the Winchester Conservation Area.
  - Council response to recommendation: It is important that the Local Plan is read as a whole as there is a separate topic on the Historic Environment.
- Development at each Area of Opportunity should consider potential impacts on the River Itchen SSSI and SAC.
  - Council response to recommendation: It is important that the Local Plan is read as whole as there is a separate topic on the Biodiversity and Natural Environment.

- Within the North Walls and The Broadway Areas of Opportunity there may be potential for development to reduce existing flood risk and proposals should seek to positively address this issue.
- Council response to recommendation: It is important to read the Local Plan as a whole as there separate policies on flooding and flood risk (Policy NE6).

### **Strategic Policy D1 – High quality, well designed and inclusive places**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Strategic Policy D2– Design principles for Winchester Town**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Strategic Policy D3 – Design principles for the South Hampshire Urban**

#### **Areas**

- Policy D3 could be strengthened to include requirements for the incorporation of green infrastructure, improvements for active and sustainable modes of transport and more explicit requirements to address the conservation and enhancement of landscape and local character and the historic environment.
- Council response to recommendation: Policy D3 is clear that proposals should be prepared through the design process with cross referencing included to the appropriate policy (Policy D1). It is important to read the Local Plan as a whole as all of these issues are included in separate Local Plan policies.

### **Strategic Policy D4 – Design principles for Market Towns and Rural**

#### **Villages**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

### **Strategic Policy D5 – Masterplan**

- Policy D5 could be further strengthened by including the approach for master plans at larger development schemes to support a more strategic approach to the preservation, enhancement and connecting of existing habitats and new provisions schemes might deliver. This approach would likely help to improve habitat connectivity in the area.
  - Council response to recommendation: It is important to read the Local Plan as a whole as all of these issues are included in separate Local Plan policies.

### **Policy D6 – Previously developed land and making best use of land**

- Policy D6 could be strengthened by requiring that determination of what should be considered an appropriate density should take potential impacts on the amenity of neighbouring uses into consideration. At present the policy sets out that the acceptability of a scheme should be determined primarily based on its response to general character and local distinctiveness.
  - Council response to recommendation: Comment is noted and will be implemented. Amenity of neighbouring uses is now added to Policy D1.

### **Policy D7 – Development standards**

- Policy D7 already requires the potential for unacceptable pollution to be addressed by applicants where they would have adverse effects on health or quality of life. The policy could be strengthened by requiring

unacceptable pollution to take potential adverse impacts on biodiversity into consideration.

- Council response to recommendation: It is important to read the Local Plan as whole as all of these issues are included in separate Local Plan policies.

### **Policy D8 – Contaminated land**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy D9 – Impact of overheating**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy D10 – Shopfronts**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy D11 – Signage**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Strategic Policy T1 – Sustainable and active transport and travel**

- Policy T1 could be strengthened by setting out an approach that considers not only the incorporation of sustainable and active transport modes and routes to encourage modal shift but also infrastructure that will support the

use of these features by a range of users, including those with disabilities and older people. Sustainable and active transport modes and routes should be supported by the incorporation of features such as weatherproof shelters, benches, digital displays and appropriate signage.

- Council response to recommendation: Policy T1 now includes a criterion to support appropriate measures for active commuting to new or refurbished employment development such as showers, changing areas and lockers/storage. The supporting text of the policy is supportive of the provision of this type of infrastructure to meet the needs of people with disabilities. The supporting text also cross refers to the support provided in Hampshire's LTP4 for mobility hubs.

### **Policy T2 – Parking for new developments**

- Policy T2 could be strengthened by requiring that parking provision on residential development to take account of a wide range of user types, to include those with disabilities and reduced mobility.
- Council response to recommendation: Policy T2 now includes a criterion that requires the assessment of proposals which include parking to consider issues such as the nature of provision, occupier and the needs of those with disabilities and reduced mobility.

### **Policy T3 – Promoting sustainable travel modes of transport and the design and layout of parking for new developments**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

### **Policy T4 – Access for new developments.**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Strategic Policy NE1 – Protecting and enhancing biodiversity and the natural environment in the District**

- Policy NE1 could be strengthened by requiring that development does not harm/degrade the green infrastructure network or result in its fragmentation. A cross reference to the relevant green infrastructure policy might be included. The policy already includes a requirement not to harm/degrade the Ecological Network or result in its fragmentation which provides less direct protection for the green infrastructure network.
- Council response to recommendation: Criteria i of Policy NE1 already refers to ‘avoids significant harm to the natural environment, biodiversity and geodiversity’ – in this respect that is already covered. The second point is covered in criteria i.
- Policy NE1 could be further strengthened by including reference to the requirement to demonstrate biodiversity net gain. A cross reference to the relevant biodiversity net gain policy can be included.
- Council response to recommendation: It is important to read the Local Plan as a whole as there is already separate policy on BNG (Policy NE5) and this requirement is in any event now covered by the Environment Act.

**Policy NE2 – Major commercial, educational and mod establishments in the countryside (MTRA5).**

- Policy NE2 could be strengthened by requiring developments at the rural locations in question to be supported by an assessment of impacts relating to traffic or cross refer to the relevant policy in the Local Plan. The suggested recommendation is seen to be of particular relevance given the declaration of a climate change emergency.
- Council response to recommendation: It is important to read the Local Plan as a whole as there is a separate topic on Sustainable Transport and Active Travel.



- Policy NE2 could be further strengthened by requiring that development would not result in unacceptable harm in relation to rural setting, established character and the historic environment as well as biodiversity assets. The policy addresses development in the countryside at locations where heritage assets are present and it would be beneficial to cover off these sensitivities through the policy or cross reference to other relevant policies in the plan.
- Council response to recommendation: It is important to read the Local Plan as a whole as all of these issues are included in separate Local Plan policies.

### **Policy NE3 – Open space, sport and recreation**

- Policy NE3 could be strengthened by requiring that any alternative facilities to mitigate the loss of any open space, sports, recreation facility or allotment should be delivered within an acceptable timeframe.
- Council response to recommendation: Each case would be judged on its own merits and inserting the words 'acceptable timeframe' would not be precise. It goes without saying that as part of the planning application process an applicant would need to submit this information.

### **Policy NE4 – Green and blue infrastructure**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy NE5 – Biodiversity**

- No recommendations provided.
- Council response to recommendation: Not applicable.

**Policy NE6 – Flooding, flood risk and water environment (CP17).**

- Policy NE6 could be strengthened by requiring development conserves and enhances the natural flood storage value of the water environment, including watercourse corridors and catchments.
  - Council response to recommendation: Policy NE6 now includes reference to support for natural flood management schemes.
- Policy NE6 could be further strengthened by requiring development to open up any culverted watercourse, where safe and practicable. This approach could be used to support ecological improvements and create assets that are benefit to local community, such as recreation.
  - Council response to recommendation: Added additional sentence after policy criteria, 'The local planning authority will support the opening up of culverted watercourses as part of the design process to support ecological and biodiversity improvements, where this has been demonstrated that it is feasible and safe to do so.'

**Policy NE7 – Settlement gaps**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy NE8 – South Downs National Park**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy NE9 – Landscape character**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

### **Policy NE10 – Protecting open areas**

- Policy NE10 could be strengthened by requiring that where development is permitted on an open space and a replacement open space is to be provided it should be provided as close as possible to the open space that would be affected by the development.
- Council response to recommendation: Additional policy criterion iii ‘The replacement open space is provided and located as close as possible to the open space that would be affected by the development’.

### **Policy NE11 – Open space provision for new developments**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy NE12 – Equestrian development**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy NE13 – Leisure and recreation in the countryside**

- Policy NE13 could be strengthened by including direct reference to need for new development in countryside to protect residential amenity for existing dwellings or cross reference to relevant countryside policy (Policy SP3).
- Council response to recommendation: It is important to read the Local Plan as whole as there will be other policies in the Local Plan that could be equally as important.
- Policy NE13 could be further strengthened by requiring that development and operation of the site would not cause unacceptable harm to the PRow and cycleway networks.

- Council response to recommendation: These are covered by Policies T1 – T4. It is important that the Local Plan is read as whole.
- Policy NE13 could be further strengthened by requiring that proposals prioritise the re-use of any existing buildings onsite before considering additional buildings.
- Council response to recommendation: The reuse of existing buildings is already covered by the policy text through the reference to the ‘expansion of existing facilities’ and is covered elsewhere in the plan.

### **Policy NE14 – Rural character**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy NE15 – Special Trees, important hedgerows and ancient woodlands.**

- Policy NE15 could be strengthened by specifically requiring that opportunities for enhancements to and increased linkages to the green infrastructure network should be identified as part of proposals.
- Council response to recommendation: It is important to read the Local Plan as a whole as there are a number of other Local Plan policies that cover these points.

### **Policy NE 16 – Nutrient neutrality water quality effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of Solent and the River Itchen**

- Policy NE16 could include specific support for mitigation schemes that would help to address flood risk and promote biodiversity and habitat connectivity in the locality.

- Council response to recommendation: Policy NE16 now includes support for developments proposals for mitigation schemes that make a positive contribution to the Local Nature Recovery Network.

### **Policy NE 17 – Rivers, watercourses and their settings**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Strategic Policy HE1 – Historic environment**

- Policy HE1 could be strengthened to refer to the need to ensure appropriate consideration is given to effects relating to the settings of heritage assets.
- Council response to recommendation: Policy HE1 now states that council will work with partners, developers and the local community to ensure that decisions affecting heritage assets and their settings are based on a sound understanding of the significance of the heritage asset and ensure that new development makes a positive contribution to district's historic environment.

### **Policy HE2 – All heritage assets (both designated and non-designated)**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy HE3 – Designated heritage assets**

- No recommendations provided.
- Council response to recommendation: Not applicable.

**Policy HE4 – Non-designated heritage assets**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy HE5 – Protecting the significance of heritage assets (designated and non-designated heritage assets) and mitigating unavoidable harm**

- Policy HE5 could be strengthened by requiring the recording of significance of a heritage asset that might be harmed to be informed by an assessment undertaken by a qualified heritage expert.
  - Council response to recommendation: Policy HE5 now requires that the recording of significance of a heritage asset should be carried out using appropriate expertise.

**Policy HE6 – Scheduled monuments and nationally important non-designated assets**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy HE7 – Non-designated archaeological assets**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy HE8 – Applications affecting listed buildings**

- No recommendations provided.
  - Council response to recommendation: Not applicable.



### **Policy HE9 – Change of use to listed buildings.**

- Policy HE9 could be strengthened by including wording that more actively supports bringing listed buildings back into viable uses where they comply with national policy.
- Council response to recommendation: Whilst this is a matter that would be supported, viable uses would need to comply with national policy/range of other issues so there is no need to specifically refer to this in Policy HE9.

### **Policy HE10 – Development in conservation areas**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy HE11 – Demolition in conservation areas**

- The supporting text for Policy HE11 presently sets out that where planning permission is granted for a demolition, site clearance will not be permitted unless the replacement scheme at the site would be implemented immediately to avoid unsightly gaps in Conservation Areas. The policy text should be clearer that this a requirement for permission to be granted for demolitions within Conservation Areas.
- Council response to recommendation: This point can be addressed in the current wording of Policy HE11 – there is no need to specifically refer to this in the wording of the policy.

### **Policy HE12 – Registered historic parks and gardens**

- Policy HE12 could be strengthened to refer to the need to ensure appropriate consideration is given to effects relating to the settings of Registered Historic Parks and Gardens.

- Council response to recommendation: The wording of Policy HE12 already includes ‘unacceptable harm or loss to the historic significance or distinctive character’ – this would include its setting.

### **Policy HE13 – Non-designated historic rural and industrial heritage assets**

- Policy HE13 could be strengthened by requiring changes of use to demonstrate that there would be no unacceptable increase in traffic and adverse effects relating to biodiversity and landscaper character considering the buildings rural location. Alternatively, the policy could cross reference to the other relevant policies in the plan that address these issues.
- Council response to recommendation: It is important to read the Local Plan as there are a number of other policies in the Local Plan that cover these points.

### **Policy HE14 – Improvements or alterations to improve the energy efficiency of historic assets.**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

### **Policy H4 – Development within settlements**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

### **Policy H5 – Meeting housing needs**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy H6 – Affordable housing**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy H7 – Affordable housing exception sites to meet local needs.**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy H8 – Small dwellings in the countryside**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy H9 – Purpose built student accommodation**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy H10 – Houses in multiple occupation (HMOs)**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

**Policy H11 – Housing for essential rural workers.**

- Policy H11 could be strengthened by requiring that, through the design process, development should respond positively to any opportunities to incorporate green infrastructure and provide habitat linkages in the locality.

Alternatively, the policy could be cross referenced to the relevant landscape and biodiversity policies.

- Council response to recommendation: Policy H11 now requires that proposals for dwellings for workers should avoid or mitigate adverse effects on the natural environment and biodiversity.

### **Policy H12 – Provision for Gypsies, Travellers and Travelling Showpeople**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy H13 – Safeguarding Traveller sites**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy H14 – Traveller site intensification**

- Policy H14 could be strengthened by requiring that intensification of existing sites should be proportionate to the existing accommodation at the site and surroundings as to prevent unacceptable impacts on the surrounding environment and surrounding uses.
- Council's response to recommendation: Any intensification of an existing site would be dependent on the merits of each individual case and as such including this wording would restrict the ability for this to happen.

### **Policy H15 – New/Expanded Traveller sites**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Strategic Policy E1 – Vibrant economy**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

### **Strategic Policy E2 – Spatial distribution of economic growth**

- No recommendations provided.
  - Council response to recommendation: Not applicable.

### **Strategic Policy E3 – Town centres strategy and hierarchy**

- Strategic Policy E3 could be strengthened by encouraging access for all to town centre locations and also within these areas. Access by active and public modes of transport to town centre locations and also within these areas should also be promoted for all types of residents. This could be incorporated as part of the bullet points which set out the criteria for developments which are to be supported in town centre locations. Access for all should include access for more specialist groups such as older people and people with disabilities.
  - Council response to recommendation: It is important that Local Plan is read as a whole. There are a number of other Local Plan policies in the high quality design and sustainable transport and active travel topics that address these issues, although the supporting text to E3 does state that the both the centres and individual buildings should be accessible to all.

### **Strategic Policy E4 – Retail and main town centre uses.**

- Strategic Policy E4 could be strengthened by requiring that the scale, form and design of development should be appropriate in relation to the established character and any historic assets. The policy already requires that developments respond to the size of the centre and its role within the

hierarchy. However, given that many of these locations contain important elements of townscape and the historic environment the policy could also require consideration for these sensitivities. Cross referencing to the appropriate heritage policy could also be included.

- Council response to recommendation: It is important that Local Plan is read as a whole. There are a number of other Local Plan policies in the high-quality design and heritage topics that address these issues and it not necessary for all policies of the plan to repeat this. Policy E3, which outlines the strategy regarding town centres already requires this at iii).

### **Policy E5 – Enhancing employment opportunities**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy E6 – Retaining employment opportunities**

- No recommendations provided.
- Council response to recommendation: Not applicable.

### **Policy E7 – Maintaining the vitality and viability of town centres**

- Policy E7 could be strengthened by requiring developments to incorporate design that supports accessibility for all members of the community. The supporting text of the policy presently highlights the need to address this issue.
- Council response to recommendation: It is important that Local Plan is read as a whole. There are a number of other Local Plan policies in the high-quality design and sustainable transport and active travel topics that address accessibility issues. It is not necessary for all policies of the plan to repeat this. The supporting text to E7 discusses issues of public realm, street furniture and accessibility in some detail and cross



refers to the Design Topic and SPDs such as Design Codes for further advice.

- Policy E7 could be further strengthened by including specific requirement for potential impacts relating to the historic environment to be mitigated. This is highlighted in the supporting text of the policy. Town centres are potentially sensitive to this issue given the presence of a number of heritage assets. Alternatively, the policy could cross reference to the policies in the Historic Environment chapter to ensure that proposals given appropriate consideration to these types of effects.
- Council response to recommendation: Similarly, it is not considered necessary for Policy E7 to repeat advice regarding historic environment. It is important to read the Local Plan as there are a number of other policies in the Local Plan that cover these points.

#### **Policy E8 – Local shops, services and facilities**

- No recommendations provided.
- Council response to recommendation: Not applicable.

#### **Policy E9 – Economic development in the rural area**

- No recommendations provided.
- Council response to recommendation: Not applicable.

#### **Policy E10 – Farm diversification**

- Policy E10 presently supports development at farms which will encourage a low carbon economy. The policy could be strengthened by providing a similar level of support for biodiversity projects and flood risk mitigation.
- Council response to recommendation: The policy now includes specific support for diversification that provides biodiversity benefits or

contributes to climate change or pollution mitigation. The supporting text has also been expanded in relation to these issues.

- Policy E10 could be further strengthened by requiring proposals to demonstrate that existing buildings onsite have been considered for re-use before proposing the development of new structures.
- Council response to recommendation: Policy E10 now requires that proposals for farm diversification should utilise existing buildings in the first instance, should justify why existing buildings cannot be used and also that additional buildings will only be permitted where it is demonstrated they are essential.

### **Policy E11 – Visitor related development within the countryside**

- No recommendations provided.
- Council response to recommendation: Not applicable.

## **Appraisal findings for the site allocation policies**

**5.282** This section presents the appraisal of the policies that allocate sites in the District. The IIA presents the appraisal of all sites included in the plan. This takes in all sites allocated by the emerging Local Plan, including sites previously allocated by the currently adopted Local Plan and sites that now have planning permission. It also includes sites that were not identified for allocation in the adopted Local Plan and as such are newly identified sites in the Local Plan presently subject to IIA. Maps showing the location of each of the site allocations are presented in Figures 5.1a and 5.1b, later in this section.

**5.283** The first column in the appraisal matrix for each site presents the likely sustainability effects for the allocation without any mitigation that might be required through the specific policy that allocates it (i.e. a 'policy-off' appraisal). The site allocation policies are presented by the spatial area they occupy within the District (Winchester Town, the South Hampshire Urban Area and the

Markets Towns and Rural Area). Sites that have been carried forward from the adopted Local Plan are identified with a 'c' in the 'policy-off' reference.

**5.284** Where site-specific allocation policies in the Local Plan include mitigation, this has been reflected in the final column of the appraisal matrix for each site. The effects of other policies in the Local Plan are not included in the appraisals of individual site allocations; instead, the effects of the Plan as a whole are considered in the 'Cumulative effects' chapter.

**5.285** Further details of the appraisal of the sites at each settlement are provided in Appendix F. This appendix presents a site assessment proforma, including a map of the site boundary, for each allocated site. The text below each table setting out the likely sustainability effects for each site in this chapter, presents details of where the related site allocation policy could potentially mitigate negative effects and strengthen positive effects of development at the site. Given the level of detail already provided in the individual site assessment proformas, the text below each table focusses on describing where potential changes to the effects for the IIA objectives could result when considering the policy requirements. The same approach to the scoping out of IIA objectives is followed through from the 'policy-off' appraisal of site options. That is to say, effects are not presented for IIA objectives 3: climate change adaptation, 5: community cohesion and safety and 6: housing. This is described in more detail in Chapter 4.

**5.286** It should be noted that the appraisal in the second column for IIA objective 11: historic environment reflects the heritage assessment work commissioned by the Council (as presented in the Development Strategy and Site Selection Proposed Submission Plan paper) [\[See reference 33\]](#); this was not considered by the GIS based analysis of site options, the findings of which are presented in Chapter 4. While all site options were considered in the SHELAA in relation to their potential impacts on heritage assets, the additional heritage work was only undertaken for new site allocations proposed for included in the Local Plan. Where site allocations are carried forward from the adopted Local Plan additional heritage work was not undertaken given that the effects of these sites will already have been tested as part of the examination of the adopted Local Plan. Where the heritage assessment provides further

information about the potential sensitivities of a site in relation to the historic environment, this is reflected in the policy-on appraisal of that site and explained as part of the appraisal. The policy-on appraisal for IIA objective 11: historic environment also reflects any mitigation provided by requirements in the relevant site allocation policy.

**5.287** On the whole for many of the sites, the majority of the effects recorded in relation to the IIA objectives through the 'policy-off' appraisal remained relevant after considering the site specific policy text. However, in some cases the mitigation and enhancement requirements set out through the site specific policies result in some reduction in negative effects and strengthening of positive effects. When appraising the site allocation policies, significant positive effects were identified only where the policy would give rise to substantial improvements relating to the relevant IIA objective, for example provision of substantial new services or a public/active transport improvement (e.g. a new park and ride scheme). Where the policy-off appraisal of sites considered proximity to sensitive receptors (notably IIA objectives 9: biodiversity and geodiversity, 10: landscape, 11: historic environment and 14: flood risk), a precautionary approach was taken to the assignment of any positive effects resulting from requirements included in the policy. In general, 'policy-on' positive effects were not recorded in relation to heritage, given the sensitivities of the historic environment and the requirement for assessment of this topic by a suitably qualified professional. Where there could be improvements to landscape as a result of improvements to settlement edge or transitions to the countryside positive effects are recorded.

**5.288** Significant negative effects identified by the policy-off site appraisals continued to be identified if no mitigation of a significant policy-off effect is included in the site allocation policy.

## Winchester Town site allocations

### Policy W1: Barton Farm Major Development Area

**5.289** Land is allocated for 2,000 dwellings and supporting uses to create a sustainable neighbourhood at Barton Farm, Winchester. The site was appraised policy-off as site HW10.

**Table 5.27: Summary of IIA findings**

IIA objectives	Site HW10	Site considering mitigation in Policy W1
IIA1: Climate Change Mitigation	+	++
IA2: Travel and Air Quality	+	++
IIA4: Health and Wellbeing	0	+
IIA7: Services and Facilities	+	++
IIA8: Economy	0?	+
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IA14: Flood Risk	0	0

**5.290** Policy W1 requires that the development of the site should create a sustainable neighbourhood and supporting uses should be provided. This

includes a new local centre that should incorporate a range of shopping facilities and small scale employment uses. The policy also requires the development of the site to include a new Park and Ride facility in addition to a pedestrian and cycle route along the length of Andover Road. The site is, furthermore, to be delivered to improve accessibility to the existing town centre and the railway station within Winchester Town. Development at the site should align with the principles set out in the Winchester Movement Strategy, Hampshire Bus Service Improvement Plan and Winchester District LCWIP. It is likely that these requirements would help reduce the need to travel by private vehicle to and from the site and support the use of sustainable and active travel at the site and within the surrounding areas. The uses provided within the site are likely to help create a degree of self-containment in the area, although it is noted that the site is envisaged as an integrated suburb of Winchester Town. These policy requirements should limit any increase in road traffic and associated congestion, carbon emissions and air pollutants; the minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities is therefore amended to a significant positive effect. The scale of the change in effects reported reflects the substantial requirements of the policy; most notably the delivery of a new park and ride 'light' facility which will support improved access to Winchester Town and help to limit congestion in the area.

**5.291** The provision of small-scale employment uses and a new local centre is expected to benefit economic growth in the area. As such the uncertain negligible effect previously recorded for the site in relation to IIA objective 8: economy is amended to an uncertain minor positive effect. The uncertainty attached reflects the unknown nature of the specific uses that might be provided within the site and the type of employment and total number of jobs that might be supported.

**5.292** The requirement for the provision of publicly accessible land to the east of the railway line to meet green infrastructure requirements and deliver substantial areas of onsite open spaces to meet the needs of the new community is likely to give new and existing residents good access to spaces for leisure and recreation. The policy also requires existing routes within the site to be retained and enhanced to provide links between existing and proposed



green infrastructure. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is amended to a minor positive effect.

**5.293** The site lies within part of a priority habitat as well as being within a SSSI IRZ and close to a locally designated biodiversity site. The policy requires that the site is developed to retain the mature trees along the ridge within its boundaries and to avoid harmful impacts on water resources, given the proximity of the site to the River Itchen. This approach would help to protect the biodiversity value of the site and to limit adverse impacts relating to the River Itchen SSSI and SAC. Furthermore, the supporting text of the policy identifies that land east of the railway line contains the Barton Meadows Nature Reserve the enhancement of which should be investigated as part of development at the site. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 8: biodiversity and geodiversity is amended to a minor negative effect.

**5.294** The site has been assessed as having low overall landscape sensitivity. Policy W1 states that development should protect and enhance the landscaping and mature trees within part of the site. However, the policy does not explicitly require substantial improvements to the setting of the settlement (such through the creation of an improvement settlement edge). As such, the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape remains applicable. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

### **Policy W2: Sir John Moore Barracks**

**5.295** Land is allocated for between 750 and 1,000 dwellings and supporting uses to create a sustainable neighbourhood at Sir John Moore Barracks, Winchester Town. The site was appraised policy-off as site LH05.

**Table 5.28: Summary of IIA findings**

IIA objectives	Site LH05	Site considering mitigation in Policy W2
IIA1: Climate Change Mitigation	-	+
IA2: Travel and Air Quality	-	+
IIA4: Health and Wellbeing	0	++?
IIA7: Services and Facilities	-	+
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	+/-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	-
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.296** Policy W2 requires that the development of the site should create a sustainable neighbourhood with supporting uses provided and phased to support a relatively self-contained community. The policy also requires that new neighbourhood centres are incorporated as part of the residential-led scheme. The development of the site should incorporate a new Park and Ride facility and the proposal should be permeable to a range of sustainable travel modes of transport. Existing access via Chestnut Avenue (which is a private road) is to be retained only for use by pedestrians, cyclists and for emergency access. The development is also to be supported by the creation of a green/blue infrastructure strategy for the site. It is required to include direct, safe and lit active travel links as part of a strategy that minimises car journeys from the development and provides high-quality facilities for walking, cycling, wheeling and public transport that are well-connected to the surrounding area and

existing network. It is likely that these requirements would help to reduce the need to travel by private vehicle to and from the site and support the use of sustainable and active travel at the site and within the surrounding areas, mitigating potential congestion and associated carbon emissions and air pollutants. The minor negative effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities is therefore amended to a minor positive effect. The change in effects reported reflects the substantial requirements of the policy, particularly provision of a new park and ride facility, which will support improved access to Winchester Town and help to limit congestion in the area.

**5.297** The requirement at the site for the creation of multi-functional green/blue links through the site is supported by the requirement to incorporate high quality public spaces and public realm. It is expected that this approach will provide new and existing residents with good access to spaces for leisure and recreation. The policy also requires that an assessment is undertaken to establish whether the existing gym, leisure facilities and the swimming pool should be retained as part of the wider residential led scheme. If these facilities are viable they should be opened to the public. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is amended to a significant positive effect. The effect is uncertain dependent upon whether the existing leisure facilities at the site could be retained and opened to the public.

**5.298** A requirement is included in Policy W2 for a green/blue infrastructure /SuDS hierarchy strategy to enhance the development and to mitigate flood risk in way that enhances biodiversity on the site. This approach could help to mitigate adverse effects and potentially enhance the priority habitats and local biodiversity sites within the site boundaries. The policy specifically requires that any additional surface water does not adversely affect the Flowerdown SINC which lies within the site boundaries or any other protected sites. Development at the site should consider the importance, retention and management of the SINC. The policy also requires that proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC, mitigating these effects at nationally protected sites. Overall, the significant negative effect previously recorded for the site in relation to IIA

objective 9: biodiversity and geodiversity is amended to a mixed minor positive and minor negative effect. The mixed effect recognises the potential for substantial green infrastructure provision to enhance local biodiversity but also the difficulty to mitigate all adverse effects given that the site contains a number of biodiversity designations and features. The negligible effect previously recorded in relation to IIA objective 14: flood risk remains applicable. The policy requires that a site specific Flood Risk Assessment is prepared and that investigation is undertaken to determine the exact route of the Winterbourne which crosses the site. The requirements of the policy would help mitigate flood risk at the site but are unlikely to have substantial benefits in relation to flood risk in the surrounding area which otherwise might warrant a positive effect.

**5.299** The site has been previously assessed as 'green' for risk of effects on heritage assets. The heritage impact work commissioned by the Council indicates development on the site may be appropriate but recommends that consideration is given to restricting development both in terms of distance and height. Furthermore, this work indicates that the woodland belt between the Round Barrows Scheduled Monument and the site should be retained and enhanced. Policy W2 requires proposals to record any features of heritage significance and, where feasible, incorporate them into the re-development of the site as part of a wider heritage trail that celebrates the sites military history and helps the general public to understand how the site has evolved. The policy also requires that proposals will need to minimise harm to the setting of the adjacent Round Barrows Scheduled Monument. The supporting text sets out that there is opportunity to reflect the military history of the site with the naming of streets/neighbourhoods. These requirements are likely to protect the existing cultural assets within the site and incorporate them into the new development in an appropriate manner, where this is considered feasible. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal.

**5.300** The policy also requires that proposals re-use and re-purpose existing buildings and give priority use to the previously developed land and intensification of the existing built-up area, before the use of undeveloped land.

As such, the significant negative effect previously recorded for the site in relation to IIA objective 12: natural resources is amended to a minor negative effect.

**Policy W3: St Peter’s Car Park**

**5.301** Land is allocated for 30 homes at St Peters Carpark, Winchester Town. The site has been appraised ‘policy-off’ as site WIN22.

**Table 5.29: Summary of IIA findings**

IIA objectives	Site WIN22	Site considering mitigation in Policy W3
IIA1: Climate Change Mitigation	++	++
IA2: Travel and Air Quality	++	++
IIA4: Health and Wellbeing	+	++
IIA7: Services and Facilities	++	++
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	--/+?
IIA10: Landscape	0?	0?
IIA11: Historic Environment	-?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.302** The site is close to Winchester town centre and its associated services, facilities and sustainable travel links. This location is likely to support the use of

public and active modes of transport among new residents Policy W3 requires that safe pedestrian and cycle access is provided, and that car parking is only provided for car clubs/shopping delivery unloading. The policy requires that the proposal is designed to be a permeable place based around sustainable modes of travel that maximises opportunity for walking and cycling and connects to the surrounding area, and PRow and cycle network. This includes alignment with the Winchester Movement Strategy and LCWIP and the supporting text of the policy states that the development of the site should support the delivery of an east to west 'quietway' from Marston Gate to the Winchester School of Art Campus/Wales Street. It is expected that these requirements would likely help to promote the use of active travel at the site and within the surrounding area thereby limiting associated carbon emissions and air pollutants, as well as improving access to services and facilities. The significant positive effect previously recorded in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities remains applicable.

**5.303** The site is close to medical services, open space and active travel routes. However, it is also within 500m of an AQMA. Policy W3 requires that proposals take into account the AQMA and provide appropriate mitigation to address air quality issues. Furthermore, a noise and contaminated land assessment and the appropriate remedial measures should be implemented. These requirements are likely to ensure the health and wellbeing of new residents and so the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a significant positive effect.

**5.304** The policy sets out that as part of the design process, opportunities should be explored for the de-culverting of the watercourse to assist with biodiversity net gain. Daylighting rivers can have biodiversity benefits by restoring them to more natural conditions and The significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity reflected its locations within a SSSI IRZ and its close proximity to a priority habitat and a water course. Considering the policy requirements, the effect recorded is updated to an overall mixed effect (significant negative / minor positive). Uncertainty is attached given that the policy requires de-culverting opportunities to be explored as part of the design process but does not explicitly



state that de-culverting measures should be incorporated as part of new development.

**5.305** The site has been previously assessed as ‘amber’ for risk of effects on heritage assets. The heritage impact work commissioned by the Council indicates development on this site is appropriate subject to the development being of an appropriate scale and massing. Policy W3 requires that proposals are of a high standard of design, make use of quality materials and respond positively to the Winchester Conservation Area. There is also a requirement to create an attractive edge to the development that enhances the street frontage of North Walls. As part of the design process, proposals should assess the overall height of the development and its impacts on the character of the Conservation Area and Listed Buildings. The policy includes an additional requirement for an early stage archaeological evaluation to be undertaken to ensure harm to significant buried heritage assets is minimised. As such, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, the uncertain minor negative effect previously recorded for the site in relation to IIA objective 11: historic environment is updated to an uncertain negligible effect. The uncertainty attached to the effect reflects to the unknown nature of the design of the development which might occur at the site.

**5.306** The site contains a relatively small area of flood zone 2 and a very small area of flood zone 3 along its northern and north-eastern boundaries. This area is less than 25% of the total site area and it is expected that the design of any development could help to limit the potential for the delivery of new homes or businesses with areas of higher flood risk. The site is not affected by surface water flooding. Therefore, a negligible effect was recorded for the site in relation to IIA objective 14: flood risk. The policy requires that a site specific Flood Risk Assessment is prepared and that SuDS are designed to ensure that they have taken into account the high groundwater levels on the site. The requirements of the policy would help mitigate flood risk at the site but are unlikely to have substantial benefits in relation to flood risk in the surrounding area which otherwise might warrant a positive effect.

**Policy W4: Land West of Courtney Road**

**5.307** Land is allocated for the development of 150 dwellings at Courtney Road, Winchester Town. The site has been appraised ‘policy-off’ as site HW09.

**Table 5.30: Summary of IIA findings**

IIA objectives	Site HW09	Site considering mitigation in Policy W4
IIA1: Climate Change Mitigation	-	0?
IA2: Travel and Air Quality	-	0?
IIA4: Health and Wellbeing	-	+
IIA7: Services and Facilities	-	0?
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	-	-?
IIA10: Landscape	-?	-?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.308** Policy W4 outlines that the development is phased to be provided during the latter part of the Local Plan period and permission will not be granted before 2030. By this time, the development at Barton Farm to the west is expected to be largely complete providing a number of services and facilities in proximity to the site, accessible via a PROW. The policy also requires that pedestrian and cycle access, including crossing facilities on Worthy Road will be delivered as

part of the development. These requirements would likely help to promote the use of active travel to and from the site, thereby limiting the potential for associated carbon emissions and air pollutants and could also improve access to services and facilities. The scale of transport improvements required by the policy are relatively limited; for example, no new cycleways or footpaths linking to the surroundings are required. However, the requirement of the policy for necessary infrastructure to be provided to make the development acceptable in planning terms, is to include any infrastructure needs required for primary and secondary education provision. This type of provision is likely to support increased levels of self-containment in the area. Therefore, the minor negative effect recorded in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a negligible effect. Furthermore, the provision of services and facilities and a new park and ride facility at Barton Farm is likely to support improved effects in relation to each of these IIA objectives. Given that these facilities are yet to be delivered, uncertainty is now attached to the effects recorded in relation to IIA objectives 1, 2 and 7.

**5.309** The site lies within an area affected by noise associated with the adjoining railway line. Policy W4 requires that a noise assessment is undertaken and appropriate mitigation is implemented to mitigate the effects of the adjoining railway line. Furthermore, onsite flexible, multi-functional accessible informal green space is to be provided within the site, separating the housing from the railway line and providing a high-quality environment. These measures are likely to benefit the health and wellbeing of new and existing residents in the area. Therefore, the minor negative effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a minor positive effect.

**5.310** The supporting text sets out that the Barton Meadows Nature Reserve is an important corridor for wildlife, contributing to the Nature Recovery Network. The site is close to this designated site, as well as an important tree belt for bats to the north of the site. The supporting text recognises that there is scope to enhance the reserve and manage access to it, however, these provisions are not included in the policy text. Uncertainty is therefore added to the minor negative effect previously recorded for the site in relation to IIA objective 9:

biodiversity and geodiversity. This reflects the potential to protect local biodiversity but also the lack of any specific policy requirements set out for achieving this aim.

**5.311** The site has been assessed as having medium or higher landscape sensitivity. The requirement in the policy for development to incorporate green space that helps to create an attractive environment and to retain the openness of the settlement gap is likely to help protect landscape character at the site. The uncertain minor negative effect previously identified for the site in relation to IIA objective 10: landscape is therefore updated to an uncertain negligible effect. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

**5.312** The policy contains no requirements that relate to mitigating potential impacts on the historic environment. However, the site was assessed as 'green' in relation to heritage constraints as part of the site assessment work undertaken as part of the Council's SHELAA. Furthermore, the heritage assessment work commissioned by the Council indicates that no impacts relating to heritage are likely if the site is developed. Therefore, the uncertain negligible effect recorded in relation to IIA objective 11: historic environment remains applicable.

**5.313** The supporting text of the policy states that the development of the site should avoid contamination of the principal aquifer that the site is located on. A negligible effect has been recorded for the site in relation to IIA objective 13 given its location outside of SPZs and drinking water safeguard zones. While this policy will help to limit the potential for adverse impacts on water resources in Winchester, it is unlikely to result in improvements. Therefore, the negligible effect remains applicable.

### **Policy W5: Bushfield Camp**

**5.314** Land is allocated at Bushfield Camp, Winchester Town for business and employment space. The site has been appraised 'policy-off' as site CS15.

**Table 5.31: Summary of IIA findings**

IIA objectives	Site CS15	Site considering mitigation in Policy W5
IIA1: Climate Change Mitigation	-	+
IA2: Travel and Air Quality	-	+
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	+
IIA8: Economy	++	++
IA9: Biodiversity and Geodiversity	--	0
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	-?
IIA12: Natural Resources	-	-
IIA13: Water Resources	0	0
IA14: Flood Risk	0	0

**5.315** Policy W5 requires that the site should be designed to be a permeable place based around sustainable modes of travel that maximises opportunity for walking, cycling and connects to the surrounding area, reflecting the Winchester Movement Strategy and LCWIP. This includes connections to Winchester train station, the town centre and the nearby park and ride. It is expected that these requirements would likely help to promote the use of active travel at the site and within the surrounding area thereby limiting associated carbon emissions and air pollutants. Furthermore, the mix of uses to be provided at the site could support good access to services and facilities for users of the site. As such, the minor negative effect previously recorded in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities is updated to a minor positive effect.

**5.316** Policy W5 requires land to be secured in the undeveloped areas of the site for recreational purposes. In addition, any contaminated land issues should also be addressed and the appropriate remedial measures should be implemented. These requirements are likely to ensure the health and wellbeing of new residents and provide opportunities for those in area to partake of recreational activities. However, the requirements of the policy would not result in substantial improvements in terms of new services or facilities that could benefit existing and new residents in the area. Therefore, the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.317** The site is within a SSSI IRZ and contains a locally designated wildlife site and a priority habitat. Policy W5 requires a green/blue infrastructure strategy to be implemented to both enhance the development and to mitigate impacts relating to biodiversity and the water environment. A Habitats Regulation Assessment should also be undertaken to consider the potential effects on biodiversity, on-site and on the River Itchen. Policy W5 also requires that proposals consider the potential impacts of nutrients produced by the development upon the Solent SAC and River Itchen SAC, with appropriate mitigation to be achieved. Overall, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a negligible effect.

**5.318** The site has been assessed as having low overall landscape sensitivity. Policy W5 requires the design of the site to have particular regard to the relationships with the South Downs National Park, and related views corridors. The development is to be delivered to take account of its unique gateway location. As such, it is expected the development of the site would be delivered to support an improved gateway to Winchester Town. The uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape is therefore updated to an uncertain minor positive effect. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

**5.319** The uncertain negligible effects previously recorded for the site in relation to objective 11: historic environment reflect the SHELAA work which recorded a



‘green’ score for the site in relation to heritage constraints. However, the heritage impact work commissioned by the Council, states that the site is not considered appropriate for development. The potential for impacts on special character and setting of the Grade I Listed St Cross Hospital is highlighted given the elevated position of the development site. This work also identifies the potential for development at the site to impact on distant northerly views into the Winchester Town. In addition to protecting important view corridors, the design of the development is required by the policy to consider the Listed Buildings related to the site as well as the setting of Winchester Conservation Area and nearby scheduled monuments. Features of heritage significance should be retained and incorporated into any re-development of site as part of a wider heritage trail so people understand and appreciate how the site has evolved. The requirements set out in the policy would help to mitigate adverse impacts relating to the historic environment. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain minor negative effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal.

**Policy W6: Winnall**

**5.320** Land is allocated for employment use at Winnall industrial estate, Winchester Town. The site has been appraised ‘policy-off’ as site WIN35.

**Table 5.32: Summary of IIA findings**

IIA objectives	Site WIN35	Site considering mitigation in Policy W6
IIA1: Climate Change Mitigation	0	+
IA2: Travel and Air Quality	0	+
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	0	+

IIA objectives	Site WIN35	Site considering mitigation in Policy W6
IIA8: Economy	++	++
IA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IA14: Flood Risk	0	0

**5.321** Policy W6 requires the development of the site to be supported by a travel plan that demonstrates sustainable active travel that meets the requirements of site users. In addition, the development should seek to maximise opportunities to create or improve pedestrian/cycle links with the surrounding area. The development should demonstrate how it will be linked together with the planned improvements to the M3 motorway, adjacent residential areas, and any associated park and ride facility where feasible and appropriate. These improvements are likely to improve access to employment opportunities at the Winnall site which is the largest employment area in Winchester Town. As such, the negligible effect previously recorded for the site in relation to IIA objective 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a minor positive effect.

**5.322** Policy W6 also states that the development should create or improve recreation and greenspace opportunities in the area. However, the requirements of the policy are not considered to be of a scale to result in a change to the minor positive effect already recorded in relation to IIA objective 4: health and wellbeing. The site lies within a SSSI IRZ, is relatively close to a locally designated biodiversity site and contains an area of priority habitat. While the policy seeks to retain employment uses at the site, much of which is already developed, there is potential for continuing employment uses and the

associated journeys being made to this location as well activities needed to support changes in occupation to have adverse effects on these areas of importance for biodiversity. Therefore, a significant negative effect is recorded in relation to IIA objective 9: biodiversity and geodiversity. The supporting text of the policy recognises the proximity of the site to the adjacent Winnall Moors – part of the River Itchen SSSI and SAC. It states that opportunities should be taken to incorporate measures to protect these designations from surface water run-off and to create a green buffer to the designated sites where possible. However, the measures detailed are not included as policy requirements and in any case are not considered to be of a scale to lead to substantial mitigations or enhancements. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity remains applicable.

**5.323** The policy also requires development at the site to provide an attractive, active frontage onto Easton Street. This approach could benefit the aesthetic quality, character and townscape of the surrounding area. However, the scale of the requirements is not expected to lead to substantial enhancements and therefore the uncertain negligible previously recorded for the site in relation to IIA objective 10: landscape remains applicable.

**Policy W7: Central Winchester Regeneration**

**5.324** Land is allocated for mixed use development including 300 homes, retail, residential, leisure, and other town centre uses within the Central Winchester Regeneration Area. The site has been appraised ‘policy-off’ as site WIN31.

**Table 5.33: Summary of IIA findings**

IIA objectives	Site WIN31:	Site considering mitigation in Policy W7
IIA1: Climate Change Mitigation	+	++

IIA objectives	Site WIN31:	Site considering mitigation in Policy W7
IA2: Travel and Air Quality	+	++
IIA4: Health and Wellbeing	0	+?
IIA7: Services and Facilities	+	++
IIA8: Economy	0?	+?
IA9: Biodiversity and Geodiversity	--	+/-?
IIA10: Landscape	0?	0?
IIA11: Historic Environment	--?	-?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	-	0

**5.325** Policy W7 requires the provision of improved pedestrian and cycle access at the site, provisions to be made for buses and coaches and the car parking to be permitted only for car clubs/deliveries. The development of the site is also to improve the service offer in the area and should complement the existing town centre. The education needs of the site are required to be met through the new development proposals. Development proposals within the site should also align with the LCWIP and Winchester Movement Strategy. These provisions are likely to help encourage the use of more active modes of transport for some journeys at and to the site and may help to improve access to services and facilities for residents and site users. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor positive effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are amended to significant positive. The significant positive effect also reflects the location of the site at the edge of Winchester Town centre with the complementary uses to be provided at the site

expected to improve the service offer at this location and support the potential for combined trips to be made within the area.

**5.326** The policy also requires that multifunctional green and blue infrastructure and linked open spaces are delivered at the site, and that people and places are put at the forefront of public realm design. These measures are likely to benefit the health and wellbeing of new and existing residents in the area. The incorporation of leisure uses at the development could also benefit health and wellbeing. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is amended to a minor positive. It is notable that the existing healthcare facility within the site could be lost to development but is not addressed through the policy. Uncertainty is therefore attached to the effect.

**5.327** The uses at the site are expected to support the successful functioning of Winchester Town centre. This approach is likely to benefit local economic growth and therefore the uncertain negligible effect previously recorded for the site in relation to IIA objective 8: economy is amended to an uncertain minor positive effect. The effect recorded remains uncertain given that job creation will depend partly on the mix of uses delivered at the site, which is presently unknown.

**5.328** The site is relatively close to a tributary of the River Itchen, creating the potential for impacts on the biodiversity designations associated with the river. Policy W7 requires that potential impacts of nutrients produced by the development upon the Solent SAC and River Itchen SAC are mitigated and that high quality multi functional green and blue infrastructure are provided. This approach is likely to help protect these identified international biodiversity sites as well as habitat connectivity more generally. The policy also requires that opportunities should explore the de-culverting of the watercourse, which could assist with BNG by restoring it to a more natural condition. Therefore, the significant negative effect recorded in relation to IIA objective 9: biodiversity and geodiversity as part of the policy off appraisal work is amended to an overall mixed effect (minor negative and minor positive), with uncertainty attached given that de-culverting opportunities are only required to be explored during the design process.

**5.329** The policy-off appraisal identified an uncertain significant negative effect in relation to IIA objective 11: historic environment. This reflects the ‘red’ score attributed to the site through the SHELAA site assessment work in relation to heritage constraints. The site is within the Winchester Conservation Area and contains number of buildings of interest (although none of these are Listed Buildings). The heritage assessment work commissioned by the Council indicates that development at the site could impact the character of the Conservation Area and a number of nearby Listed Buildings. Policy W7 requires that the development of the site achieves a high standard of architectural quality. Any proposal should respect the historic context of the site and make a positive contribution towards protecting and enhancing the character and appearance of the Winchester Conservation Area, as well as the significance of the Conservation Area’s heritage and important historic views. These requirements of the policy are likely to help to mitigate adverse effects relating to the historic environment. However, it is noted that the site remains potentially sensitive in this regard. The uncertain significant negative effect previously recorded is amended to an uncertain minor negative effect. The effect remains uncertain given that it will be partly dependent upon the specific design of any proposal which is presently unknown.

**5.330** A substantial part of the site lies within flood zone 2. The policy requires the undertaking of a Strategic Flood Risk Assessment to support the development of the site. The proposal should incorporate suitable mitigation measures to address the risk of flooding. The minor negative effect previously recorded for the site in relation to IIA objective 14: flood risk is amended to a negligible effect.

### **Policy W8: Station Approach Regeneration Area**

**5.331** Land is allocated for mixed use development including around 250 homes at Andover Road and Worthy Lane (Station Approach Regeneration Area), Winchester Town. The site has been appraised ‘policy-off’ as Site WIN33.



Table 5.34: Summary of IIA findings

IIA objectives	Site WIN33	Site considering mitigation in Policy W8
IIA1: Climate Change Mitigation	+	++/-
IA2: Travel and Air Quality	+	++/-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	++/-
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	-?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IA14: Flood Risk	0	0

5.332 Policy W8 requires the development to make a positive contribution towards improving the area in terms of access for pedestrians and cyclists as well as allowing for permeability to the railway station. There is considered to be a range of suitable uses for the site, including offices, leisure and small scale retail which would improve the service and job offer at this relatively central location in Winchester Town. The development proposals for the site are to consider and address the need for education provision to meet the needs of the development. Furthermore, it is recognised that the location of the site where there is good access to sustainable transport, provides an opportunity to reduce the reliance on the private car. As such, given the sustainable transport improvements required at the site and potential for a high number of residents to access the site where a range of uses are to be provided, the minor positive effect previously recorded for the site in relation to IIA objective 1: climate

change mitigation, 2: travel and air quality and 7: services and facilities is updated to a significant positive effect. However, given that uses considered for the site include car parking, the positive effect is combined with a minor negative effect. This type of development is expected to do little to support modal shift in the plan area.

**5.333** The site is located within a SSSI IRZ, is withclose to a locally designated wildlife site and a priority habitat. Policy W8 requires the proposal to consider the potential impacts of nutrients produced by the development upon the Solent SAC and Itchen SAC, with appropriate mitigation to be achieved. Furthermore, existing trees are to be retained within the site where they make a contribution to local distinctiveness. The policy goes some way to protecting the biodiversity value of the site. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.334** The site is rated 'amber' for risk of effects relating to historical constraints. This reflects the potential for development to have adverse impacts on heritage assets but that these could potentially be mitigated through appropriate development design. The heritage assessment work commissioned by the Council identifies that development within the site is considered appropriate. This is subject to the new development considering its proximity to the County Records Office, the east front of St Pauls Church and its height in relation to the Conservation Area. Policy W8 requires the development of the site to take into consideration the characteristics of Winchester Town and to relate positively to the Conservation Area and designated and non-designated heritage assets. Views of the treed skyline and other key historic features, should be retained and the impact of buildings over three storeys in height should be assessed. The supporting text of the policy states that development proposals for the site should investigate and record archaeological remains in the area. Overall, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The uncertainty attached to the updated effect reflects the unknown nature of the specific design that might be implemented at the site.

**5.335** The site has been assessed as having low overall landscape sensitivity. Policy W8 requires the proposal to assess the impact of buildings' heights on views adjoining areas unless taller buildings can be justified in townscape terms. Existing trees should be retained where they can make a positive contribution towards enhancing local distinctiveness and a landscape framework should be prepared alongside the master planning process to establish opportunities for new planting. The uncertain negligible effect previously recorded in relation to IIA objective 10: landscape is therefore updated to an uncertain minor positive effect. This reflects the potential for the sensitive redevelopment of this brownfield site to achieve benefits for local character and townscape. The effect remains uncertain given that the specific design of any proposal that might be implemented for the site is presently unknown.

**5.336** The supporting text of the policy states that the masterplanning of the site should take the location of the principal aquifer within the site into account. A negligible effect has been recorded for the site in relation to IIA objective 13 given its location outside of SPZs and drinking water safeguard zones. While this policy will help to limit the potential for adverse impacts on water resources in Winchester, it is unlikely to result in improvements. Therefore, the negligible effect remains applicable.

**5.337**

### **Policy W9: Bar End Depot**

**5.338** Land is allocated for a mixed-use site comprising 30 residential dwellings, specialised facilities including those for care, and a local convenience store at the Bar End depot, Winchester. The site has been appraised 'policy-off' as WIN34.

**Table 5.35: Summary of IIA findings**

IIA objectives	Site WIN34:	Site considering mitigation in Policy W9
IIA1: Climate Change Mitigation	+	+
IA2: Travel and Air Quality	+	+
IIA4: Health and Wellbeing	-	+
IIA7: Services and Facilities	+	+
IIA8: Economy	0?	+
IA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.339** Policy W9 requires the provision of safe pedestrian and cycle access to the site and the uses to be delivered to achieve low traffic generation. The development should also improve linkages to the Winchester Sport and Leisure Park with a footway link to be incorporated to improve connectivity to Winchester Town. The development of the site is also to improve the service offer in the area by providing a new convenience store. These provisions are likely to help encourage the use of more active modes of transport for some journeys to and from the site and may help to improve access to services and facilities for residents and site users. Given that the service offer at the site is likely to be a limited to a new convenience store, any improvement relating to access to services and facilities, is likely to be marginal. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor positive effect in relation to IIA objectives 1: climate change mitigation,

and 2: travel and air quality and 7: services and facilities. While the requirements of the policy would help to limit the need to travel by car to and from the site, they are not of a scale to warrant a significant positive effect and therefore the minor positive effect remains applicable. This effect also reflects the relatively close proximity of the site to Winchester Town centre with connectivity to this location to be improved by the delivery of the new footway link.

**5.340** The improved linkages supported through the development of the site to the Winchester Sport and Leisure Park are also likely to benefit the health and wellbeing of residents in the area by encouraging access to the park. Furthermore, the master planning of the site is incorporate new open space. It is expected that this provision would also benefit the health and wellbeing of new residents at the site as well as existing residents in the surrounding areas. The minor negative effect recorded for the site in relation to IIA objective 4: health and wellbeing is therefore increased to a minor positive effect.

**5.341** The site is presently vacant. Given that the uses to be delivered at the site include a new convenience store its development could support some level of job creation. The uncertain negligible effect previously recorded for the site in relation to IIA objective 8: economy is therefore updated to a minor positive effect.

**5.342** Policy W9 identifies the site at Bar End as a gateway site into Winchester Town. The process for master planning the site is required to establish principles relevant to its position as an important gateway to the town. Any proposal for the site should incorporate landscaping to create a buffer along the northern edge of the site and achieve appropriate scale and massing as well as a graduation in the height of the development. These requirements are included to protect residential amenity of the existing properties in the surroundings but could support improvements to the site as part of the wider gateway to the settlement. This is particularly the case given the site's location within an area which would benefit from regeneration as identified in the supporting text of the policy. However, there is no specific requirement included in the policy in relation to how improvements should be achieved. As such, the uncertain negligible effect recorded for the site in relation to IIA objective 10: landscape,

as part of the policy off appraisal work, remains applicable. The effect is uncertain given that it is dependent partly on the design of any proposal for the site, the detail of which is presently unknown.

**5.343** The supporting text of the policy states that the development of the site will need to avoid any contamination to the principal aquifer it is located on. A negligible effect has been recorded for the site in relation to IIA objective 13 given its location outside of SPZs and drinking water safeguard zones. While this policy will help to limit the potential for adverse impacts on water resources in Winchester, it is unlikely to result in improvements. Therefore, the negligible effect remains applicable.

**Policy W10: Former River Park Leisure Centre Site**

**5.344** Land is allocated for a learning facility and non-residential institutions (use class F.1) at the former River Park Leisure Centre Site, Winchester Town. It has been appraised ‘policy-off’ as site WIN23.

**Table 5.36: Summary of IIA findings**

IIA objectives	Site WIN23	Site considering mitigation in Policy W10
IIA1: Climate Change Mitigation	+	++
IA2: Travel and Air Quality	+	++
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	++
IIA8: Economy	0	0
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?



IIA objectives	Site WIN23	Site considering mitigation in Policy W10
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	-	0

**5.345** Policy W10 requires that the site is developed to incorporate F.1 uses (learning and non-residential institutions). This development will improve the service offer of the town centre, a location which is highly accessible to many residents by public and active modes of transport. Furthermore, the policy requires that the development is designed to be permeable and maximise public accessibility which is likely to increase the potential for active travel across the site. Given the improved access to services through the development of the site and likelihood to promote travel by non-car base modes, the minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities is updated to a significant positive effect.

**5.346** The policy also requires that the site is developed to have regard for its relationship with the River Itchen and to be connected to the landscape and townscape in terms of ecology. Proposals are required by the policy to mitigate surface water run-off to the nearby designations (including the River Itchen SSSI and SAC) through the incorporation of naturalised SuDS features and multifunctional green space that is designed and managed with biodiversity benefits. This approach is likely to help limit potential adverse impacts relating to the River Itchen SAC and SSSI which is to the east of the site. It is also likely to help promote habitat connectivity in the area. The significant negative effect previously identified for the site in relation to IIA objective 11: biodiversity and geodiversity is therefore updated to a minor negative effect.

**5.347** In line with Policy W10, the development of the site should have particular regard to its relationship with the South Downs National Park, the Winchester

Conservation Area, and views from and to Winchester Cathedral. It should also create a visually interesting design that complements the setting of the river and deliver an attractive gateway to the city. The design requirements set out for the site are likely to help improve the settlement edge and its relationship with the surrounding countryside. Therefore, the uncertain negligible effect recorded in relation to IIA objective 10: landscape is updated to an uncertain minor positive effect.

**5.348** The SHELAA site assessment work scored the site as 'green' in relation to potential heritage constraints. The heritage assessment work commissioned by the Council indicates that development of the site is appropriate subject to the development being of appropriate scale and massing. The requirements included in the policy respond to this recommendation stating that the massing of the development should respond positively to the Winchester Conservation Area. The requirements of the policy are likely to reduce the potential for any harm to the setting of the nearby Conservation Area but do not include any specific measures that could result in enhancement. Therefore, no change is expected to the uncertain negligible effect previously recorded in relation to IIA objective 11: historic environment. The effects recorded in relation to IIA objectives 10 and 11 remains uncertain given that they will be dependent partly upon the specific design of any scheme that comes forward which is unknown at this stage.

**5.349** The site lies within an area of flood risk associated with the River Itchen. The policy requires the undertaking of a Strategic Flood Risk Assessment to support the development of the site, demonstrating how the development will be safe for its lifetime taking climate change and vulnerability of development users into account. The proposal should incorporate SuDS features and multifunctional greenspace to address the risk of flooding. The minor negative effect previously recorded for the site in relation to IIA objective 14: flood risk is reduced to a negligible effect.

**Policy W11: University of Winchester/Royal Hampshire County Hospital**

**5.350** Land is allocated for mixed use development to consolidate, expand and improve academic provision, health care, student housing and residential development at the University of Winchester / Royal Hampshire County Hospital, Winchester Town. The site has been appraised ‘policy-off’ as WIN16.

**Table 5.37: Summary of IIA findings**

IIA objectives	Site WIN16	Site considering mitigation in Policy W11
IIA1: Climate Change Mitigation	+	++
IA2: Travel and Air Quality	+	++
IIA4: Health and Wellbeing	+	++
IIA7: Services and Facilities	+	++
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.351** Policy W11 requires that the development of the site incorporates improved health and education provisions in line with a masterplan. Improvements to cycling and pedestrian access should also be delivered and active travel infrastructure such as bicycle storage should be provided. The

delivery of a mix of uses within the sustainable settlement of Winchester Town is likely to support an increased number of journeys being made by active and public modes of transport to the benefit of local congestion and air quality as well as lower levels of carbon emissions. The minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: access to services, facilities and jobs is therefore updated to a significant positive effect.

**5.352** The proposed southern campus site extension is adjacent to and contains a small area of priority habitat to the south and also lies within a SSSI IRZ for residential development. Furthermore, the site is adjacent to West Hill Cemetery which is a locally designated biodiversity site. Policy W11 states that important trees and wooded areas within the site should be retained as part of development. These requirements are likely to help mitigate adverse effects relating to the biodiversity value at the site and contribute to the potential for habitat connectivity with the surroundings. Regardless, the development of the site is still expected to result in some impact on the biodiversity sites in the area. The significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is therefore amended to a minor negative effect.

**5.353** The site contains part of Grade II Listed Building Butterfield Wing, Royal Hampshire County Hospital and Winchester Conservation Area. The SHELAA site assessment work scored the site as 'green' in relation to potential heritage constraints. The heritage assessment work commissioned by the Council indicates that no impacts relating to heritage are likely at the site and therefore the uncertain negligible effect previously recorded in relation to IIA objective 11: historic environment remains applicable. The policy requires that the development is designed to protect important views into and out of the area, retain listed buildings and facilitate their use in a manner that is sympathetic to their significance, and conserve or enhance the character and appearance of the Conservation Area. The requirements of the policy are likely to prevent any adverse effects relating to heritage assets in the area and have the potential to offer enhancement. However, without historic environment specialist input, the potential for improvement is uncertain and adopting a precautionary approach, the negligible effect previously recorded for the site remains appropriate.

## South Hampshire Urban Area site allocations

### Policy SH1: Newlands (West of Waterlooville)

**5.354** Land is allocated for a mixed use urban extension (including a total of 3,000 homes, 600 of which will be delivered in Havant Borough) at Newlands, West of Waterlooville. Policy SH1 proposes that the capacity of the site will be increased by about 300 dwellings. The site has been appraised ‘policy-off’ as site NE01.

**Table 5.38: Summary of IIA findings**

IIA objectives	Site NE01	Site considering mitigation in Policy SH1
IIA1: Climate Change Mitigation	+	++
IA2: Travel and Air Quality	+	++
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	++
IIA8: Economy	0?	++?
IA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	--	0
IIA14: Flood Risk	0	0

**5.355** Policy SH1 sets out that development at the site will be provided to allow for a sustainable urban extension to Waterlooville. Much of the site identified for the extension is already developed with about 300 additional homes to be provided through intensification at the site. The mix of uses provided at the site will include housing as well as employment land and a local centre. Integration is to be achieved with Waterlooville town centre, including good pedestrian and cycle access across Maurepas Way. The site is also to be developed to provide primary school places, contributions to off-site improvements to secondary education and social infrastructure. The provision of a mix of uses is likely to help create a degree of self-containment at the site. Furthermore, the requirement for integration with the town centre is likely to help encourage the use of more active modes of transport for trips between the site and this location and will provide residents with good access to a range of services and facilities for residents. The policy requires that public transport improvements and other measures be incorporated to reduce traffic generation at the site. The supporting text of the policy is clear that the development should support the delivery of the Havant LCWIP network, the emerging Winchester District LCWIP and a countywide LCWIP network. The appraisal of the site without considering any potential mitigation or enhancement set out in the policy identified a minor positive effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy, the effects previously identified are amended to significant positive.

**5.356** The development of the site is to incorporate around 23 ha of employment land as part of the creation of a new commercial area. The delivery of a new local centre will also support some level of economic growth at the site. The new centre is required by Policy SH1 to be subservient to Waterlooville town centre, thereby limiting the potential for adverse impacts on the functioning of existing town centre uses at this location. The uncertain negligible effect previously recorded for the site in relation to IIA objective 8: economy is therefore amended to an uncertain significant positive effect. Uncertainty remains, given that the precise details of any scheme that might help to promote economic growth at the new employment land and within the new local centre, as well as the potential for supporting integration with Waterlooville town centre, are unknown.



**5.357** Development of the site is required by Policy SH1 to ensure that the groundwater SPZ is protected. The significant negative effect previously identified for the site in relation to IIA objective 13: water resources reflects its location within an SPZ. Given the requirements of the policy, the effect recorded in relation to IIA objective 13 is amended to negligible.

**5.358** The policy also requires that development be supported by a site-specific flood risk assessment and that necessary measures should be taken to ensure safety at this location. The site contains small areas of flood zone 2 and 3 to the north and small areas of surface water flood risk towards its northern and central portions. Given that these areas account for less than 25% of the total site area, a negligible effect was previously recorded for the site in relation to IIA objective 14: flood risk. The policy requirements are likely to help address any residual risk relating to flood risk at the site but are unlikely to result in benefits relating to this issue for the wider area. Therefore, the negligible effect recorded in relation to IIA objective 14 remains applicable.

**5.359** Policy SH1 also requires that development at the site should accord with Policy SP2. Policy SP2 is appraised separately in this report.

**Policy SH2: North Whiteley**

**5.360** Land is allocated for residential development (for around 3,500 homes) with supporting uses at North Whiteley. The land allocated comprises the existing allocation SH3 in the current adopted Local Plan as well as extensions to this allocation, for an additional 200 dwellings. Policy SH2 carries forward the existing allocation as well as allocating the land for extensions to this allocation. The land for the existing allocation has been appraised ‘policy-off’ as site CU46. The extensions to this site have been appraised in a similar manner, as sites CU14, CU18, CU24, CU34 and CU45. The table below presents the ‘policy-off’ appraisal of each of these sites. Given that Policy SH2 sets out the carried forward allocation in the adopted Local Plan as well as the allocation of land to extend this site, the final row in the table presents the effect of allocating all land with consideration for the requirements of the policy. Where specific sensitivities

exist for the individual sites, these have been highlighted in the text below the table.

**Chapter 5** Appraisal findings for topic-based policies in the Local Plan

**Table 5.39: Summary of IIA findings**

Local Plan Vision and Objectives	IIA 1	IIA 2	IIA 4	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
CU46 (existing allocation SH3)	-	-	+	-	0?	--	0?	0?	--	0	0
CU14	+	+	+	+	0?	--	0?	0?	--	0	0
CU18	-	-	+	-	0?	--	0?	0?	--	0	0
CU24	-	-	+	-	0?	--	0?	0?	--	0	-
CU34	+	+	+	+	0?	--	0?	0?	--	0	0
CU45	+	+	+	+	0?	--	0?	0?	--	0	0
Site considering mitigation in Policy SH2	++/-	++/-	+	++/-	0?	-	0?	0?	--	0	0

**5.361** Policy SH2 requires development at the site to deliver a range of uses to meet the needs of the new community and to provide two new local centres as well as educational facilities, local health provision and an extra care facility. Furthermore, the site is to be delivered to complement and should take advantage of facilities in the nearby town centre and major employment at the Solent Business Parks. This is expected to provide a degree of self-containment at the site and support self-containment within the wider Whiteley area. The potential for reducing car travel within and to and from the site is further supported by the requirement in Policy SH2 for sustainable transport measures to be implemented at an early stage of the development. However, improvements to junction 9 of the M27 are to be implemented as part of the development of the site. The policy states that these improvements should improve Whiteley's self-containment and make a contribution towards reducing commuting levels. However, providing improvements to highway connections would be less likely to contribute to modal shift given the potential for induced demand to result in an increased number of cars on local roads. The minor negative effect recorded for site CU46 in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities partly reflects the presence of primary school facilities within its boundaries. The policy-off appraisal work for all site options was undertaken based upon the red line boundaries of sites without regard for the detail of any proposals which might be implemented within them. This allowed for a consistent approach to the appraisal work. The updated appraisal work for site allocation SH2 reflects the recent opening of a primary school within the site, which will be retained on site, and new schools developed, as its development continues. Considering this and that the policy requires new primary and secondary school places to be delivered, the potential for adverse impacts relating to access to schools would be avoided. Minor negative effects were also recorded for sites CU18 and CU24 in relation to these IIA objectives, given their location more removed from Whiteley town centre than sites CU46, CU14, CU34 and CU45. Overall, a mixed significant positive and minor negative effect is expected for Policy SH2 in relation to IIA objectives 1, 2 and 7. This reflects the mix of uses to be delivered within the site, which will support a level of self-containment, the sustainable transport provisions to be made and the potential for the site to be delivered to provide good access to and to complement the nearby town centre

and employment uses. The adverse effect recorded reflects the potential for modal shift to be hampered by the road junction improvements required as part of the development of the site.

**5.362** The policy requires that the development of the site is supported by a green infrastructure strategy. While this requirement is framed in the policy in relation to mitigating impacts regarding biodiversity, this type of provision could also support healthier lifestyle choices among new residents (for example, by encouraging increased levels of physical activity). Furthermore, it is stated that opportunities presented by the substantial areas of green space within and adjoining the allocation, should be maximised by development. It is expected that this approach would limit the loss of existing open spaces in the site as development occurs. Healthcare provision in the area would also be addressed through the development of the site given that it is required to incorporate new primary healthcare. Furthermore, the provision of an extra care facility within the site is likely to help address the health needs of older people in the plan area. The appraisal of site CU46 in relation to IIA objective 4: health and wellbeing, partly reflects the presence of open spaces within its boundaries. While the site contains areas of natural green space, allotments and play areas, these areas comprise less than 25% of the total site area and the total effect recorded for CU46 in relation to IIA objective also considers the proximity of the site to other assets that would promote health and wellbeing and its location some distance from various sources of pollution. The extensions to this site that are allocated at sites CU14, CU18, CU24, CU34 and CU45 do not include any existing open spaces. Given the requirement to make good use of existing open spaces within the site and requirement to provide health care facilities and opportunities for recreation, a minor positive effect is expected for Policy SH2 in relation to IIA objective 4.

**5.363** The main site CU46 and each of the individual extension sites were identified as having a significant negative effect in relation to IIA objective 9: biodiversity and geodiversity. This reflects the presence of locally designated biodiversity sites and priority habitats within or close to each of the sites' boundaries. Each of the sites also lie within a SSSI IRZ for residential development. The site allocation policy includes requirements for the development to reflect the existing wooded character of the area and to provide

a green infrastructure strategy to mitigate local and wider impacts. Development should also include off-site measures to mitigate harmful impacts on the Habitats Sites in the surroundings. Given the policy requirements relating to biodiversity and green infrastructure provision, the effect for Policy SH2 in relation to IIA objective 9 is recorded as minor negative.

**5.364** Given the requirement for development at the allocation to reflect Whiteley's predominantly wooded character and setting, it is likely that Policy SH2 will help to protect the established character of the area. However, the policy does not set out substantial requirements for improvements to local character which might otherwise result in an improvement to the uncertain negligible effect recorded for site CU46 and the extension sites in relation to IIA objective 10: landscape. The uncertain negligible effect therefore remains applicable for Policy SH2. The effect is uncertain given that the precise effects relating to landscape character will be dependent partly on the design of any proposal that comes forward, which is unknown at this stage.

**5.365** The SHELAA site assessment work scored all parts of the site as 'green' in relation to potential heritage constraints. Furthermore, the heritage assessment work commissioned by the Council found that the extensions to the site allocated in the adopted Local Plan (i.e. parcels CU14, CU18, CU24, CU34 and CU45) are acceptable/appropriate in principle from a heritage perspective as development would not result in identified harm to heritages assets. Policy SH2 does not set out requirements related to the historic environment. A negligible effect is recorded in relation to IIA objective 11: historic environment.

**5.366** Parts of site CU46, CU18 and CU24 fall within flood zones 2 and 3 where a tributary of the River Hamble is present. The GIS-based, policy-off appraisals of the site options only recorded a minor negative effect in relation to IIA objective 14: flood risk for one site (CU24) given that the area of higher flood risk within the other two sites is relatively small and the layout of design might be achieved to avoid these areas. Policy SH2 requires that development at the allocation should provide a fully integrated SuDS scheme to mitigate against any potential flood risk and apply a flood risk sequential approach to development across the allocation. A site specific Flood Risk Assessment should also support the development and demonstrates how it will be safe of its



lifetime, taking into account climate change. This approach will mean that these higher risk flood areas are likely to be avoided. Furthermore, the incorporation of SuDS is likely to help address the increase in impermeable surfaces in these locations through the loss of larger areas of greenfield land. This approach is likely to avoid increases in local flood risk but is unlikely to result in overt benefits for flood risk in the wider area and therefore a negligible effect is expected for Policy SH2 in relation to IIA objective 14: flood risk.

**5.367** Policy SH2 also requires that development at the allocation should accord with Policy SP2. Policy SP2 is appraised separately in this report.

**Policy SH3: Whiteley Green**

**5.368** Land for 30 dwellings and educational development is allocated at Whiteley Green, South Hampshire. The site has been appraised policy-off as site WH08.

**Table 5.40: Summary of IIA findings**

IIA objectives	Site WH08	Site considering mitigation in Policy SH3
IIA1: Climate Change Mitigation	-	0
IA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	0	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?

IIA objectives	Site WH08	Site considering mitigation in Policy SH3
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.369** Policy SH3 outlines that the development of the site will incorporate new education facilities and will be required to achieve safe vehicle, pedestrian and cycle access, an attractive footpath and cycleway network and provide convenient access to public transport. The supporting text of the policy is clear that the development should support the proposed South East Hampshire Rapid Transport network extensions and the Fareham LCWIP network as well as taking account of the emerging Winchester District LCWIP and a countywide LCWIP network. These requirements would likely help to promote the use of active travel at the site and could also improve access to services and facilities (including education) for new residents. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.370** This policy also requires that onsite open space is provided as part of a neighbourhood green to serve the proposed and surrounding development. It is expected that this provision would benefit the health and wellbeing of new residents at the site, as well as existing residents in the nearby area. Furthermore, the potential issue of noise potential associated with the M27 is to be mitigated through the provision of landscaping and new planting. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a minor positive effect.

**5.371** The site is located within a SSSI IRZ, contains a priority habitat and is within 500m of a locally designated wildlife site. This accounts for the significant

negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity. Policy SH3 requires that existing woodland and major hedgerows are either maintained or enhanced and additional planting is provided within the site. The supporting text of the policy also identifies that the site lies within the area of the District covered by the Solent Recreation Management Strategy. Therefore, the development will be required to be supported by a financial contribution towards measures to mitigate the recreational impact on protected international biodiversity sites. Therefore, the significant negative effect previously recorded for this site for IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.372** The site has been assessed as having low overall landscape sensitivity. Policy SH3 states that landscaping, tree planting belts, or other measures should be provided to protect the amenity of residents of the proposed housing. This provision is linked to the potential for noise pollution at the site. These improvements could have benefits for the landscape character in the area. However, they are not of a scale to justify a change to the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape.

**Policy SH4: Solent Business Park**

**5.373** Land is allocated for employment development at Solent 1 Business Park, Whiteley. The site has been appraised ‘policy-off’ as site WH10.

**Table 5.41: Summary of IIA findings**

IIA objectives	Site WH10	Site considering mitigation in Policy SH4
IIA1: Climate Change Mitigation	-	-
IA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	+	+

IIA objectives	Site WH10	Site considering mitigation in Policy SH4
IIA7: Services and Facilities	-	-
IIA8: Economy	+	+
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.374** Much of the site has already been built out with the undeveloped land to be retained and developed to meet future employment needs. Policy SH5 includes requirements about the specific use classes that should be delivered as part of any proposal for the site. The specification for employment uses at the site to incorporate a range of high technology and business uses within Use Class E(g) is not expected to influence the effects recorded for the site.

**5.375** The policy also states that a high standard of design is to be achieved at the site so that there is a positive contribution towards the overall appearance of the business park. The site is to be maintained as 30% managed parkland with structural landscaping to be delivered in the area adjoining the site. It is expected that the parkland provided could have benefits for the health and wellbeing of site users. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.376** The provision of parkland within the site is also likely to help support habitat provision and connectivity and mitigate the potential impact of development in relation to the nearby local biodiversity designations and priority habitats. The significant negative effect previously recorded for the site in relation to IIA objective 4: biodiversity and geodiversity reflecting its presence within a SSSI IRZ and its relatively close proximity to a locally designated biodiversity site and area of priority habitat, is therefore update to a minor negative effect.

**5.377** There is also potential that the maintenance of a substantial area of the site as managed parkland alongside structural landscaping would benefit the character of the area. However, the policy does not specifically require the development of the site to secure improvements to the landscape character of the area. The uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape, therefore, remains applicable. The uncertainty recorded remains applicable. Effects relating to landscape character will depend partly on the precise design of further development at the site, which is unknown at this stage.

### **Policy SH6: Botley Bypass**

**5.378** The site allocations chapter of the draft Local Plan document includes one site (Botley Bypass, as set out through Policy SH6) that has not been appraised ‘policy-off’ alongside the other site options. This site is carried over from the currently adopted Local Plan within which it is allocated by Policy SHUA5. Given that it is a site safeguarded for transport infrastructure and is not a site considered for housing or economic growth, this site has not been subject to assessment through the SHELAA and is not comparable to the other site options. The policy safeguards the potential route for the Botley Bypass with development only to be permitted provided a number of criteria are met by proposals for development. Given that the primary purpose of the policy is to safeguard the land from other types of development and to set criteria to make development at the site acceptable, the appraisal focusses on likely effects of the criteria sets out and not the potential sensitivities of the site.

**5.379** The potential effects of Policy SH6 are set out in the table below. The effects are described below the table.

**Table 5.42: Likely sustainability effects for Policy SH6**

IIA Objective	Policy SH6
IIA1: Climate Change Mitigation	0
IIA2: Transport and Air Quality	--/+
IIA3: Climate Adaptation	0
IIA4: Health and Wellbeing	0
IIA5: Community Cohesion and Safety	0
IIA6: Housing	+/-
IIA7: Access to Services, Facilities and Jobs	+
IIA8: Sustainable Economic Growth	+/-
IIA9: Biodiversity and Geodiversity	+
IIA10: Landscape and Character	+
IIA11: Historic Environment	+
IIA12: Natural Resources	0
IIA13: Water Resources	+
IIA14: Flood Risk	0

**5.380** The safeguarding of land for a new bypass may help to address congestion in the plan area and ensure the safety of the road infrastructure. Policy SH2 requires that before construction on the route within Winchester District begins, funding commitments should be in place to ensure that the road is delivered in its entirety. This approach will help to ensure that the road is operational soon after any construction begins. However, without the incorporation of infrastructure for travel by public and active modes, the delivery



of a new road will do little to support a transition away from travel by private vehicle. It is likely that induced demand could result in an increased number of trips being made by private vehicle in the surroundings if the new road is delivered. Overall, a mixed significant negative and minor positive effect is expected in relation to IIA objective 2: transport and air quality.

**5.381** Safeguarding the land in question will prevent the delivery of new housing or employment uses within its identified boundaries. Development may also not be viable adjacent to any new road delivered within this land if it is of a scale that could potentially adversely affect site occupiers and users in terms of noise, air and light pollution. However, the delivery of new road infrastructure would support housing growth in the surrounding areas as well as economic growth in Winchester District by alleviating congestion and/or allowing for growth in the logistics sector. Mixed minor positive and minor negative effects are recorded in relation to IIA objectives 6: housing and 8: sustainable economic development.

**5.382** Given the primary purpose of road infrastructure, it is likely that the policy will support improved access to services, facilities and jobs in the area. A minor positive effect is therefore expected in relation to IIA objective 7: access to services, facilities and jobs.

**5.383** The requirements set out under Policy SH6 are expected to help limit many potential adverse effects. Any road developed within the boundaries is required to protect the environmental sensitivity of the River Hamble, and the adjoining area and a structural landscaping scheme should be prepared to mitigate visual impacts. As such, the policy is expected to have benefits in relation to the ecological value of the land and the surroundings as well as its aesthetic quality in terms of local character and the historic environment. Minor positive effects are expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscape and character and 11: historic environment. Given that the policy is also likely to protect the water quality within the River Hamble a minor positive effect is also expected in relation to IIA objective 13: water resources.

## Market Towns and Rural Areas site allocations

### Policy BW1: The Vineyard/Tangier Lane

**5.384** Land for 120 homes is allocated at the Vineyard and land east of Tangier Lane, Bishop’s Waltham. The site has been appraised ‘policy-off’ as site BW39.

**Table 5.43: Summary of IIA findings**

IIA objective	Site BW39	Site considering mitigation in Policy BW1
IIA1: Climate Change Mitigation	-	+
IIA2: Travel and Air Quality	-	+
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	+
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.385** Policy BW1 requires development proposals to be supported by a masterplan that establishes linkages with adjacent sites and the wider

countryside. Furthermore, development proposals must provide a new/improved footpath/cycleway along the northern edge of the site as part of a route along the southern edge of Bishop's Waltham. There is also a requirement for the development of the site to contribute towards expansion of Bishop's Waltham Infants and Junior Schools. These requirements would likely help to improve the local service provision and promote the use of active travel within the settlement thereby reducing emissions. Therefore, a minor positive effect is now recorded for the site in relation to IIA1: climate change mitigation, IIA2: travel and air quality and IIA7: services and facilities. The revised effect reflects the increased potential to access services and facilities by foot and cycle which could have benefits in relation to congestion, air quality and carbon emissions.

**5.386** Policy BW1 also requires that the site should be developed to incorporate onsite open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health. Therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.387** Policy BW1 outlines a range of environmental mitigation measures which development proposals for the site must adhere to. This includes a requirement for the creation of a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links. Development at the site is also required to improve/manage the SINC within its boundaries as a Natural Green Space and ensure no net detriment to biodiversity (through on-site and, if necessary, off-site measures). Overall, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect. It is expected that these requirements may help to limit impacts on the biodiversity value of the site as development occurs, particularly in relation to the SINC.

**5.388** The policy also states that development proposals must provide a substantial landscape framework to create a new settlement edge to the south and west. The appraisal of the site without considering any potential mitigation set out in the policy identified an uncertain negligible effect in relation to IIA objective 10: landscape, reflecting the low landscape sensitivity identified through the SHELAA assessment work undertaken. However, given the

requirement in the policy for this mitigation measure, the effect is updated to an uncertain minor positive effect. This change of effect reflects the potential for enhancements to the settlement edge and the relationship between the settlement and the surrounding countryside.

**Policy BW3: Tollgate Sawmill**

**5.389** Land for mixed use development including for employment and a limited amount of market housing is allocated at Land at Tollgate Sawmill, Bishop’s Waltham. There is also potential for the site to support the delivery of the relocation and expansion of the GP Surgery in Bishop’s Walton in the long-term. The site has been appraised ‘policy-off’ as site BW24.

**Table 5.44: Summary of IIA findings**

<b>IIA objective</b>	<b>Site BW24</b>	<b>Site considering mitigation in Policy BW3</b>
IIA1: Climate Change Mitigation	-	+?
IIA2: Travel and Air Quality	-	+?
IIA4: Health and Wellbeing	+	+++?
IIA7: Services and Facilities	-	+?
IIA8: Economy	0?	+?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	+

IIA objective	Site BW24	Site considering mitigation in Policy BW3
IIA14: Flood Risk	0	0

**5.390** Policy BW3 states that the development should provide a pedestrian/cycle link to the Albany Farm development. The development of a pedestrian/ cycle link would likely help to promote the use of active travel within the settlement thereby reducing emissions, benefiting air quality and supporting access to employment opportunities at the site. Furthermore, the incorporation of employment development alongside residential development could result in some residents travelling by active modes to work. The policy also states that the site could accommodate the relocation of the GP surgery in Bishop’s Waltham. This provision is likely to help ensure that the healthcare needs of the community continue to be met locally which will help to avoid the potential need for residents to have to travel longer distances. As such, the minor negative effect previously recorded for the policy in relation to IIA 1: climate change mitigation, IIA2: transport and air quality and IIA7: access to services is updated to a minor positive effect. Given that it partly unknown if the GP surgery will relocate to the site, the minor positive effect is recorded as uncertain.

**5.391** Policy BW3 requires the site to be masterplanned, with linkages to be provided to the adjacent Albany Farm site and a new open space to be incorporated. These provisions could support the wellbeing of new residents at the site as well as those in the surrounding areas. Furthermore, the use of part of the site to accommodate the relocated GP surgery will help to address the healthcare needs of the settlement in the longer term. Therefore, the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is upgraded to a significant positive effect. This effect is uncertain given that it is unknown if the GP surgery will occupy the site.

**5.392** The site has been considered, ‘policy-off’ without the potential for employment land to be delivered. The policy is clear that the site will be delivered to provide employment uses. As the site would provide employment uses it is likely to support the growth of the economy in the District. An updated

uncertain minor positive effect is recorded for IIA objective 8: economy. The effect recorded is still uncertain given the potential for impacts relating to local economic growth will depend partly on the precise design of any proposal that comes forward, which is unknown at this stage.

**5.393** The site falls within a SSSI IRZ and an area of priority habitat and is close to a locally designated biodiversity site. Policy BW3 states that development proposals must protect, retain and reinforce the existing tree boundaries and hedgerows around the site boundary. It should also retain sufficient space to support trees and tree belts, particularly along the Park Lug. The requirements of the policy could help to preserve the biodiversity value of the site. Therefore, the significant negative effect previously recorded for the site is updated to a minor negative effect.

**5.394** In addition to the requirement for retention and enhancement of existing hedgerows, trees and planting, Policy BW3 sets out that proposals should provide a landscaped buffer between the employment uses and housing on Winters Hill to minimise impacts on residents and the Park Lug. However, the requirements of the policy are not considered substantial enough to result in enhancements to local landscape character. As such, the uncertain negligible effect recorded for the site in relation to IIA objective 10: landscape remains applicable.

**5.395** Policy BW3 states that unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park must be avoided. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect this in the proposals. The appraisal of the site without considering any potential mitigation set out in the policy identified a negligible effect with uncertainty in relation to IIA objective 11: historic environment. This reflects the findings of the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. The scale of the requirements set out in the policy are not expected to result in enhancements to the setting of heritage assets related to the site. As such the uncertain negligible effect recorded in relation to IIA objective 11 remains applicable. The uncertainty attached to the effects recorded for IIA objectives 10



and 11 reflect the unknown nature of the specific design to be implemented at the site.

**5.396** Development of the site is required by Policy BW3 to ensure that the groundwater SPZ is protected. The site lies within 600m of an SPZ to the north-east. The negligible effect previously identified in relation to IIA objective 13: water resources reflects its location outside of this designation. The requirements of the policy are likely to prevent contamination of groundwater sources but are not expected to result in improvements in this regard. Therefore, the negligible effect recorded in relation to IIA objective 13 remains applicable.

**Policy BW4: Land north of Rareridge Lane**

**5.397** Land for 100 homes is allocated at Rareridge Lane, Bishop’s Waltham is allocated under Policy BW4. The site has been appraised ‘policy-off’ as site BW17.

**Table 5.45: Summary of IIA findings**

IIA objective	Site BW17	Site considering mitigation in Policy BW4
IIA1: Climate Change Mitigation	+	+
IIA2: Travel and Air Quality	+	+
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	+
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-

IIA objective	Site BW17	Site considering mitigation in Policy BW4
IIA10: Landscape	-?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.398** Policy BW4 requires that pedestrian and cycle access is provided. Furthermore, satisfactory, attractive and legible pedestrian and cycle links should be provided to Bishop’s Waltham centre and access improved to the existing PROW, with a new crossing created on Hoe Road. Policy BW4 also requires that the developer provides or contributes to improved bus stop waiting facilities for new residents and provides or contributes to the reduced speed limit to 30mph and a new village gateway on Hoe Road. These requirements would likely help to improve safe pedestrian access and promote the use of active travel, both at the site and to the town centre, thereby reducing emissions and could also improve access to services and facilities. However, the scale of the improvements required by the policy are not expected to increase the minor positive effect already recorded in relation to IIA objectives 1 climate change mitigation, 2: travel and air quality and 7: services and facilities.

**5.399** The policy requires that new open space is provided within the site. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.400** The site is located in close proximity of Dundridge Meadows ancient woodland, Local Nature Reserve and Local Wildlife Site approximately 200m to the north. The site is also located within an SSSI IRZ, with The Moors SSSI located approximately 450m to the south. Policy BW4 requires that the

landscape-led masterplan for the site ensures space is provided for biodiversity net gain within the northern portion of the site. However, there is no specific reference to mitigation of effects on these nearby designated sites. As such, the significant negative effect previously identified for the site is updated to a minor negative effect, as the scale of requirements is not considered to fully mitigate potential adverse effects.

**5.401** The site has been assessed as having medium or higher overall landscape sensitivity. The supporting text recognises the sensitivity of the site due to the presence of the South Downs National Park which lies immediately to the north. Policy BW4 requires that development must be informed by a landscape-led masterplan, considering the existing built-form, landscape character, topography and key views. It also requires that built development is sited to the south of the site, leaving the northern area for landscape screening, amenity space and biodiversity net gain. Policy BW4 requires the mitigation of any potential adverse impacts upon the South Downs National Park, including impact on dark skies. Appropriate landscaping is to be provided at the site to aid in the achievement of this and to help create a new settlement edge. These types of requirements would help mitigate the potential negative impacts of the development on the setting and integrity of the surrounding landscape (including that of the National Park). Therefore, the minor negative effect recorded in relation to IIA objective 10: landscape is updated to a negligible effect. The effect is uncertain given that the design of any proposal that might come forward for the site is presently unknown.

**5.402** The uncertain negligible effects previously recorded for the site in relation to objective 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. However, the heritage assessment work commissioned by the Council, states that the development of the site could have potential to harm to the setting of a number of Listed Buildings including the barns, farmhouse and cottages which together form a significant remnant of the former agrarian community in the area. It is concluded that the development of the site may be appropriate however it is recommended that further phased investigations are carried out based on specific design proposals. It is recommended that the mitigation of effects might be achieved by restricting development towards the south and retaining a

landscape buffer along the site’s eastern boundary. Policy BW4 requires the assessment and mitigation of the impacts specifically in relation to the nearby Listed Buildings to the east and south. The policy also requires that the landscape-led masterplan approach takes account of heritage assets. It is expected that requirements in the policy would help to address the potential for harm identified in relation to the Listed Buildings. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The uncertainty recorded reflects the unknown nature of the detailed design of any proposals that might come forward at the site.

**Policy NA1: The Dean**

**5.403** Land for 130 dwellings, commercial and parking uses is allocated at The Dean, New Alresford. The site has been appraised ‘policy-off’ as site NA11.

**Table 5.46: Summary of IIA findings**

IIA objective	Site NA11	Site considering mitigation in Policy NA1
IIA1: Climate Change Mitigation	+	++/-
IIA2: Travel and Air Quality	+	++/-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	++/-
IIA8: Economy	--?	+?
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?

IIA objective	Site NA11	Site considering mitigation in Policy NA1
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.404** Policy NA1 requires the development of the site to incorporate pedestrian improvements. The development is also to contribute to the expansion of Sun Hill Infants and Junior Schools. The delivery of commercial uses alongside new homes at the site and improvements to the active transport network and service offer of the area is likely to reduce the need for residents to travel by car, with associated benefits in relation to air quality and congestion. However, the requirements for the site also include the incorporation of new car parking. This provision is likely to limit the potential for achieving modal shift. Therefore, while the minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a significant positive effect, this is recorded in combination with a minor negative effect.

**5.405** Policy NA1 includes the requirement for the development of the site to incorporate onsite open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.406** The previous appraisal of the site noted the potential loss of an existing employment use within the site. The site allocation policy requires the delivery of commercial uses at the site. These uses are likely to support some job creation in the area and therefore the uncertain significant negative effect previously recorded for the site is updated to an uncertain minor positive effect for the site in relation to IIA objective 8: sustainable economic growth. The effect

recorded is still uncertain given the potential for impacts relating to local economic growth will depend partly on the precise design of any proposal that comes forward, which is unknown at this stage.

**5.407** The policy requires that development is delivered alongside landscaping at the existing site boundaries and should provide for improvements to the public realm on The Dean. These requirements could help to improve the aesthetic quality of the area and have benefits for the landscape and townscape in the area. However, the scale of the requirements is not considered to be substantial enough to result in a change to the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape.

**Policy NA2: Sun Lane**

**5.408** Land for mixed use comprising about 10 ha of residential development (about 325 dwellings), 5 ha of employment uses (E(g), B2 and/or B8), and 15 ha of informal and recreational open space and a burial ground, is allocated at Sun Lane, New Alresford. The site has been appraised ‘policy-off’ as site NA12.

**Table 5.47: Summary of IIA findings**

IIA objective	Site NA12	Site considering mitigation in Policy NA2
IIA1: Climate Change Mitigation	+	++/-
IIA2: Travel and Air Quality	+	++/-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	++/-
IIA8: Economy	0?	+?
IIA9: Biodiversity and Geodiversity	--	--



IIA objective	Site NA12	Site considering mitigation in Policy NA2
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	0
IIA14: Flood Risk	0	0

**5.409** Policy NA2 requires provision of housing development on about 10 ha of land to the north of the site, employment development and a new access to Alresford Bypass on 5 ha. The development is to be supported by contribution to the expansion of the infants school. The site is to be delivered to provide or fund off-site vehicle, pedestrian, cycle and public transport improvements. Measures required as the site is delivered, include those to discourage the use of motorised transport. The delivery of employment uses alongside residential development at the site and improvements to the active transport network and service offer of the area is likely to reduce the need for residents to travel by car, with associated benefits in relation to air quality and congestion. The minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a significant positive effect. However, the provision of the new access to Alresford Bypass as part of the development of the site could limit the potential for modal shift to be promoted in the area. Therefore, the significant positive effect is recorded in combination with a minor negative effect.

**5.410** The policy also includes the requirement for proposals to provide approximately 15 ha of open space in the central part of the site including an equipped play area. This will be designed to provide a major new open area for the community and provide for a range of current and future needs of the community’s residents. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded

for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.411** The site has been considered, 'policy-off' without the potential for employment land to be delivered. The policy is clear that the site will be delivered to provide employment uses. As the site would provide employment uses it is likely to support the growth of the economy in the District. Therefore, the uncertain negligible effect previously recorded for the site in relation to IIA objective 8: economy previously recorded for the site is updated to an uncertain minor positive effect. The effect recorded is still uncertain given the potential for impacts relating to local economic growth will depend partly on the precise design of any proposal that comes forward, which is unknown at this stage.

**5.412** The policy requires the retention and reinforcement of the existing landscaped boundaries of the site and suitable boundary treatment on western edges. The landscaping to be provided is only required by the policy to address the amenities of existing housing and therefore any potential improvements to local landscape character are likely to be minimal. As such, no change is recorded in relation to the uncertain negligible effect expected in relation to IIA objective 10: landscape for the site. This reflects the low landscape sensitivity of the site in terms of accommodating new development.

**5.413** Policy NA2 also requires that the groundwater SPZ is protected. This requirement will help to mitigate the potential adverse effect of development in relation to groundwater resources given that a small part of the south-western portion of the site lies within an SPZ. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 13: water resources is updated to a negligible effect.

### **Policy CC1: Clayfield Park**

**5.414** Land is allocated for about 48 dwellings at Clayfield Park, Colden Common. The site has been appraised 'policy-off' as site CC19.

**Table 5.48: Summary of IIA findings**

IIA objective	Site CC19	Site considering mitigation in Policy CC1
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	--	--
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	0
IIA14: Flood Risk	0	0

**5.415** Policy CC1 requires development proposals to provide pedestrian and cycle link access from the Main Road to Spring Lane. This requirement would likely help to promote the use of active travel within the village thereby reducing emissions, benefiting local air quality and could also improve access to services and facilities. The minor negative effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is therefore updated to a negligible effect.

**5.416** Furthermore, the policy requires development proposals to incorporate onsite informal open space. However, the requirements of the policy do not

include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.417** The site falls within a SSSI IRZ and is close to a locally designated biodiversity site and an area of priority habitat. Policy CC1 states that development proposals must retain and reinforce planting around the site boundaries. However, the requirements of the policy are not considered substantial enough to result in notable benefits to biodiversity in the area and therefore there is no change to significant negative effect recorded in relation to IIA objective 9: biodiversity and geodiversity.

**5.418** The supporting text of the policy highlights that the site is located on a secondary aquifer and within an SPZ. The policy sets out that development must ensure that the groundwater SPZ is protected. As such, the significant negative effect previously identified for the site is updated to a negligible effect in relation to IIA objective 13: water resources.

**5.419** The supporting text of the policy states that flooding issues have been identified to the northwest of the site. The 'policy-off' appraisal of the site identified that less than 25% of the site is affected by surface water flooding issues and this is reflected in the negligible effect previously recorded in relation to IIA objective 14: flood risk. The policy states that the development must provide surface water attenuation via SUDS features. The mitigation required by the policy is expected to address flood risk within the site but would do little to address flood risk in the wider surroundings. Therefore, the negligible effect recorded in relation to IIA objective 14 remains applicable.

### **Policy CC2: Colden Common Farm**

**5.420** Land for about 45 homes is allocated at Colden Common Farm, Colden Common is allocated under Policy CC2. The site has been appraised 'policy-off' as site CC02.

Table 5.49: Summary of IIA findings

IIA objective	Site CC02	Site considering mitigation in Policy CC2
IA1: Climate Change Mitigation	-	0
IA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	-?
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	0
IIA14: Flood Risk	0	+

5.421 Policy CC2 requires the creation of pedestrian and cycle links across the site and connecting to Main Road to the south. It also requires that development contributes to other necessary highway improvements in the area that encourage and support sustainable travel opportunities or improve road safety. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

The revised effect reflects the increased potential to access services and facilities by foot and cycle which could have benefits in relation to congestion, air quality and carbon emissions.

**5.422** The policy requires that new open space is provided within the site. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.423** The site is within a SSSI IRZ for residential development and adjacent to a locally designated wildlife site and an area of priority habitat. Policy CC2 requires the retention and reinforcing of important trees and hedgerows within and around the edges of the site, which would support biodiversity. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.424** Policy CC2 requires landscaping to create a new settlement edge as well as the protection of views to the South Downs National Park. Therefore, the uncertain negligible effect previously recorded in relation to IIA objective 10: landscape is updated to an uncertain minor positive effect. This change of effect reflects the potential for enhancements to settlement edge and the relationship between the settlement and the surrounding countryside. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

**5.425** The uncertain negligible effects previously recorded for the site in relation to objective 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. However, the heritage assessment work commissioned by the Council, states that the development of the site could have potential to impact on the open, rural character of three Listed Buildings, including that of Manor House along with its listed barn and granary. It is recommended that further phased investigations are carried out based on specific design proposals. Policy CC2 requires the incorporation of screening to the nearby Listed Building Manor House. The



requirements of the policy are likely to reduce the potential for harm to the setting of the Listed Buildings. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The uncertainty recorded reflects the unknown nature of the detailed design of any proposals that might come forward at the site.

**5.426** Policy CC2 sets out that development must ensure that the groundwater SPZ is protected. The supporting text also sets out that, due to the past farming activity on site, any contamination issues will need to be taken into consideration as part of the design process to ensure the protection of local groundwater. The significant negative effect previously recorded for the site in relation to IIA objective 13: water resources, reflects its location within an SPZ. Given the mitigation required by the policy, the significant negative effect is updated to a negligible effect.

**5.427** The ‘policy-off’ appraisal of the site identified that less than 25% of the site is affected by surface water flooding issues and this is reflected in the negligible effect previously recorded in relation to IIA objective 14: flood risk. The policy states that the development must provide surface water attenuation via SUDS features. The mitigation required by the policy is expected to address flood risk within the site but would do little to address flood risk in the wider surroundings. Therefore, the negligible effect recorded in relation to IIA objective 14 remains applicable.

### **Policy CC3: Land at Main Road**

**5.428** Land for 35 dwellings is allocated at Main Road, Colden Common. The site has been appraised policy-off as site CC04.

**Table 5.50: Summary of IIA findings**

IIA objectives	Site CC04	Site considering mitigation in Policy CC3
IIA1: Climate Change Mitigation	-	0
IA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	-?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	0
IIA14: Flood Risk	0	+

**5.429** Policy CC3 outlines that safe vehicle, cycle and pedestrian access should be provided from Main Road to the site and that crossing points to Main Road should be provided or contributed to as appropriate. It also states that development proposals should contribute to highway improvements that encourage and support sustainable travel opportunities or improve road safety. These requirements would likely help to promote the use of active travel at the site and could also improve access to services and facilities. Compared to requirements at other sites allocated through the plan, the scale of the improvements required is relatively limited; for example, new cycleways or footpaths linking to the surroundings are not specifically required. Therefore, the change expected to the minor negative effect previously recorded in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7:

services and facilities is likely to be minimal. An updated negligible effect is recorded for each of these IIA objectives.

**5.430** Policy CC3 requires that development of the site incorporates onsite communal open space (informal green space/natural green space). However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health. Therefore, the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.431** The site is within an SSSI IRZ for residential development, is close to Taylor's Copse Local Wildlife Site and is close to several areas of priority habitat including priority woodland habitat which is adjacent to the north. Policy CC3 requires that onsite open space, including natural space, should be located in the eastern side of the site, towards the location of the priority woodland. The policy also requires the development proposal to retain and reinforce important trees and hedgerows within the site and around its edges. Given the potential for the policy requirements to limit adverse impacts on the biodiversity value of the site, the significant negative effect previously recorded in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.432** The site is assessed as having medium or higher overall landscape sensitivity. Policy CC3 requires that an overall site plan is provided demonstrating a proposal that minimises landscape impacts on the setting of Colden Common and the South Downs National Park and its setting. It states that development should be sited away from the site frontage behind landscape buffers. Landscaping to create a new settlement edge should be provided to the north of the site and the gap to Twyford village should be retained. As such, the uncertain minor negative effect recorded in relation to IIA objective 10: landscape has been updated to an uncertain negligible effect.

**5.433** The uncertain negligible effects previously recorded for the site in relation to objective 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. The heritage assessment work commissioned by the Council concludes that development at

the site may be appropriate if consideration is given to maintaining the open rural character of the setting for three listed buildings. These are The Malt House and two listed cottages to the west of Main Road. Policy CC3 requires that the setting of the nearby Listed Buildings (The Malt House, King Charles Cottage and Yew Tree Cottage are adjacent to the site) are preserved by development at the site. The requirements of the policy are likely to reduce the potential for harm to the setting of the Listed Building. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The effects recorded in relation to IIA objectives 10 and 11 remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

**5.434** Policy CC3 sets out that development must ensure that the groundwater SPZ is protected. The supporting text also sets out that, due to the past farming activity on site, any contamination issues will need to be taken into consideration as part of the design process to ensure the protection of local groundwater. The significant negative effect previously recorded for the site in relation to IIA objective 13: water resources, reflects its location within an SPZ. Given the mitigation required by the policy, the significant negative effect is updated to a negligible effect.

#### **Policy CC4: Land adjoining 85 Church Lane**

**5.435** Land for about 10 dwellings is allocated at Church Lane, Colden Common. The site has been appraised 'policy-off' as Site CC15.

**Table 5.51: Summary of IIA findings**

IIA objective	Site CC15	Site considering mitigation in Policy CC4
IIA1: Climate Change Mitigation	-	-
IIA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	-	0
IIA14: Flood Risk	0	0

**5.436** Policy CC4 outlines that safe vehicle, cycle and pedestrian access should be provided from Church Lane. These requirements would likely help to promote the use of active travel to and from the site and could also improve access to services and facilities. However, the scale of improvements required by the policy are relatively limited; for example, no specific new cycleways or footpaths linking to the surroundings are required. Therefore, no change is expected to the minor negative effect recorded in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities.

**5.437** The policy requires that new open space is provided within the site. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health

and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.438** The site is located within an SSSI IRZ for residential development and within 500m of a locally designated wildlife site. Policy CC4 requires that an arboricultural survey is undertaken and important trees are retained within the site. Given the potential for the policy requirements to limit adverse impacts on the biodiversity value of the site, the significant negative effect previously recorded in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.439** The site has been assessed as having low overall landscape sensitivity. Policy CC4 states that development should provide landscaping to define a new settlement edge that maintains views to the south from Church Lane. The uncertain negligible effect previously recorded in relation to IIA objective 10: landscape is therefore updated to an uncertain minor positive effect. This change of effect reflects the potential for enhancements to settlement edge and the relationship between the settlement and the surrounding countryside.

**5.440** The uncertain negligible effects previously recorded for the site in relation to objective 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. The heritage assessment work commissioned by the Council concludes that consideration should be given to restricting development on this site, in terms of its extent to the west in order to limit visual impacts on Grade II Listed Keeper Cottage. The Policy CC4 requires that development is designed to protect the setting of Listed Building Keepers Cottage to the north-west of the site. The requirements of the policy are likely to reduce the potential for harm to the setting of the Listed Building. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The effects recorded in relation to IIA objectives 10 and 11 remains uncertain given that the specific design of any proposal to be implemented at the site is presently unknown.

**5.441** Policy CC4 sets out that development must ensure that the groundwater SPZ, within which it lies, is protected. The significant negative effect previously recorded for the site in relation to IIA objective 13: water resources, reflects its location partly within this SPZ. Given the mitigation required by the policy, the significant negative effect is updated to a negligible effect.

**Policy KW1: Cornerways and Merrydale**

**5.442** Land for 45 dwellings is allocated at Cornerways and Merrydale, Kings Worthy. The site has been appraised ‘policy-off’ as site KW12.

**Table 5.52: Summary of IIA findings**

<b>IIA objective</b>	<b>Site KW12</b>	<b>Site considering mitigation in Policy KW1</b>
IIA1: Climate Change Mitigation	-	-
IIA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	-	-
IIA13: Water Resources	-	0
IIA14: Flood Risk	0	0



**5.443** Policy KW1 outlines that vehicle, cycle and pedestrian access should be provided from Church Lane to the site. These requirements could help to promote the use of active travel at the site and could also improve access to services and facilities. However, the scale of improvements required by the policy are relatively limited; for example, no specific new cycleways or footpaths linking to the local centre are required. Therefore, no change is expected to the minor negative effect recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities.

**5.444** Policy KW1 outlines that open space should be incorporated as part of development of the site. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health. Therefore, the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.445** The site is within an SSSI IRZ for residential development, is within 500m of one locally designated wildlife site and within 200m of an area of priority habitat. Policy KW1 requires that an arborticultural survey is undertaken and important trees within the site are retained. Given the potential for these requirements to limit adverse impacts on the biodiversity value of the site, the significant negative effect previously recorded in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.446** The uncertain negligible effects previously recorded for the site in relation to objective 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. The heritage assessment work commissioned by the Council concludes that development at the site may be appropriate, subject to consideration of impacts on views down Church Lane to the south. The site is close to Kings Worthy Conservation Area and a number of Listed Buildings, to the south. Policy KW1 requires that development is designed to protect the setting and important views of the Conservation Area and Listed Buildings along Church Lane. The requirements of the policy are likely to reduce the potential for harm to the settings of these heritage assets as well as in relation to important views to the south. However, the requirements do not include measures for enhancement. Therefore, no change is expected to the uncertain negligible effect previously recorded in

relation to IIA objective 11: historic environment. The effect recorded in relation to IIA objective 11 remains uncertain given that the specific design of any proposal that might be implemented at site is presently unknown.

**5.447** Policy KW1 sets out that development must ensure that the groundwater SPZ is protected. The minor negative effect previously recorded for the site in relation to IIA objective 13: water resources reflects its locations within SPZ 2. Given the mitigation required by the policy this effect is updated to negligible.

**Policy KW2: Land adjoining the Cart and Horses Public House**

**5.448** Land for an older person’s housing of approximately 75 dwelling equivalents is allocated at the Cart and Horses Public House, Kings Worthy. The site has been appraised ‘policy-off’ as site KW02.

**Table 5.53: Summary of IIA findings**

<b>IIA objective</b>	<b>Site KW02</b>	<b>Site considering mitigation in Policy KW2</b>
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	0	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	-?	0?
IIA11: Historic Environment	0?	0?

IIA objective	Site KW02	Site considering mitigation in Policy KW2
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	0
IIA14: Flood Risk	0	0

**5.449** Policy KW2 requires the development proposal to improve pedestrian and cycle access to the site and to provide a pedestrian link to Hinton Field public open space. This is likely to help encourage the use of more active modes of transport for some journeys to and from the site and may help to improve access to services and facilities for residents and site users. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.450** The site is to be specifically used for older person’s accommodation. Policy KW2 requires that open space should be delivered onsite with the aim of creating an attractive and accessible environment. Furthermore, pedestrian links to Hinton Field open space should be incorporated. It is expected that these provisions would benefit public health by supporting potentially vulnerable members of the community and also providing access to open spaces for leisure and recreation for new and existing residents in the area. The negligible effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is therefore updated to a minor positive effect.

**5.451** The site is located relatively close to a locally designated wildlife site, is within an SSSI IRZ for residential development and contains priority deciduous woodland habitat. Policy KW2 requires that an arboricultural survey must be undertaken and the development to retain important trees within the site. A management plan for areas of woodland to be retained should be established. As such, some of the likely negative impacts on biodiversity should be mitigated

at the site and the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.452** The site has been assessed as having medium or higher overall landscape sensitivity. Policy KW2 requires that important trees within the site should be retained and protected, particularly those on the site boundaries, which is likely to provide screening to the site and reduce the potential for impacts on the surrounding landscape. Furthermore, the policy requires that onsite open space should be created to retain the openness of the existing settlement gap between Kings Worthy and Abbots Worthy. As such it is expected that policy requirements would help to mitigate adverse effects relating to landscape character and therefore the uncertain minor negative effect previously recorded for the site in relation to IIA objective 10: landscape is updated to an uncertain negligible effect.

**5.453** The uncertain negligible effect recorded for the site in relation to IIA objective 11: historic environment reflects the identification of the site as 'green' in relation to potential heritage constraints. However, the heritage assessment work commissioned by the Council identifies that the appropriateness of development within the site is likely subject to the retention of the woodland buffer to the south and consideration of the views and setting of Kingsworthy House. Policy KW2 outlines that the development should use retained trees within the site to determine the layout of the development and that the development is designed to protect important views of the Abbots Worthy and Kings Worthy Conservation Areas, the Listed Buildings to the south and the South Downs National Park, and minimise harm to their respective settings. The requirements of the policy are also likely to reduce the potential for harm to the settings of the Conservations Areas and Listed Buildings. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The effects recorded in relation to IIA objectives 10 and 11 remain uncertain given that the specific design of any proposal that might be implemented at site is presently unknown.

**5.454** The site is located within an SPZ and this is reflected in the significant negative effect previously recorded in relation to IIA objective 13: water resources. Policy KW2 requires that the groundwater SPZ is protected as development occurs at the site. As such, given the mitigation required by the policy, the effect expected in relation to IIA objective 13, is updated to negligible.

**Policy WK1: Winchester Road Housing and Open Space Allocation**

**5.455** Land is allocated for 125 dwellings and public sports provision at Winchester Road and Mill Lane, Wickham. The site has been appraised ‘policy-off’ as site WI28.

**Table 5.54: Summary of IIA findings**

<b>IIA objective</b>	<b>Site WI28</b>	<b>Site considering mitigation in Policy WK1</b>
IIA1: Climate Change Mitigation	+	+/-
IIA2: Travel and Air Quality	+	+/-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	+/-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--

IIA objective	Site WI28	Site considering mitigation in Policy WK1
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.456** Policy WK1 outlines that vehicle, cycle and pedestrian access should be provided at the junction on Winchester Road with improvements to active travel links to be delivered off site to nearby community facilities and the village centre. These requirements could help to promote the use of active travel at the site and to the surroundings and could also improve access to services and facilities. These improvements could also help to limit the potential for carbon emissions and air pollution associated with vehicular travel as the site is occupied. However, the improvements required at the site are not considered substantial enough to warrant an overall significant positive effect and therefore no change is expected to the minor positive effect recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities. Given that the requirements for the development of the site also include an element of new car parking, the positive effect for each of these objectives is now combined with a minor negative effect. The potential for achieving modal shift in the plan area is unlikely to be supported by incorporating dedicated space for car parking.

**5.457** Policy WK1 also requires that land at Mill Lane will support the provision of sports pitches and open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.458** The site is within a SSSI IRZ and also includes areas of priority habitat and is adjacent to a locally designated wildlife site. Policy WK1 requires development proposals to retain and protect the important belt of protected trees along the north-eastern boundary of the site. It is also set out in the supporting text of the policy that the local biodiversity designation should be protected as part of the development to ensure no net loss of biodiversity. The

significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is therefore updated to a minor negative effect. The requirements of the policy are likely to limit the potential for loss of biodiversity within the site.

**5.459** Policy WK1 requires the development of the site to provide substantial landscaping to create a new settlement edge to the north and west. Existing important trees and hedgerows should be retained and enhanced as part of this approach. As such, the uncertain negligible effect recorded in relation to IIA objective 10: landscape has been updated to an uncertain minor positive effect. The updated effect reflects the potential for the development to improve the settlement edge and the relationship between the developed area and the open countryside. Uncertainty is attached to the positive effect given that the precise design of the development to be implemented is unknown.

**5.460** The requirements of the policy include measures relating to the management of surface water. In line with the policy-off appraisal, the site falls outside of areas at higher risk of being subject to surface water flooding, however these types of area are present immediately beyond the site boundaries. The requirement of the policy is likely to mitigate any residual issues relating to this issue. No change to the negligible effect for the site in relation to IIA objective 14: flood risk is recorded.

### **Policy WK3: Welbourne Open Space**

**5.461** The site allocations chapter of the Local Plan document also sets out an area of land to remain as open and undeveloped between the North of Fareham Strategic Development Area (Welborne) and the settlements of Knowle and Wickham. The new development at the SDA is to comprise approximately 6,000 new homes and associated uses. The open and undeveloped rural character of the land set out under Policy WK3 is to be retained through the application of Policy NE7 which provides the policy direction for settlement gaps in the District. Policy NE7 is appraised separately in this report and the detailed findings are not repeated at this point. A summary of the likely effects of maintaining this area as open and undeveloped in line with Policy NE7 is



provided below. This should be read in conjunction with the more detailed appraisal of Policy NE7 earlier in this report.

**5.462** Most notably the retention of the land as undeveloped and open will help to preserve habitats and wider ecological connectivity, landscape character within open countryside, the setting of heritage assets and maintain areas at which natural drainage patterns will be maintained. The most positive effects are therefore expected in relation to IIA objectives IIA9: biodiversity and geodiversity, 10: landscape, 11: historic environment, and 14: flood risk.

**5.463** The potential to support a more compact form of development at settlements and limit the wider sprawl of development in the plan area is also likely to help reduce the need to travel by car and could encourage trips by active modes to nearby services and facilities and jobs to the benefit of public health. It is also likely to help preserve the identity of settlements and ingrain a sense of ownership among the local community. The preservation of local character and settlement identity could benefit the visitor economy. Positive effects are therefore also likely in relation to IIA objectives 2: transport and air quality, 4: health and wellbeing, 5: community cohesion and safety, 7: access to services, facilities and jobs and 8: sustainable economic growth. Given that the policy is likely to make most types of development unacceptable within the settlement gap, the positive effects for these IIA objectives are combined with negative effects. There is potential for some residents to have to travel to other settlements to access certain types of development where it cannot be provided within the settlement they live because of the restrictive nature of the policy. The policy is likely to make most type of economic and housing development unacceptable within this land. Negative effects are therefore expected for IIA objectives 6: housing and 8: sustainable economic growth. This is part of an overall mixed effect for IIA objective 8.

#### **Policy WK5: Land west of Mill Lane, Wickham**

**5.464** Land for about 40 homes is allocated in the Regulation 19 Local Plan at Mill Lane, Wickham. The site has been appraised 'policy-off' as WI02. This is a new site allocation.

**Table 5.55: Summary of IIA findings**

IIA objective	Site WI02	Site considering mitigation in Policy WK5
IIA1: Climate Change Mitigation	+	+
IIA2: Travel and Air Quality	+	+
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	+
IIA8: Economy	0?	0
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.465** Policy WK5 outlines that vehicle, cycle and pedestrian access should be provided off Mill Lane with improvements to active travel links connecting to the surrounding area. These requirements could help to promote the use of active travel at the site and to the surroundings and could also improve access to services and facilities. These improvements could also help to limit the potential for carbon emissions and air pollution associated with vehicular travel as the site is occupied. However, the improvements required at the site are not considered substantial enough to warrant an overall significant positive effect and therefore no change is expected to the minor positive effect recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities.

**5.466** Policy WK5 also requires that land at Mill Lane will support the provision of useable and accessible on-site open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.467** The site is within a SSSI IRZ and is in relatively close to several locally designated wildlife sites. It also contains priority habitat. Policy WK5 requires development proposals to retain and reinforce the landscape buffer on the north, east and west boundaries of the site except where removal is necessary for access. It is also set out in the supporting text of the policy that the site boundaries contain trees subject to TPO orders and these should be retained where possible. The significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is therefore updated to a minor negative effect. The requirements of the policy are likely to limit the potential for loss of biodiversity within the site.

**5.468** The uncertain negligible effects previously recorded for the site in relation to objective 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. Furthermore, the heritage assessment work commissioned by the Council, states that in heritage terms, there are no identified impacts associated with development at the site. The policy does not include requirements relating to the historic environment. Therefore, the uncertain negligible effect remains applicable in relation to IIA objective 11.

**5.469** The supporting policy text recognises that the nature of local drainage systems means that they are very susceptible to siltation and therefore an appropriate plan should be in place to manage construction and post-construction silt, mitigating the risk of any blockages. The site does not contain areas of flood zone 2 or 3 or areas at risk of surface water flooding. However, the supporting text of the policy highlights that it contains a minor overland flow route. Policy WK5 requires that this route is retained and that drainage and SuDS are provided in accordance with policy NE6. The policy also requires that all open watercourses are retained, or diverted if necessary, except for essential

access points where culverting may be required. Overall, the scale of the policy requirements is not considered to be substantial enough to result in improvements to flood risk and water quality in the surrounding area. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 13: water resources and 14: flood risk, remains applicable.

**Policy WK6: Land at Southwick Road/School Road, Wickham**

**5.470** Land for about 60 homes is allocated for development in the Regulation 19 Local Plan at Southwick Road/School Road. The site has been appraised ‘policy-off’ as WI03. This is a new site allocation in the Regulation 19 Local Plan.

**5.471** Please note that the SHELAA site WI03 is slightly bigger than the land allocated by Policy WK6. However, the appraisal of the site boundaries for both areas ‘policy-off’ against the IIA objectives is the same. It is notable that the scoring for the sites in relation to criteria 9c differs given that site WI03 overlaps slightly with an area of priority habitat but this area of land is not within the boundary of the site allocated by Policy WK6. This point considered, the overall effect for both sites in relation to IIA objective 9: biodiversity and geodiversity is the same. Both sites are within a SSSI IRZ and are adjacent to Wickham Meadow SINC to the south meaning an overall significant negative effect is applicable for this IIA objective.

**Table 5.56: Summary of IIA findings**

IIA objective	Site WI03	Site considering mitigation in Policy WK6
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+

IIA objective	Site WI03	Site considering mitigation in Policy WK6
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.472** Policy WK6 outlines that proposals should incorporate active travel links that minimise car journeys from the development by providing opportunities for walking, cycling and public transport. This includes safe and convenient pedestrian and cycle access through The Glebe and into Wickham Centre, including crossing upgrades on the A32. These requirements could help to promote the use of active travel at the site and to the surroundings and could also improve access to services and facilities. These improvements could also help to limit the potential for carbon emissions and air pollution associated with vehicular travel as the site is occupied. The minor negative effect previously recorded for the site is therefore updated to a negligible effect in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities.

**5.473** Policy WK5 also requires that the development of the site will support the provision of useable and accessible on-site open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.474** The site is within a SSSI IRZ and is close to a locally designated wildlife site to the south. Policy WK6 requires development proposals to retain and reinforce the landscape buffer on the north, east and west boundaries of the site except where removal is necessary for access. It is also set out in the supporting text of the policy that the site boundaries contain trees subject to TPO orders and these should be retained where possible. The significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is therefore updated to a minor negative effect. The requirements of the policy are likely to limit the potential for loss of biodiversity within the site.

**5.475** The site was assessed as having low landscape sensitivity and 'green' in terms of risk to heritage assets. The heritage assessment work commissioned by the Council concludes that the development of the site would have some impact upon the Old Rectory and Lodge Listed Buildings and that consideration should be given to creating and enhancing the tree belts between the site and the road opposite the Lodge and to the boundary to the grounds of The Old Rectory. By requiring that development retains and reinforces the landscape buffer on the north, east and southern site boundaries, Policy WK6 could help to protect the existing landscape setting of the District and is also expected to help address the potential for impacts on the nearby heritage assets. The policy also requires that the archaeology of the site is taken into account (as archaeology remains have been identified when the nearby development was constructed) and specifically that impacts on the setting of two Listed Buildings to the north are minimised through appropriate design and buffering. The scale of the requirements is not considered to be substantial enough to result in a change to the uncertain negligible effects previously recorded for the site in relation to IIA objective 10: landscape and 11: historic environment.

**5.476** The supporting policy text recognises that the nature of local drainage systems means that they are very susceptible to siltation and therefore an appropriate plan should be in place to manage construction and post-construction silt, mitigating the risk of any blockages. The policy requires a CEMP to be provided to manage this. The site lies outside of flood zones 2 and 3 and is not within an area with high risk of surface water flooding, although the supporting text of the policy identifies that it contains a minor overland flow

route. Policy WK5 requires that this route is retained and that drainage and SuDS are provided in accordance with policy NE6. The policy also requires that all open watercourses are retained, or diverted if necessary, except for essential access points where culverting may be required. Overall, the scale of the policy requirements is not considered to be substantial enough to result in improvements to flood risk and water quality in the surrounding area. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 13: water resources and 14: flood risk, remains applicable.

**Policy KN1: Ravenswood**

**5.477** Land for about 200 homes is allocated at Ravenswood, Wickham. The site has been appraised ‘policy-off’ as site WI18 and was previously appraised in the Regulation 18 Local Plan as Policy WK4.

**Table 5.57: Summary of IIA findings**

<b>IIA objective</b>	<b>Site WI18</b>	<b>Site considering mitigation in Policy KN1</b>
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--



IIA objective	Site WI18	Site considering mitigation in Policy KN1
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.478** Policy KN1 requires that development proposals provides safe vehicle, pedestrian and cycle access including satisfactory pedestrian and cycle links to Knowle centre. The policy also states that the development may be required to be supported by a contribution towards a secondary school expansion which could help provide good access to services and facilities to residents in the settlement and surroundings. By helping to ensure that residents have access to a range of suitable services and facilities within reasonable distance of the site the policy is likely to help limit the need to travel longer distances for new residents and those in the surrounding areas. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible. The revised effect reflects the increased potential to access services and facilities by foot and cycle which could have benefits in relation to congestion, air quality and carbon emissions.

**5.479** The policy requires the provision of Knowle Triangle and Moen Water Meadows as green infrastructure and the development proposal to include open space provision that serves the development. It is expected that this provision would benefit the health and wellbeing of new residents at the site as well as existing residents in the surrounding areas. The negligible effect recorded for the site in relation to IIA objective 4: health and wellbeing is therefore increased to a minor positive effect.

**5.480** Policy KN1 requires that development proposals provide appropriate buffering of Ravenswood Hospital and Dash Wood. It outlines that the impacts upon Dash Wood, an adjacent Local Wildlife Site and area of Ancient Woodland, should be appropriately managed. However, the site remains within

the SSSI IRZ for residential applications. It contains part of contains Ravenswood Row SINC which is also a priority woodland habitat. The policy does not explicitly outline the mitigation of impacts on this area of woodland however the supporting text sets out that appropriate buffering in line with the ancient woodland standing advice should be provided. While some negative effects are likely to be mitigated by the requirements of the policy and the significant negative effect previously recorded is likely to be reduced, a minor negative effect is still expected in relation to IIA objective 9: biodiversity and geodiversity.

**Policy OT01: Land East of Main Road**

**5.481** Land for 55 dwellings is allocated at Main Road, Otterbourne. The site has been appraised ‘policy-off’ as site OT03.

**Table 5.58: Summary of IIA findings**

IIA objective	Site OT03	Site considering mitigation in Policy OT01
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-?
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--

IIA objective	Site OT03	Site considering mitigation in Policy OT01
IIA13: Water Resources	--	0
IIA14: Flood Risk	0	0

**5.482** Policy OT01 outlines that new and improved footpaths and cycleways are to be provided within the site, to link with the existing rights of way network. These requirements would likely help to promote the use of active travel, both at the site and within the village, with benefits relating to reduced local congestion and vehicle emissions. These requirements could also improve access to services and facilities. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.483** Policy OT01 allocates land at the site for formal and informal open space, including an equipped play area. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.484** The site is within an SSSI IRZ for residential development. It is also within 500m of several locally designated wildlife sites and areas of ancient woodland, and within 100m of a small river to the north. The site also contains and is adjacent to areas of priority habitat. Policy OT01 states that the site should include a substantial area of open space. Development should retain existing landscape features, including TPO trees within the site, and should provide new structural landscaping to the boundaries of the site. These measures are likely to help limit impacts on the biodiversity value of the site as development occurs. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.485** The retention of landscape features within the site and new structural landscaping included as part of the policy requirements for the development of the site are likely to protect landscape character in the area. However, there is no explicit requirement in the policy for the incorporation of improvements that would result in notable improvements to the landscape. Therefore, the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape, remains applicable.

**5.486** The site has been assessed as 'green' in relation to heritage constraints through the SHELAA site assessment work. The heritage assessment work commissioned by the Council concludes that the potential impacts of developing the site in relation to the historic environment are likely to be minimal. Policy OT01 requires the conservation of the setting of nearby Listed Buildings the Parsonage, Otterbourne House and Meadow Cottage. The requirements of the policy are likely to reduce any residual potential for harm to the settings of the Listed Buildings but do not include measures for enhancement. Therefore, no change is expected to the uncertain negligible effect previously recorded in relation to IIA objective 11: historic environment. The effects recorded in relation to IIA objectives 10 and 11 remain uncertain given that the specific design of any proposal that might be implemented at site is presently unknown.

**5.487** The site is located within an SPZ and this is reflected in the significant negative effect previously recorded in relation to IIA objective 13: water resources. Policy OT2 requires that the groundwater SPZ is protected as development occurs at the site. As such, given the mitigation required by the policy, the effect expected in relation to IIA objective 13, is updated to negligible.

**5.488** Policy OTO1 sets out the requirement for the site to be supported by a site specific Flood Risk Assessment. The site is located entirely outside of flood zones 2 and 3 and contains a small area affected by risk of surface water flooding. However, there are areas of flood zone 2 and 3 to the north of the site where a small water body passes outside of its northern boundary. The requirements of the policy are likely to mitigate any flood risk associated with this water body that might otherwise affect the site but they are unlikely to result in notable improvements in flood risk for the surrounding areas. As such, the

negligible effect previously recorded for the site in relation to IIA objective 14: flood risk, remains applicable.

**Policy SW01: Land at West Hill Road North**

**5.489** Land for 40 dwellings is allocated at West Hill Road North, South Wonston. The site has been appraised ‘policy-off’ as site SW07.

**Table 5.59: Summary of IIA findings**

<b>IIA objective</b>	<b>Site SW07</b>	<b>Site considering mitigation in Policy SW01</b>
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	-	-
IIA10: Landscape	-?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	-	0
IIA14: Flood Risk	0	0

**5.490** Policy SW01 sets out that the development proposal for the site must set out an overall plan including pedestrian and cycle through and around the site

and linkages to existing footpaths. This includes access to the Drove Road PROW and at the east of the site a new footpath/cycleway link is to be provided to the village centre. Furthermore, the policy requires that the development of the site is supported by a contribution to education provision (Primary and Secondary) to meet the needs of the development. This could help ensure that residents have access to suitable education facilities within reasonable distance by supporting the maintenance and expansion of those that pupils at the site would make use of. The requirements of the policy would help to promote the use of active travel within the village (with associated benefits for air quality and carbon emissions) and could support access to nearby services. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.491** Policy SW01 indicates that the site should be developed to incorporate on-site open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.492** Policy SW01 also requires the retention and enhancement of existing hedgerows, trees and planting around the site boundary. A minor negative effect was previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity reflecting its location with a SSSI IRZ. The requirements of the policy are not considered substantial enough to mitigate all effects relating to the SSSI and therefore the minor negative effect remains applicable in relation to this IIA objective.

**5.493** In addition to the requirement for retention and enhancement of existing hedgerows, trees and planting, Policy SW01 sets out that proposals should incorporate landscape buffers to protect wider views from South Wonston village. The site has been assessed as having medium or higher overall landscape sensitivity. The requirements of the policy to incorporate landscape buffers to protect wider views would help mitigate the potential negative

impacts of the development on the setting and integrity of the surrounding landscape. As such, the uncertain minor negative effect previously recorded for the site in relation to IIA objective 10: landscape is updated to uncertain negligible.

**5.494** The site has been assessed as 'green' in relation to heritage constraints through the SHELAA site assessment work. This is reflected in the uncertain negligible effect recorded for the site in relation to IIA objective 11: historic environment. The heritage assessment work commissioned by the Council concludes that there are no identified potential impacts for the site in relation to the historic environment. Policy SW01 includes no requirements that might directly result in enhancements to the historic environment and therefore the uncertain negligible effect remains applicable. The effects recorded in relation to IIA objectives 10 and 11 remain uncertain given that the specific design of any proposal that might be implemented at site is presently unknown.

**5.495** The supporting text of the policy highlights that the site is located on a principal aquifer and that proposals should avoid any contamination of this feature. Policy SW01 also required that the groundwater SPZ within which the site lies is protected. Therefore, the minor negative effect previously recorded for the site in relation to IIA objective 13: water resources is updated to a negligible effect.

### **Settlement boundary adjustment at South Wonston**

**5.496** The site allocations chapter of the draft Local Plan document also includes adjustment of the settlement boundary at the Intermediate Rural Settlement of South Wonston towards Chaucer Close. The site is not allocated for development, however, as set under Policy H4: Development within settlements, where development within the settlement boundary accords with the plan, it will be permitted. The boundary adjustment takes in only a small area of land with limited capacity for development. Any development at the site would effectively represent a 'rounding out' of the settlement.



**5.497** The potential effects of the boundary adjustment at South Wonston are set out in the table below. The effects are described below the table.

**Table 5.60: Likely sustainability effects for settlement boundary adjustment at South Wonston**

IIA Objective	Boundary adjustment at South Wonston
IIA1: Climate Change Mitigation	0
IIA2: Transport and Air Quality	-
IIA3: Climate Adaptation	0
IIA4: Health and Wellbeing	+
IIA5: Community Cohesion and Safety	0
IIA6: Housing	0
IIA7: Access to Services, Facilities and Jobs	-
IIA8: Sustainable Economic Growth	0
IIA9: Biodiversity and Geodiversity	-
IIA10: Landscape and Character	0?
IIA11: Historic Environment	0?
IIA12: Natural Resources	--
IIA13: Water Resources	-
IIA14: Flood Risk	0

**5.498** The adjustment of the settlement boundary at South Wonston means that development to the north of Chaucer Close would be more acceptable in planning terms. South Wonton is an Intermediate Rural Settlement that provides

access to a primary school, healthcare centre and numerous bus stops that provide relatively frequent services to the larger settlements of Winchester Town and Whitchurch. However, the settlement lacks access to a nearby secondary school as well as a town, district or local centre. Therefore, residents are likely to have to travel longer distances to access some services and facilities and jobs where new development occurs at the settlement. A minor negative effect is expected in relation to IIA objective 2: transport and air quality and 7: access to services, facilities and jobs.

**5.499** The good access provided to a healthcare centre for residents at the settlement is complemented by good access to open space, including South Wonston Recreation ground. Therefore, a minor positive effect is recorded in relation to IIA objective 4: health and wellbeing. The boundary adjustment incorporates land that has potential to accommodate a limited number of new homes. However, no development is allocated at this location through the plan and therefore a negligible effect is recorded in relation to IIA objectives 6: housing and 8: sustainable economic growth.

**5.500** South Wonston is relatively unconstrained by national or local biodiversity assets that might otherwise be adversely affected by new development as a result of construction activities or increased pollution or disturbance as occupation occurs. There are areas of priority habitat to the north of the settlement, however, these lie more than 200m from the proposed boundary adjustment. A negligible effect is therefore expected in relation to IIA objective 9: biodiversity and geodiversity. If developed, the area within the boundary adjustment would effectively 'round out' South Wonston and would not represent a substantial incursion into the open countryside. There are also no heritage assets with close to the land in question. Negligible effects there are therefore recorded for the proposed settlement boundary adjustment in relation to IIA objectives 10: landscape and character and 11: historic environment. These effects are uncertain given that they will be dependently partly on the specific design of any development that comes forward and this is presently unknown.

**5.501** Given that the entirety of the land is greenfield and has grade 3 agricultural value, a significant negative effect is expected in relation to IIA

objective 12: natural resources. Furthermore, the land also lies within a drinking water safeguarding zone. Development within this area may need to be subject to additional pollution control measures to ensure the protection of public water supplies. Therefore, a minor negative effect is expected in relation to IIA objective 13: water resources.

**Policy SW1: The Lakes**

**5.502** Land for 100 dwellings is allocated at The Lakes, Swanmore. The site has been appraised policy-off as site SWA21b.

**Table 5.61: Summary of IIA findings**

<b>IIA objectives</b>	<b>Site SWA21b</b>	<b>Site considering mitigation in Policy SW1</b>
IIA1: Climate Change Mitigation	-	0
IA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	-	-
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.503** Policy SW1 outlines that safe vehicle, cycle and pedestrian access should be provided at the site. In addition, new footpaths/cycleway links should be provided through the site or linking with existing development and facilities to the north. These requirements would likely help to promote the use of active travel at and to and from the site and could also improve access to services and facilities. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.504** The policy states that SINC's within the site should be retained, improved and managed where possible and should be linked to the provision of substantial on-site open spaces running through the site. These provisions are to be incorporated to provide adequate public open space and wildlife corridors to enhance biodiversity. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.505** The site is located within an SSSI IRZ for residential development and contains a locally designated wildlife site and an area of priority habitat. The requirement set out through the policy to retain, improve and manage (where possible) the SINC areas will help to mitigate potential adverse impacts on local biodiversity assets. This is complemented by the additional requirement in the policy for important trees and hedgerows to be retained within the site. Given the potential for the policy requirements to limit adverse impacts on the biodiversity value of the site, the significant negative effect previously recorded in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.506** The site has been assessed as having low overall landscape sensitivity. Policy SW1 states that development should provide substantial landscaping to define a strong settlement edge to the south. The uncertain negligible effect previously recorded in relation to IIA objective 10: landscape is therefore

updated to an uncertain minor positive effect. This change of effect reflects the potential for enhancements to settlement edge and the relationship between the settlement and the surrounding countryside. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

**5.507** Policy SW1 states that a site specific Flood Risk Assessment should be undertaken for the site and drainage measures or improvements should be implemented where required. This includes provision of a suitable SUDS scheme which should provide mitigation and opportunities to achieve a reduction in overall flood risk. The site has been recorded as having a negligible effect in relation to IIA objectives 13: water resources and 14: flood risk given that less than 25% of the site falls within a higher flood risk area and it does not fall within a SPZ or drinking water safeguard zone. However, the southern edge of the site falls within flood zone 2 and 3. The policy could help to address flood risk at the site but the measures required are not considered substantial enough to result in benefits for the wider surrounding area. Therefore, the negligible effect previously recorded in relation to IIA objective 14: flood risk, remains applicable.

**Policy SU01: Land at Brightlands**

**5.508** Land for about 50-60 homes has been allocated at Land at Brightlands, Sutton Scotney in the Regulation 19 Local Plan. The site has been appraised ‘policy-off’ as WO10. It was not previously allocated for development in the Regulation 18 Local Plan.

**Table 5.62: Summary of IIA findings**

IIA objective	Site WO10	Site considering mitigation in Policy SU01
IIA1: Climate Change Mitigation	-	0

IIA objective	Site WO10	Site considering mitigation in Policy SU01
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0
IIA11: Historic Environment	0?	0
IIA12: Natural Resources	--	--
IIA13: Water Resources	-	-
IIA14: Flood Risk	0	0

**5.509** Policy SU01 requires safe vehicle, pedestrian and cycle access links to the site and across the A30, including a new pedestrian crossing to be located on the A30. The policy states that active travel links should be provided as part of the strategy to minimise car journeys from the development. These requirements and the fact that the site is extremely close to the services and facilities would likely help to promote the use of active travel, both at the site and within the village, with benefits relating to reduced local congestion and vehicle emissions. These requirements could also improve access to services and facilities. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.510** The site is within the SSSI IRZ for residential applications and also adjacent to an area of priority habitat. Policy SU01 requires that the proposal

retains and reinforces the landscaping buffer on the east, west and south boundaries of the site except where removal is required for access. Furthermore, there is a requirement for a masterplan to be prepared for the site. The policy does not outline any further measures for biodiversity mitigation or enhancement on site and therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity remains applicable.

**5.511** The site has been rated ‘green’ for risk to heritage assets. Furthermore, the heritage assessment work commissioned by the Council concludes that the site is acceptable/appropriate from a heritage perspective as there is no identified harm. The supporting text of the policy outlines that the area has high archaeological potential. Policy SU01 requires that prior to the design process, archaeological assessment and investigations is carried out. As such, the negligible effect previously recorded for the site in relation to IIA objective 11: historic environment, remains applicable.

**Policy WC1: Morgans Yard**

**5.512** Land for mixed use for the development of approximately 80 dwellings and employment generating uses is allocated at Morgan’s Yard, Waltham Chase. The allocation is included to replace some of the existing jobs lost on the site. The site has been appraised ‘policy-off’ as site SH56.

**Table 5.63: Summary of IIA findings**

IIA objective	Site SH56	Site considering mitigation in Policy WC1
IIA1: Climate Change Mitigation	-	++/-
IIA2: Travel and Air Quality	-	++/-
IIA4: Health and Wellbeing	0	+



IIA objective	Site SH56	Site considering mitigation in Policy WC1
IIA7: Services and Facilities	-	++/-
IIA8: Economy	--?	+?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.513** Policy WC1 requires the development of the site in line with an agreed site plan. The development of the site is to include housing and employment uses and should provide for on-site open space. The policy also requires the provision of safe vehicle, pedestrian and cycle access, a new pedestrian link with the nearby school and adequate parking for staff and visitors. The delivery of employment uses at the site is likely to reduce the need for residents to travel by car, with associated benefits in relation to air quality and congestion. However, the requirements for the site also include the incorporation of adequate parking for residents and visitors. This provision is likely to limit the potential for modal shift. Therefore, overall while the minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a significant positive effect, this is recorded in combination with a minor negative effect.

**5.514** The provision of open space at the site is likely to benefit the health and well being of the existing and new residents of the site and surrounding areas. Therefore, the negligible effect recorded previously for the site is updated to a minor positive effect in relation to IIA objective 4: health and wellbeing.

**5.515** There is existing employment use within the site which could be lost to development. The policy requires the development of the site to incorporate employment generating uses to replace some of the jobs that would likely be lost. The nature of these uses means they are likely to support some job creation in the area and therefore the uncertain significant negative effect previously recorded for the site is updated to an uncertain minor positive effect for the site in relation to IIA objective 8: sustainable economic growth. Uncertainty remains applicable for the effect recorded given that they will partly depend on the specific uses and design of any proposal for the site, which is currently unknown.

**5.516** The policy requires the existing landscaped boundaries around the site to be maintained and reinforced. This is to ensure an effective buffer between the development and the adjoining Walthan Chase Meadows SSSI and to ensure there will not be any harm to the integrity of the SSSI. The SSSI contains areas of priority habitat and overlaps slightly with the site boundaries. This accounts for the significant negative effect recorded in relation to IIA objective 9: biodiversity and geodiversity. The policy is likely to help mitigate adverse effects relating to the SSSI, however, given its proximity, new development is likely to have some detriment impact, particularly in the short term. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.517** The requirements included in Policy WC1 for landscaping to be provided along the existing site boundaries could help to improve the aesthetic quality of the area and have benefits for the landscape and townscape. However, the scale of the requirements is not considered to be substantial enough to result in a change to the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape.

## Sites for Gypsy and Traveller accommodation

### Policy H16: The Nurseries, Shedfield

**5.518** Land for Gypsy and Traveller (travelling showpersons’) use is allocated at The Nurseries, Shedfield. The site is currently occupied but not all plots are authorised. The site has been appraised ‘policy-off’ as site SH57.

**Table 5.64: Summary of IIA findings**

IIA objective	Site SH57	Site considering mitigation in Policy H16
IIA1: Climate Change Mitigation	-	-
IIA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	-	-
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.519** Policy H16 requires the whole site to be occupied by people meeting the definition of travelling showpeople and in addition requires the provision of suitable landscape proposals, particularly along the western boundary of the site and between the plots. Landscaping at the site is to screen views and reinforce the site's visual containment. Furthermore, there is a requirement to avoid further expansion of the site beyond the currently defined extent of the site.

**5.520** The site has already been appraised as having low landscape sensitivity. It is not expected that the mitigation within the policy for suitable landscape proposals would be of a scale to result in improvements to local landscape character. Therefore, no change is made to uncertain negligible effect previously recorded in relation to objective IIA objective 10: landscape.

**5.521** The site is also required to meet the criteria of Policy H12 which set the general requirements for developments for Gypsies, Travellers and Travelling Showpeople. The requirements included in Policy H12 may help to address some of the adverse effects identified when considering the requirements of Policy H16 only. Policy H12 has been appraised separately in this report.

### **Policy H18: Tynefield, Whiteley**

**5.522** Land for Gypsy and Traveller use is allocated at Tynefield caravan park, Whiteley. The site has consent for 20 traveller pitches and was previously operated as a public site by Hampshire County Council for 18 pitches. The Traveller Site Deliverability Assessment 2022 indicates that the site could be reconfigured to accommodate approximately 30 pitches. The site has been appraised 'policy-off' as site WH11.

Table 5.65: Summary of IIA findings

IIA objective	Site WH11	Site considering mitigation in Policy H18
IIA1: Climate Change Mitigation	-	-
IIA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	-	0
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

5.523 Policy H18 requires the whole site to be occupied by people meeting the definition of travellers. The policy also requires the site to be redeveloped to provide approximately 30 Gypsy and Traveller pitches, laid out to achieve satisfactory living standards and minimise disturbance from the nearby M27 motorway.

5.524 The policy requires the development to be delivered to minimise disturbance from the nearby M27 motorway. The policy-off site appraisal work identified that much of the site is subject to higher noise levels from this road at night time and during the 16-hour period between 0700 – 2300. The mitigation required as part of development is likely to mitigate adverse effects relating to the health and wellbeing for new residents at the site and the minor negative

effect previously recorded for the site is updated to a negligible effect. It is notable, however, that this site is still not within 1.2km of a health care facility which limits the potential for a more positive effect being identified.

**5.525** The site is also required to meet the criteria of Policy H12 which set the general requirements for developments for Gypsies, Travellers and Travelling Showpeople. The requirements included in Policy H12 may help to address some of the adverse effects identified when considering the requirements of Policy H18 only. Policy H12 has been appraised separately in this report.

## **Neighbourhood Plan Designated Area**

**5.526** The Local Plan includes three policies (NA3, D1 and HU1) that set out the level of housing development that will be allocated in the Neighbourhood Plan Areas of New Alresford, Denmead and Hursley through their respective Neighbourhood Plans. Development within these areas will also need to meet the requirements included in the relevant Neighbourhood Plans but it is not the purpose of the IIA to appraise any emerging policies of these documents. As such, the appraisal of the three policies below is based on a high level consideration of the constraints and opportunities within each parish and settlement and the policy wording set out in the Local Plan.

### **Policy NA3: New Alresford Neighbourhood Plan Designated Area**

**5.527** Land will be allocated for development in the New Alresford Neighbourhood Plan for about 100 dwellings, including any amendments to the settlement boundary.

**5.528** Policy NA3 requires that development contributes towards the Vision and Objectives of the Local Plan and to have regard to information on local need for new homes, jobs and facilities, for the Neighbourhood Plan area. However, the policy does not set out any specific criteria that development proposals are required to meet.

**Table 5.66: Summary of IIA findings**

IIA Objective	Policy NA3
IIA1: Climate Change Mitigation	+?
IA2: Travel and Air Quality	+?
IIA4: Health and Wellbeing	+
IIA7: Services and Facilities	+?
IIA8: Economy	0
IA9: Biodiversity and Geodiversity	--?
IIA10: Landscape	-?
IIA11: Historic Environment	-?
IIA12: Natural Resources	--
IIA13: Water Resources	-?
IIA14: Flood Risk	-?

**5.529** The settlement of New Alresford is a market town providing local access to a GP, a primary school, a secondary school, a town centre, bus services and open spaces. Local access to these services and facilities may promote the use of active travel from new developments which is likely to limited carbon emissions and air pollution. Effects will depend on the exact location and design of new allocations within the Neighbourhood Plan Area and therefore an uncertain minor positive effect is recorded in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: access to services and facilities.

**5.530** There are no AQMAs in New Alresford and majority of the town and its surrounds fall outside of areas of higher noise levels from roads and railways. The town has a local GP surgery, a number of open spaces as well as PRowS



and NCN Route 23. Overall, a minor positive effect is identified in relation to IIA objective: health and wellbeing.

**5.531** The River Itchen SSSI spans much of the western and northern periphery of the village of New Alresford and the Alresford Pond SSSI is located to adjacent north-east of the settlement edge. New development would be located in close proximity of these designated sites and the entire area falls within the SSSI IRZ associated with these designations. There are also a number of Local Wildlife Sites (e.g. Arle Mill Water Meadows & Cressbeds, Pinglestone Farm Fen, Tichborne Down (Golf Course)) and priority habitats located in and around the settlement. New development may also be in close proximity of the River Itchen/river Arle if located to the west or north of New Alresford. Overall, a significant negative effect is identified in relation to IIA objective 9: biodiversity and geodiversity. Uncertainty is attached to the negative effect given that locations of allocations made in the Neighbourhood Plan Area are currently unknown.

**5.532** Much of the area surrounding New Alresford has been assessed as having medium or higher overall landscape sensitivity as part of the site assessment undertaken for the SHELAA. Effects will depend on the exact location of Neighbourhood Plan allocations and design of new development. As such, an uncertain minor negative effect is identified in relation to IIA objective 10: landscape.

**5.533** The centre of New Alresford contains a number of Listed Buildings and there is also a Grade II Listed Park and Garden to the north (Old Alresford House). The settlement edges are less constrained by heritage assets. Adopting a precautionary approach, an uncertain minor negative effect is recorded in relation to IIA objective 11: historic environment to reflect the potential sensitivity of the settlement in terms of heritage assets. The effects will depend in part of the location of any allocations included for the Neighbourhood Plan Area and the design of any proposal that subsequently come forward.

**5.534** The majority of the land at the settlement edge of New Alresford is Grade 3 or 4 agricultural land and new development would likely be located on

greenfield land. There is also a Mineral Safeguarding area at much of the north, east and western village edge. A significant negative effect is identified in relation to IIA 12: natural resources given the land take required for new development.

**5.535** Most of the built-up area of New Alresford and its surrounds do not fall within a groundwater protection area. However, SPZ 2 covers areas of the south/south-west of the settlement. Therefore, an uncertain minor negative effect is recorded in relation to IIA objective 13: water resources. Uncertainty is attached as effects will be dependent on the location of allocations in the Neighbourhood Plan.

**5.536** There are potential areas for development at the edge of New Alresford, particularly to the north-west which fall within Flood Zone 2/3, following the River Alre. Therefore, a minor negative effect is identified in relation to IIA objective 14: flood risk. Uncertainty is attached as effects will depend on the exact location of development.

### **Policy D1: Denmead Neighbourhood Plan Designated Area**

**5.537** Land will be allocated for development in the Denmead Neighbourhood Plan for about 100 dwellings, including any required amendments to the settlement boundary.

**5.538** Policy D1 requires that development contributes towards the Vision and Objectives of the Local Plan and to have regard to information on local need for new homes, jobs and facilities, for the Neighbourhood Plan area. However, the policy does not set out any specific criteria that development proposals are required to meet.

Table 5.67: Summary of IIA findings

IIA Objective	Policy NA3
IIA1: Climate Change Mitigation	+/-?
IA2: Travel and Air Quality	+/-?
IIA4: Health and Wellbeing	+
IIA7: Services and Facilities	+/-?
IIA8: Economy	0
IA9: Biodiversity and Geodiversity	--?
IIA10: Landscape	0?
IIA11: Historic Environment	-?
IIA12: Natural Resources	--
IIA13: Water Resources	--?
IIA14: Flood Risk	-?

5.539 Denmead is a larger rural settlement that provides local access to a GP surgery, primary school, a local centre, local bus services, and open spaces. Nearby access to these local services and facilities may promote the use of active travel for new site allocations. However, there is no secondary school or railway station in Denmead which may see residents have to travel longer distances on a regular basis with some adverse impacts in relation to carbon emissions and air pollution. Effects will depend on the exact location and design of new allocations within the Neighbourhood Plan Area. Therefore, an uncertain mixed minor positive and minor negative effect is expected in relation to IIA objective 1: climate change mitigation, 2: travel and air quality and 7: access to services and facilities.

**5.540** There are no AQMAs in Denmead and majority of the village and its surrounds fall outside of areas of higher noise levels from roads and railways. The village has a local GP surgery, a number of open spaces, a number of PRoWs and a long distance walking route. Overall, a minor positive effect is identified in relation to IIA objective: health and wellbeing.

**5.541** Denmead falls within the SSSI IRZ for residential applications. There are several Local Wildlife Sites (Creech Walk, Harts Copse/Highwood, Piper's Hill Wood) and ancient woodland sites in and around this village, as well as areas of priority habitat. Overall, a significant negative effect is identified in relation to IIA objective 9: biodiversity and geodiversity. Uncertainty is attached to the negative effect given that locations of allocations made in the Neighbourhood Plan Area are currently unknown.

**5.542** Some of the area surrounding Denmead has been assessed as having medium or higher overall landscape sensitivity as part of the site assessment undertaken for the SHELAA. While some areas have been assessed as having low landscape sensitivity, adopting a precautionary approach, a minor negative effect is recorded in relation to IIA objective 10: landscape. Effects will depend partly on the exact location of Neighbourhood Plan allocations and design of new development and therefore the effect is uncertain.

**5.543** Land to the north and north-east of Denmead is particularly constrained by the presence of a number of Listed Buildings. The west and south of the settlement is less constrained by heritage assets. Adopting a precautionary approach, an uncertain minor negative effect is recorded in relation to IIA objective 11: historic environment to reflect the potential sensitivity of the settlement in terms of heritage assets. The effects will depend in part of the location of any allocations included for the Neighbourhood Plan Area and the design of any proposals that subsequently come forward.

**5.544** The majority of the land at the settlement edge of Denmead is Grade 3 or 4 agricultural land and new development would likely be located on greenfield land. There is also a Mineral Safeguarding area that surrounds much of the north, east and western village edge. Overall, a significant negative effect is

identified in relation to IIA 12: natural resources given the land take required for new development.

**5.545** The eastern portion of the settlement of Denmead and surrounding area falls within SPZ 1. The western edge of the village, towards Anthill Common, falls within SPZ 2 or 3. Therefore, an uncertain significant negative effect is recorded in relation to IIA objective 13: water resources, with uncertainty attached as effects will depend on the exact location of development within the Neighbourhood Plan.

**5.546** The majority of the settlement and its surrounds fall outside of areas at high risk of flooding. However, there are some areas to the west and south of the settlement where tributaries of the River Wallington are present, which fall within Flood Zones 2/3. Therefore, a minor negative effect is identified in relation to IIA objective 14: flood risk. The effect is uncertain as it depends on the exact location of allocations made in the Neighbourhood Plan.

### **Policy HU1: Hursley Neighbourhood Plan Designated Area**

**5.547** Land will be allocated for development in the Hursley Neighbourhood Plan, including provision through site allocations or windfall sites for about 20 dwellings.

**5.548** Policy HU1 requires that development contributes towards the Vision and Objectives of the Local Plan and to have regard to information on local need for new homes, jobs and facilities, for the Neighbourhood Plan area. However, the policy does not set out any specific criteria that development proposals are required to meet.

**Table 5.68: Summary of IIA findings**

IIA Objective	Policy NA3
IIA1: Climate Change Mitigation	-?
IA2: Travel and Air Quality	-?
IIA4: Health and Wellbeing	+/-
IIA7: Services and Facilities	-?
IIA8: Economy	0
IA9: Biodiversity and Geodiversity	--?
IIA10: Landscape	-?
IIA11: Historic Environment	-?
IIA12: Natural Resources	--
IIA13: Water Resources	-
IIA14: Flood Risk	0

**5.549** Hursley is an intermediate rural settlement that lacks access to a number of local services and facilities. The settlement provides local access to a primary school and open spaces. However, residents in this location are likely to need to travel longer distances to access a GP surgery, secondary school facilities, a town or local centre, or railway station. As such it is considered likely that development in Hursley may encourage use of private vehicles, with associated carbon emissions and air pollution. Effects will depend on the exact location and design of new allocations within the Neighbourhood Plan Area. Overall, an uncertain minor negative effect is identified in relation to IIA objective 1: climate change mitigation, 2: travel and air quality and 7: access to services and facilities.

**5.550** There is no local GP within Hursley. However, the village is not located in close proximity of an AQMAs and the village and its surrounds fall outside of areas of higher noise levels from roads and railways. It provides access to open spaces and PRowS. As such, a mixed minor positive and minor negative effect is identified in relation to IIA objective 4: health and wellbeing.

**5.551** Hursley falls within the SSSI IRZ for residential applications. There are a number of Local Wildlife Sites to the west of the village (around Hursley Park) which are also areas of priority habitat. There are also areas of priority habitat to the north and south of the settlement. Overall, a significant negative effect is identified in relation to IIA objective 9: biodiversity and geodiversity. Uncertainty is attached to this negative effect given that the exact location of allocations included in the Neighbourhood Plan is presently unknown.

**5.552** Much of the area around Hursley has been assessed as having medium or higher overall landscape sensitivity in the assessment undertaken for the SHELAA. Effects will depend on the exact location of Neighbourhood Plan allocations and design of new development. As such, an uncertain minor negative effect is identified in relation to IIA objective 10: landscape.

**5.553** Hursley contains a number of Listed Buildings particularly along the A3090 which passes from north to south through the settlement. There are also several Scheduled Monuments to the north-west of the settlement. Adopting a precautionary approach, an uncertain minor negative effect is recorded in relation to IIA objective 11: historic environment to reflect the potential sensitivity of the settlement in terms of heritage assets. The effects will depend in part of the location of any allocations included for the Neighbourhood Plan Area and the design of any proposals that subsequently come forward.

**5.554** The majority of the land surrounding Hursley is Grade 3 agricultural land. There is also a Mineral Safeguarding area directly to the south of the village. New development would likely be located on greenfield land, therefore a significant negative effect is identified in relation to IIA 12: natural resources. This reflects the land take required for new development within the Neighbourhood Plan area.



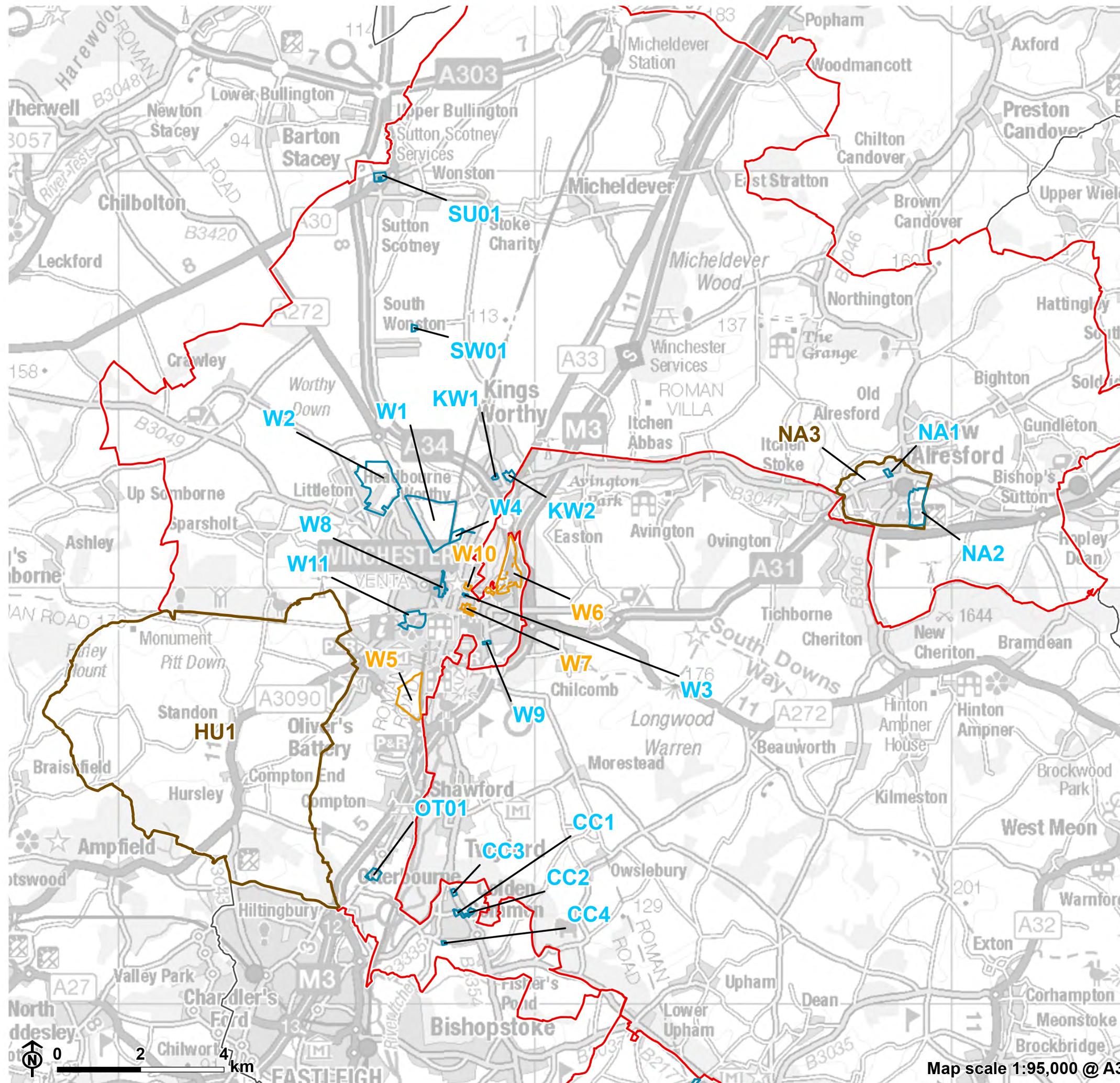
**5.555** Hursley and its surrounds falls within SPZ 2. Therefore, given that there is a level of risk to water sources from contamination at this location, new development may have adverse impacts on local water quality. A minor negative effect is therefore identified in relation to IIA objective 13: water resources.

**5.556** There are small areas of surface water flood risk within the settlement of Hursley and the surroundings. However, the area is mainly free from flood risk. As such, a negligible effect is identified in relation to IIA objective 14: flood risk.





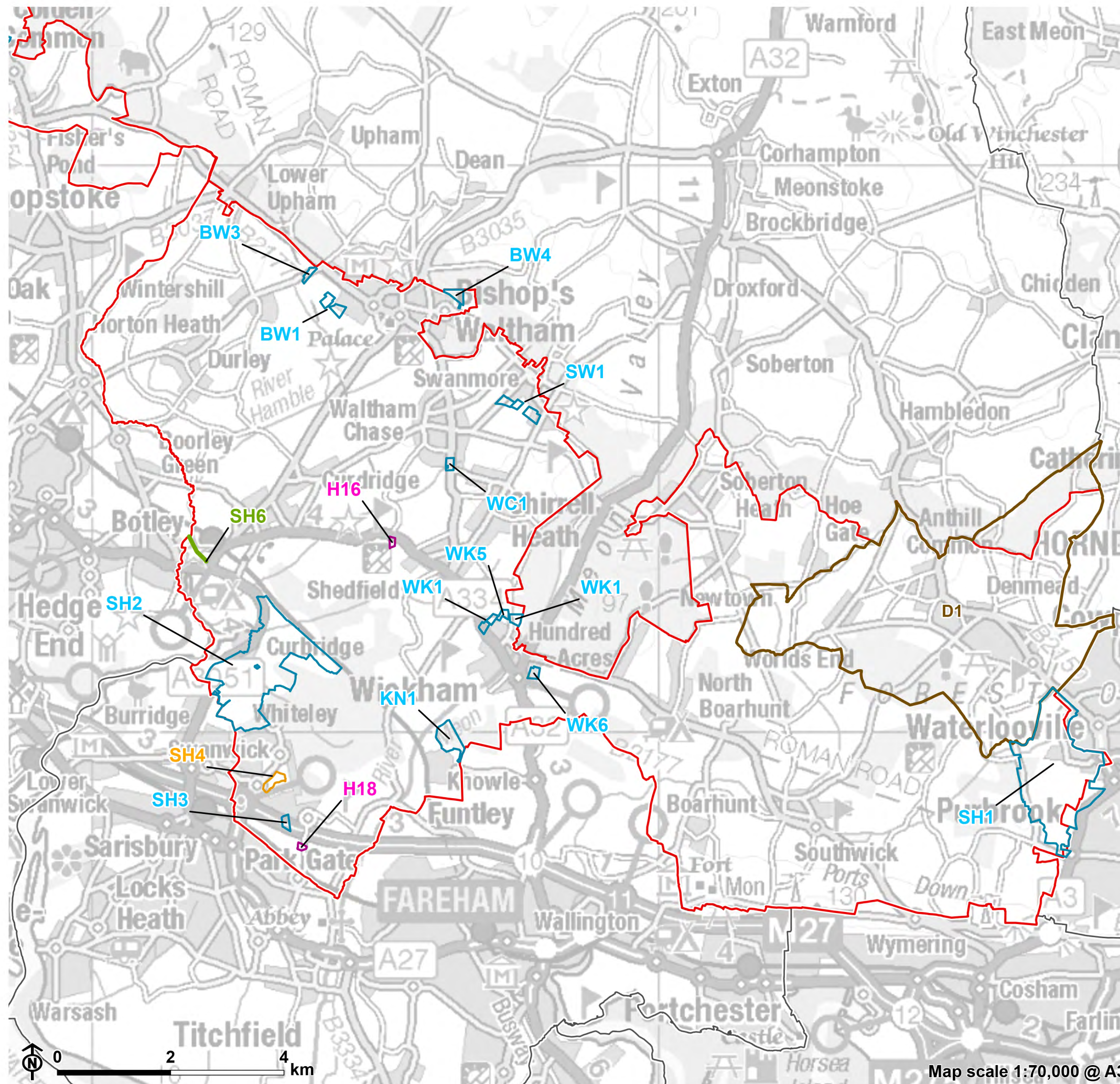
Figure 5.1a: Allocated Sites (North)



- Local Plan area
- Local Authority boundary
- Neighbourhood Plan Designated Area
- Allocated Site**
- Employment
- Residential-led



Figure 5.1b: Allocated Sites (South)



- Local Plan area
- Local Authority boundary
- Neighbourhood Plan Designated Area
- Allocated Site**
- Employment
- Gypsy and Traveller
- Land safeguarded for road infrastructure
- Residential-led



## **Additional reporting requirements of the SEA Regulations**

**5.557** This statement has been prepared by the Council in accordance with the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations'). This statement outlines:

- how environmental considerations have been integrated into the Local Plan;
- how the IIA has been taken into account;
- how the results of consultation have been taken into account;
- reasons for choosing the Regulation 19 Local Plan in light of reasonable alternatives considered; and
- measures that will be taken to monitor the effects of the Local Plan.

### **How environmental and sustainability considerations have been integrated into the Local Plan**

The IIA of the Winchester District Local Plan has been undertaken in such a way that meets the requirements of The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232) and UK Government guidance on the preparation of Sustainability Appraisals. As required by the Regulations, the IIA has been developed through an iterative process and has informed decision making at every stage of developing the Winchester Local Plan.

The initial informative stage of the IIA was the scoping process. The scoping process included a review of other relevant plans, programmes and

strategies that have an influence on sustainability and provide the policy context for the Local Plan. The social, environmental and economic baselines were established which identified the key sustainability issues to address and provided the basis from which the potential effects of the Local Plan could be assessed. A scoping report was prepared in July 2020. It met the requirements of Stage A of the Sustainability Appraisal process as set out in the Planning Practice Guidance (PPG) to ensure it meets the regulatory requirements as set out in Schedule 2 of the SEA Regulations.

## How the IIA has been taken into account

The policies and sites within the Local Plan have been subject to appraisal through the IIA throughout their development, along with reasonable alternative options. Each policy and proposal has been assessed against the social, environmental and economic objectives in the IIA framework in order to establish the positive and negative effects.

Where significant effects were found, potential mitigation measures were identified wherever possible. The results of the appraisals were used to inform the decision making process and establish appropriate options to take forward into the Local Plan. Each stage of developing the Local Plan has involved appraisal through the IIA to take account of new evidence and new policy options. These updates helped further refine the options to include in the Local Plan.

This IIA Report includes the appraisals of policy options and reasonable alternatives considered (including options for the spatial strategy for development in the plan area) and numerous site options; as well as for each policy taken forward into the Local Plan. The appraisal of various options for the topic based policies is included in the IIA Report that

accompanied the SIP document in February 2021. The IIA Report also includes assessment of cumulative effects.

## How the results of consultation have been taken into account

The SEA Regulations require that opinion expressed by consultees be taken into account during the development of a plan before the plan is adopted.

The Scoping Report was published on the Council's website for 5 weeks from July 2020, and the three relevant statutory bodies notified. All three of the statutory consultees, Environment Agency, Natural England, and Historic England responded. Further focused consultation was undertaken on the site assessment criteria prepared to inform the IIA work with the three statutory consultees (Historic England, Natural England and the Environment Agency) in winter 2021/22. The IIA Report for the SIP and draft (Regulation 18) Local Plan were consulted on alongside consultation on for those versions of the Local Plan from February 2021 and September 2022, respectively. All comments and representations at both stages were taken into account and used to further the IIA process.

## The reasons for choosing the Regulation 19 Local Plan, in light of reasonable alternatives considered

The Council has worked up a Development Strategy and Site Selection background paper (2024) to provide further detail on the process which was followed in arriving at the proposed allocations included in the Regulation 19 Local Plan. Further detail on the processes that have informed the

decision making for the selection of the preferred spatial strategy and site allocations included in the Regulation 19 Local Plan as well as the reasons for those decisions is set out in that paper. A summary is provided below.

#### Level of Growth

The starting point for considering the minimum level of housing development is the Government's "Standard Method". The expectation is that this will be followed unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.

Further detail on the standard method is set out in national guidance. The Council has commissioned evidence to consider future local housing need and a strategic housing market assessment [See reference 34], [See reference 35], but to date no exceptional circumstances have been identified which would justify an alternative approach to the Standard Method as set out in national policy and as such no reasonable alternatives have been considered through the IIA Report.

This number changes annually as the components that feed into the standard method calculation are updated. The Future Local Housing Need assessment document published in January 2020 calculated the local housing need to be 666 dwellings per annum. By the time of the Strategic Issues and Priorities consultation in February 2021, the methodology produced a figure of 692 dwellings per annum. Hence the SIP consultation was based on a figure of 'about 700' dwellings per annum, or 14,000 over a 20-year Plan period (2018-2038). The data in March 2022 resulted in a local housing need of 715 dwellings per annum, and that was the basis of the draft (Regulation 18) Local Plan. In 2024 the most recent figures have resulted in a standard methodology figure of 676 dwellings per year.



It should be noted that this is the figure for the whole of Winchester District. The data is only published at District level. Approximately 10% of the population of the district falls within the South Downs National Park. It is considered appropriate for the Plan to set out how the whole of the figure generated by the Standard Methodology will be delivered, given the relatively small proportion of the population concerned, and the Council's role as Housing Authority for the whole of the district, and the likelihood that any housing shortfall arising in that part of the National Park would need to be met in the Winchester plan area. However, the housing requirement set in policies SP2, H1 and H3 relates to the Local Plan area only, having estimated the delivery of about 350 dwelling within the National Park part of the District. The requirement also includes an 'unmet needs allowance' to contribute towards the unmet needs of neighbouring areas (see below). Distribution of growth

The SIP consultation set out four potential approaches to an updated development strategy in the Local Plan. Full details are in the SIP document but they are summarised as follows:

- Approach 1 - Existing local plan settlement hierarchy
- Approach 2 - Focus on Winchester Town
- Approach 3 - Strategic allocation or new settlement
- Approach 4 - Disperse development in proportion to settlement size

The responses to the consultation and the findings of the IIA of each of the growth options were taken into account in the report to Local Plan Advisory Group (LPAG) in September 2021. The report concluded that Approach 3 should be rejected, and that "Approach 1 received the most support and performs well in terms of its potential to support existing settlements, use brownfield sites and reduce the need to travel. It is likely to need adjustment to add elements of Approaches 2 and 4, which were also fairly well-supported" (para. 3.35).

A hybrid option, based upon approach 1 but with elements of 2 and 4, was developed. This was subjected to initial testing through further consideration of the Settlement Hierarchy Update; the availability of suitable, sustainable sites in each settlement; the presence of any “showstoppers” or constraints, for development; the initial IIA of potential allocations in each settlement; and discussions with town and parish councils. Together this further refined the emerging strategy to that presented and discussed at LPAG, resulting in the draft (Regulation 18) Local Plan’s proposed housing distribution as follows:

- Winchester Town: 5,670 dwellings
- South Hampshire Urban Areas: 5,700 dwellings
- Market Towns and Rural Area: 4,250 dwellings (of which 500 to be delivered in the South Downs National Park Local Plan area)

Following the publication of the draft (Regulation 18) Local Plan, a number of responses were made which questioned the development strategy, and in particular the total quantum and location of development. The main arguments put forward were as follows –

- There should be additional development in light of unmet needs elsewhere in the Partnership for South Hampshire area
- Delivery of certain sites, including Sir John Moore Barracks was not certain and other sites should be added or substituted to ensure delivery;
- The development strategy was focused too heavily on Winchester City, and that other settlements should have more development in recognition of the services and facilities;
- The settlement hierarchy used to inform the development strategy is inaccurate and should not have resulted in allocations in places such as South Wonston;
- The potential for development to be delivered in settlements such as Sutton Scotney and Wickham should be reconsidered; and

- The development strategy relied too heavily on windfall to be certain of delivery.

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

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

- The suitability of making allocations in Sutton Scotney and Wickham has been reassessed. Full details are provided in the Council's Development Strategy and Site Selection background paper (2024).
- The evidence on windfall is considered robust and it is appropriate that the development strategy does take into account what is anticipated to come forward from this and other suitably evidenced sources.

Following publication of the draft (Regulation 18) Local Plan, the PfSH published their Spatial Position Statement in December 2023 [See reference 37]. This identified an overall unmet housing need of some 11,000 dwellings at that point in time. The Statement outlined that the PfSH authorities are taking a two-stage approach to addressing the needs of those authorities that may demonstrate that they are unable to meet their housing needs in full.

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

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

Therefore, in broad terms, the Regulation 19 Local Plan sets out a development strategy broadly similar to that in the draft (Regulation 18) Local Plan, with changes largely arising from an evolving understanding of the opportunities presented in each site and settlement.

Site selection

Throughout the plan making process, consideration has been given to how the emerging development strategy could be delivered. First, consideration was given to those allocations in the adopted Local Plan which had not been completed, to assess if there was still an intention to develop the sites and that they could be considered developable and be carried forward as allocations into the new Local Plan. These sites had already been found to be suitable and deliverable through the existing local plan process and the presumption was that they should be carried forward unless new issues had arisen that clearly demonstrated that they sites are not deliverable and the site should not be rolled forward into the new Plan. These sites were reappraised in the IIA to consider how they scored against a revised Sustainability Appraisal framework and evolving Habitats Regulations context.

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

IIA objectives used in the IIA Report which were relevant to the identification of sites were used to prepare individual site assessments to inform the selection of sites proposed to be developed in the emerging Plan. This includes a consideration of IIA objectives that assess the location of sites in relation services and facilities and sensitive receptors. Further detail about the relevant IIA objectives that informed the selection of sites is provided in the Development Strategy and Site Selection background paper (2024).

Discussions were held with Town and Parish Councils regarding the emerging development strategy and potential SHELAA sites to meet the level of development identified. In Winchester, discussions were held with the Winchester Town Forum and neighbouring Parish Councils. The discussions varied in scope and nature, but generally covered the emerging development strategy, issues relating to planning and development in each parish / settlement, existing development allocations and recent completions, windfall allowances, the availability of sites in settlements identified for potential further development, and any work undertaken to date by the parish council in considering potential development sites and the engagement that the parish council has undertaken with their communities.

Responses from Parish Councils were varied. Many were able to nominate one or more preferred sites to meet the level of development identified in the emerging development strategy. Others provided a shortlist of sites or were unable to identify options. Some needed to undertake further community engagement while others were able to provide a view to the council on the basis of previous consideration of the sites. If a Parish/Town Council was unable to nominate a site(s) for consideration, then officers considered the options as set out in the SHELAA and assessed sites for potential allocation. The responses received from Parish and Town Councils are set out in the Development Strategy and Site Selection background paper (2024).

There was then a period of further assessing the responses and feedback that had been received from the parish and town councils. Sites were considered against a standardised set of considerations. In the first instance, in order to ensure that a site was within easy walking distance to existing services and facilities, potential sites were expected to be adjacent to the existing built form of the identified settlement – i.e. not isolated parcels of land. This then led to an initial shortlisting of sites and initial

assessments were undertaken of the impacts that developing these sites could have upon the historic environment, transport (highways) and landscape. The outcomes of the IIA for each site were considered alongside these outputs and any other relevant factors to ensure the most suitable site(s) in each settlement were selected to meet the identified level of development. Constraints which required a response in the emerging local plan policy were identified, along with an initial consideration of infrastructure requirements. In some cases, this “bottom up” approach identified issues which led to a refinement of the overall development strategy. In particular, this has led in some instances to no allocation being included in the Regulation 19 Local Plan even if the parish council considered some SHELAA sites might be potentially suitable for development.

Following the consultation on the draft (Regulation 18) Local Plan, there was a period of further work to consider the allocations. This included:

- Consideration of the issues raised in the responses to the draft (Regulation 18) Local Plan consultation;
- Preparation of further evidence on infrastructure capacity and requirements, including transport;
- Updating to take into account any further information received on site delivery and suitability; and
- Liaison with neighbouring planning authorities as appropriate.

The Development Strategy and Site Selection background paper (2024) indicates where new (or substantially revised) allocations are proposed, and provides brief details and a rationale for the approach followed. Existing allocations in the adopted Local Plan are not included in the description included in the background paper, unless the proposal itself has changed significantly (such as an increase in area covered, or the anticipated level of development).



## Measures that will be taken to monitor the significant environmental effects of the plan

A monitoring framework is included in the Local Plan and takes influence from the monitoring recommendations from the IIA (Chapter 6: Monitoring). This enables the significant effects of implementing the Local Plan sites and policies to be assessed and compared to those predicted in this IIA Report. It helps to ensure that any unforeseen adverse effects can be identified, and remedial action taken if required.

## Chapter 6

### Cumulative effects

**6.1** The cumulative effects assessment considers the total effects of the policies and site allocations in the draft Local Plan document taken as a whole on each of the IIA objectives. A summary of the likely sustainability effects of these is presented in Table 6.1 below. The effects of each individual policy (including the site allocation policies) set out in the plan are presented in Table 6.2 later in this section.

**Table 6.1: Cumulative effects of the Winchester District Local Plan (Regulation 18) document**

IIA objective	Cumulative effect of Local Plan policies
<b>IIA1: Climate Change Mitigation</b>	<b>++</b>
<b>IIA2: Transport and Air Quality</b>	<b>++/-</b>
<b>IIA3: Climate Adaptation</b>	<b>++</b>
<b>IIA4: Health and Wellbeing</b>	<b>++/-</b>
<b>IIA5: Community Cohesion and Safety</b>	<b>++/-</b>
<b>IIA6: Housing</b>	<b>++</b>
<b>IIA7: Access to Services, Facilities and Jobs</b>	<b>++/-</b>
<b>IIA8: Sustainable Economic Growth</b>	<b>++</b>
<b>IIA9: Biodiversity and Geodiversity</b>	<b>--/+</b>
<b>IIA10: Landscape and Character</b>	<b>+/-</b>
<b>IIA11: Historic Environment</b>	<b>+/-</b>

IIA objective	Cumulative effect of Local Plan policies
IIA12: Natural Resources	+/-
IIA13: Water Resources	+/-
IIA14: Flood Risk	+/-

**Total effects of policies in the draft Local Plan document**

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

6.2 This IIA objective does not address greenhouse gas emissions associated with travel. Instead, these are covered under IIA objective 2. The potential for new development to promote energy and water efficiency and incorporate infrastructure for renewable and low carbon sources is addressed through IIA objective 1.

6.3 The policies in the plan are drafted to respond to the locally declared climate emergency and the District’s aim of becoming carbon neutral by 2030. The spatial strategy for the District (Policy SP2) and particularly the distribution of new homes (Policies H1 and H3) which will account for vast majority of development over the plan period, directs a portion of that development to larger proposed strategic allocations within Winchester Town and the South Hampshire Urban Areas (West of Waterlooville and North Whiteley). The scale of growth at these sites may provide increased potential for new low carbon energy infrastructure (such as district heating and combined heat and power (CHP)) to be provided and a high number of homes to be connected. The

development principles included under Policy SP2 require new developments to address the impact of climate change and potential for renewable energy.

**6.4** The Local Plan includes a number of policies (most notably Policies CN1 to CN8) that directly seek to address climate change in the District. Policy CN1 requires that developments should demonstrate that lower carbon solutions have been considered to reduce and minimise energy consumption. The approach to energy minimisation at new developments is included under Policy CN2, which sets out the energy hierarchy with a 'fabric first approach' to minimise energy demand to be given priority. Energy efficiency standards are included under Policy CN3, with residential developments required to be demonstrably net-zero carbon in their operation. Water efficiency standards are also included in the plan for new developments, under Policy CN4. To support a transition to lower carbon growth, it will be important for supporting low carbon infrastructure to be delivered as well as development to allow for energy storage and smaller scale generation. The Local Plan supports this type of development under Policies CN5, CN6 and CN7 which is likely to help a move away from dependency upon energy from fossil fuels. The policy also includes design related policies which will help move towards a carbon neutral District. The Council's approach to addressing embodied carbon at new development's is set out through Policy CN8. Policy D1 requires development to demonstrate that measures which minimise carbon emissions, utilise passive solar gain and overheating and promote the inclusion of renewable energy and reduce impact on climate change form an integral part of the design solution. This will be of importance in terms of both climate change adaptation and mitigation as more extreme weather is experienced increasingly frequently.

**6.5** Overall, a cumulative significant positive effect is expected in relation to IIA objective 1: climate change mitigation.

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

**6.6** The relatively high number of homes (around 15,115) to be delivered in the District over the plan period is likely to contribute increased air pollutants and greenhouse gas emissions in the plan area. Emissions are likely from car travel and as homes and businesses are occupied and require power and heat. The potential to reduce travel by private vehicle is likely to be highest where development is delivered at locations which have good access to existing and planned for services and facilities and public transport links. The spatial strategy (Policy SP2) and housing distribution policies (H1 and H3) guide the majority of the new growth to larger existing settlements and planned for new neighbourhoods (most notably at Winchester Town and the South Hampshire Urban Areas) with only limited growth at smaller settlements, most notably at the Intermediate Rural Settlements. These locations provide better access to services and facilities and jobs as well as public transport links. A railway station is accessible within Winchester Town centre. There are also rail services accessible in relatively close proximity to the South Hampshire Urban Areas towards Whiteley at Botley and Swanwick. However, it should be noted that focussing much of the growth within Winchester Town may see the intensification of air pollution within the AQMA that has been declared at the town centre, with vehicle movements likely to increase within that area. However, the trend towards less polluting vehicles is likely to help mitigate these types of effects. The Winchester Town area has the strongest labour pull in the plan area and is also the area with the lowest average carbon emissions per commuter. Directing a large proportion of growth towards this settlement is likely to encourage the use of more sustainable modes of transport amongst new residents. The Employment Land Study (July 2024) indicates that there is no need for additional land for employment in the plan area, provided that sites allocated in the adopted Local Plan area are completed. The spatial distribution of economic growth (Policy E2) is mostly focused on Winchester Town and the South Hampshire Urban Areas, thereby by aligning with the main focus for new homes. Within the Market Towns and Rural Areas the focus for employment growth is to be alongside housing developments at New Alresford, Bishop's Waltham and Waltham Chase which may support increased self-containment at

these locations. Beyond this in more rural locations the approach is for the maintenance of existing employment and allowing for some new appropriate level of growth at key settlements and limited growth to allow for the diversification of rural economy beyond these areas.

**6.7** At the larger strategic sites allocated through the plan, the scale of development is also likely to support new service provision which is likely to benefit existing and new residents in terms of their reduced need to travel. The limited level of growth at the Intermediate Rural Settlements will mean some residents will have to travel longer distances to access more services and facilities. It is also notable that within the South Hampshire Urban Areas, there are presently strong commuting links to settlements to the south such as Fareham, Southampton and Portsmouth as well as towards Eastleigh. Providing a relatively high level of development within this part of the District could see these well established commuting patterns continued. However, the approach to development within these areas is to establish North Whiteley and West of Waterlooville as sustainable neighbourhoods from which there is reduced need to travel which is likely to help mitigate these patterns.

**6.8** The Local Plan sets out the approach to phasing housing growth over the plan period (Policy H2) and it is expected that this will help to ensure that new service provision is phased alongside housing development to avoid overburdening existing services. This approach is likely to help reduce the potential need for residents to travel longer distances to services which they might otherwise not be able to access near to them. The development principles included under Policy SP2 also seek to address the issue of adequate infrastructure and service provision by requiring that service capacity for new development is assessed and any improvements needed are made in a timely manner. These principles also directly require that new developments address impacts relating to climate change and air quality as well as promoting the use of public transport, walking and cycling.

**6.9** The Strategic Transport Assessment (July 2024) undertaken to support the plan identifies that much of proposed growth of the plan is located in more sustainable locations (including towards Winchester Town), providing good opportunities for trips to be made by modes of transport other than the private



car. However, traffic modelling identified that congestion is forecast to increase across the road network, both with and without the Local Plan growth. The assessment noted that public transport passenger trips in and out of Winchester city centre are likely to increase significantly, leading to associated reductions in delays and impacts from car-based movements and a number of junctions are expected to experience significant or severe impacts. Overall, the assessment considered that the quantum and distribution of the development proposed in the Local Plan, and the resulting transport impacts, are capable of mitigation at the strategic level.

**6.10** The Local Plan contains a suite of policies (CN1 to CN8) set out to directly address the issue of climate change mitigation and adaptation in the District. The strategic approach to mitigating climate change is set out under Policy CN1. This policy identifies that sustainable modes of transport should be fully incorporated into the layout of new developments. Importantly for larger developments, the plan requires (through Policy D5) that masterplanning should seek to reduce the need for car use and encourage sustainable modes and active travel infrastructure and facilities. To help achieve this, appropriate employment provision and community facilities should be incorporated to serve the new development. The development standards included in the plan (Policy D7) require that proposals in areas of poor air quality and those that generate pollution should be supported by assessment of ambient air quality. The principle of a 20-minute neighbourhood within which services and facilities and jobs are easily accessible to all residents, is ingrained in the plan under Policy T1. This policy also sets out a hierarchy of more sustainable modes of transport that should be prioritised including electric/hydrogen vehicles above fossil-fuelled vehicles. Priority for active modes and parking for those types of uses is also set out through the plan under Policies T3 and T4. Connected, attractive and safe active travel routes are to be incorporated as part of new developments and the needs of all peoples (including those with disabilities) should be met.

**6.11** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to IIA objective 2: travel and air quality.

### **IIA objective 3: To support the District's adaptation to unavoidable climate change.**

**6.12** Adaptation to climate change will be most influenced by the potential to incorporate adaptation measures within new developments, for example through design solutions, building layout and new infrastructure so that development is better able to withstand extreme weather events and temperatures. The overall scale and location of development within Winchester District over the plan period is likely to have more limited impact on climate change adaptation.

**6.13** The spatial strategy (Policy SP2) and overall distribution of housing development (Policies H1 and H3) could support the achievement of a more coordinated approach to incorporation of green infrastructure that benefits a large proportion of the population by distributing much of the development over the plan period at the more substantial settlements. These policies also set out strategic allocations for continued development at Winchester Town and the South Hampshire Urban Areas where the scale of growth could support substantial, connected green infrastructure which is likely to support climate change adaptation such as flood risk management and provision of green space to support potential ecological changes that result from climate change.

**6.14** Policy CN1 sets out the strategic approach for developments to mitigate and be adapted to the effects of climate change. This includes building layout and nature-based solutions to address shading and heating at new buildings and, importantly, given the water stress presently experienced in the District, requirements relating to water use management and conservation. This policy also requires that mechanical air conditioning systems are only installed in a building as a last resort (ensuring this uses the lowest source of carbon emissions). The approach to high quality design in Winchester District set out through Policy D1 includes the requirement for passive solar gain to be considered as part of the design process. The potential impact of overheating at developments is addressed through Policy D9 with passive design solutions to be promoted over mechanical air conditioning systems. The principle of green

infrastructure is embedded through many policies in the plan. Most notably, this includes through Policy NE4 which requires developments to maintain, protect and enhance the existing green infrastructure in a manner that allows for adaptation to climate change.

**6.15** Overall, a cumulative significant positive effect is expected in relation to IIA objective 3: climate change adaptation.

**IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District.**

**6.16** The relatively high level of total growth (around 15,115 homes) that will result from Policies SP2, H1 and H3 which set out the spatial strategy and distribution of housing growth for Winchester District could put pressure on existing healthcare facilities. However, by directing much of the growth to the larger settlements and planned for strategic sites (most notably at Winchester Town and within the South Hampshire Urban Areas) the number of residents who would lack good access to healthcare facilities should be relatively limited. The scale of development at larger sites is also likely to support new service provision which would benefit existing as well as new residents. The plan allows for some limited level of growth at the Intermediate Rural Settlements where there is likely to be good access to countryside (which can benefit health) but there is likely to be a need for residents to travel longer distances to access more substantial and specialist healthcare facilities. The development principles included under Policy SP2 are expected to help address issues relating to overburdening of services and facilities given the requirement for development to provide for any additional capacity needed in a timely manner. Impacts on public health will also be influenced by sources of pollution, such as noise pollution within the noise contour associated with Southampton Airport. The development plan has not included any allocations within this area which extends into the western part of the District. There is potential for road and rail noise to affect some of the sites proposed for allocation, particularly those within Winchester Town. Within Winchester Town new allocations also have the potential to be adversely affected by air pollution given the declaration of the

AQMA within the town centre. Parts of site allocations W6, W7 and W8 and the potential access points for W3 and W11 are covered by this area.

**6.17** The draft Local Plan includes a number of policies which are likely to directly support improvements in public health. This includes Policy T1 which sets out support for the design of new development to minimise the need for car travel and the introduction of the concept of a 20-minute neighbourhood. This approach is expected to provide residents with nearby access to a range of services and facilities, including those which will be important for health and wellbeing. The design of new development in Winchester District is required by Policy D1 to be of a high quality to create inclusive new places where green infrastructure is incorporated and walking and cycling are promoted through permeable designs, which is likely to further support active travel as well as providing residents with safe areas for recreation. This approach is also expected to help limit the potential for social isolation in Winchester District. Through Policy D7 new developments are required to address pollution concerns as to avoid unacceptable impacts on health or quality of life. The requirement for space for recreation in the District is further addressed through Policies NE3, NE4, NE10 and NE11. These policies set out the approach for the protection and enhancement of existing open space and other elements of green infrastructure and the delivery of new provisions of this type and built recreation facilities.

**6.18** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to IIA objective 4: health and wellbeing.

### **IIA objective 5: To support community cohesion and safety in the district.**

**6.19** The delivery of a relatively high level of new development in the plan area has the potential to disrupt existing community networks and impact upon the identity of settlements. There is also potential for the overburdening of services and facilities unless development is appropriately phased. Through Policies SP2, H1 and H3, much of the new growth is directed to the larger settlements,

particularly towards Winchester Town and the newly planned neighbourhoods at North Whiteley and Waterlooville. Community networks at Winchester Town are likely to be more resilient to change than the smaller settlements in Winchester District, given its more established nature. Furthermore, development within the South Hampshire Urban Areas is to be delivered as sustainable new neighbourhoods with services and facilities incorporated to meet new residents' needs, which means there is reduced potential for adverse impacts on services and facilities in nearby areas. Regardless, while providing a limited level of growth at smaller settlements will support the viability of local services, there is still potential for impacts upon the established identity of these areas. The development principles included in Policy SP2, which sets out the spatial strategy, are expected to help mitigate impacts relating to community cohesion. These principles identify that new service and infrastructure capacity needed as a result of developments should be provided in a timely manner. There is also a requirement for new development to contribute to social inclusivity. Settlement identity is identified in Policy SP2 as a specific issue that development within the Market Towns and Rural Area should address. This will be important given the less developed nature and potential sensitivity of these areas to this issue. The phasing of new housing growth is set out through Policy H2. The phased approach to housing growth holds back many of the new site allocations that are to be delivered at smaller settlements in the short term, meaning that potential impacts on settlement identity will be reduced during the initial stages of the plan.

**6.20** The Local Plan includes a number of policies that directly require development to support the local community or promote aims that will benefit cohesion in the District. Policy CN5 addresses renewable and low carbon infrastructure and requires that benefits for host communities should be demonstrated as part of proposals. The principles for the creation of high quality, well designed and inclusive places are set out under Policy D1. The principles include requirements for developments to incorporate high quality public realm that is useable by all members of the public, including those who may have specialist needs such as people with disabilities and with reduced mobilities. Furthermore, development should be supported by an analysis of the constraints and opportunities of a site and its surroundings which is likely to help integrate developments with neighbouring uses. The approach to master

planning for larger developments is set out through Policy D5 of the plan. Larger developments should create places of distinction with timely delivery of infrastructure and community services. The plan sets out an overarching approach to promote sustainable and active modes of transport. It is noted that these types of transport options may traditionally be less useful for certain groups. However, the plan includes policies (most notably T2, T3 and T4) that support access for residents and visitors who may have mobility issues and may need parking facilities. The provision of new open space alongside development will also be of importance in terms of allowing for informal interaction between residents and providing spaces for community gatherings. This is provided for under Policy NE11. The approach to housing which is adaptable to meet the needs of older people and people with disabilities as well as self-build homes which can better meet the needs of certain residents is addressed under Policies H5, H6 and H7. These policies also set out the approach to affordable homes, with larger schemes (those providing 10 dwellings or more or those with a site area of over 0.5 ha) expected to provide at least 40% affordable units with allowances made for sites on brownfield land and other types of considerations. This type of development will be of importance for residents on lower incomes and will help to address the higher housing prices in many parts of the District.

**6.21** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to IIA objective 5: community cohesion.

### **IIA objective 6: To provide housing of a decent standard to meet needs in the District.**

**6.22** The draft Local Plan requires the delivery of around 15,115 homes up to 2040. This includes enough homes to meet the identified needs of Winchester District and an unmet needs allowance of 1,900 as a contribution towards the unmet needs of neighbouring areas in South Hampshire. As such the level of growth set out through the spatial strategy (Policy SP2) and housing delivery policies (H1 and H3) is expected to effectively meet the identified needs of the



District. The relatively high number of homes to be delivered could also help to improve the affordability of local housing.

**6.23** Housing affordability is also addressed by Policy H6 which requires that larger residential development proposals include 40% of the gross number of dwellings as affordable homes with exceptions included in relation to homes provided on previously developed land and where development is required to mitigate the impact of additional phosphates on the River Itchen SAC. This policy also sets out the expected composition of affordable housing to be delivered in terms of its split between low-cost homes ownership homes and Social Rent or Affordable Rent homes. A mix of housing type, size and tenure, is to be provided in the District in accordance with Policy H5. This policy also sets out requirements for self-build and custom-build homes as well as accessible and adaptable homes at larger developments. The approach set out is expected to be particularly useful for meeting the needs of a range of residents within the community, including older people and people with mobility issues. Furthermore, ensuring that a proportion of new homes are adaptable to better meet the needs of older people will help to meet the changing needs of an aging population. Policy H5 also requires that all dwellings delivered should meet the nationally described space standard. It is expected that this will help to ensure that homes delivered provide adequate living space for residents.

**6.24** The specific housing needs of Gypsies and Travellers is addressed through Policy H12. This policy sets out that permissions will be granted to meet the need of approximately 91 gypsy traveller pitches and 35 travelling showpersons' plots between 2022 and 2040. This level of growth responds to the evidence identified in the Gypsy and Traveller Needs Assessment as updated by the Gypsy and Traveller Topic Paper 2024. The policy also sets out a number of criteria that this type of development should meet to ensure that accommodation encourages social inclusion and sustainable patterns of living including by providing good access to local services. The criteria will ensure that the accommodation provided is of a suitable quality to ensure good health and wellbeing.

**6.25** Overall, a cumulative significant positive effect is expected in relation to IIA objective 6: housing.

**IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible.**

**6.26** The aspiration to deliver development in a manner that will provide a high proportion of residents with good access to services and facilities and jobs aligns with the aspiration to reduce the need for residents to travel and improve air quality in the District which has been addressed under IIA objective 2. As described in more detail under IIA objective 2, the spatial strategy (Policy SP2) and the strategic housing policies (H1 and H3) focus much of the development and housing growth towards the more developed areas and incorporates a number of strategic allocations within Winchester Town and the South Hampshire Urban Areas. The spatial distribution of economic growth (Policy E2) aligns the strategy for economic development with the main areas for housing development at Winchester Town and the South Hampshire Urban Areas while seeking to maintain existing employment in the Market Towns and Rural Area and allowing for some appropriate level of growth at these locations. The alignment of housing and employment growth is expected to help instil self-containment and good access to jobs across much of the District. As noted under IIA objective 2, however, there is potential for the continuation of existing commuting patterns out of the South Hampshire Urban Areas towards larger settlements outside of the District. The delivery of the new strategic sites at North Whiteley and West of Waterlooville as sustainable neighbourhoods is likely to help instil a degree of self-containment at these locations and reduce the need to travel longer distances for services and jobs. However, the limited level of growth within more rural locations will mean that some residents have to travel longer distances to access jobs and certain types of services and facilities. The phasing of development in line with Policy H2 is expected to allow for adequate service and infrastructure provision in line with the new growth planned up to 2040 and will help to limit the potential for overburdening of existing services and facilities. The development principles included under Policy SP2 also seek to address the potential issue of overburdening by requiring that existing infrastructure and services are tested and that timely arrangements are made for new capacity where need is identified.

**6.27** Policy D5 requires that larger developments are masterplanned to ensure the creation of good quality places. These types of developments should incorporate appropriate employment provision and community facilities which is likely to ensure good access for residents at these types of schemes. The plan also sets out an approach to protect the viability of its town centres as important providers of services and facilities and locations for economic functions. Policy E3 sets out the strategy for town centres and the hierarchy of centres in the District. This policy supports a range of appropriate uses in the town centres as well as the use of centres as locations for visitor and retail functions. The character and heritage value of these areas is to be respected which will help to maintain their attractiveness for potential visitors and long terms viability as service providers accessible to a high number of people. The function of town centres for retail and other town centre uses is further protected under Policy E4, with larger out of centre developments for retail or leisure required to be supported by an impact assessment. Through Policy E5 the plan seeks to enhance opportunities for employment by supporting this type of development within established, traditional and well served locations. This includes within the settlement boundaries, as extensions to business or redevelopment to existing sites for alternative employment uses. Existing shops, services and facilities are protected from change of use or redevelopment under Policy E8. Importantly, the policy also supports new or improved facilities where they are in line with the spatial strategy (SP2) with provisions that would not serve a local function to be located within centres where they can be accessible to a high number of residents. Access to jobs, services and facilities will also be influenced by transport provisions made in the District. The plan incorporates an approach which prioritises access by public and sustainable modes. This includes the concept of a 20-minute neighbourhood, which will provide good access to services and facilities for most residents. Importantly, Policy T1 also includes the requirement for connections to benefit all users, including those with disabilities and reduced mobility. Given the prioritisation of sustainable transport in the plan, connections serving all user types and parking which is delivered to meet the needs of specialist groups (Policy T2) will be of particular importance for those with more limited mobility.

**6.28** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to IIA objective 7: access to services, facilities and jobs.

## **IIA objective 8: To support the sustainable growth of the district's economy.**

**6.29** The spatial strategy (Policy SP2), economic development strategy (Policy E1) and distribution of economic growth for the plan area (Policy E2) set out an approach to build on the local economy and its existing and growing strengths. The Employment Land Study (July 2024) indicates that there is no need for additional land for employment to be provided for in the plan area. This reflects an identified employment land need for 2022-2040 of between 27.6ha and 38.9 and an identified existing supply of approximately 50 ha (20ha at sites with extant planning permission and 30ha at allocated sites). Where not presently built out, sites allocated in the adopted Local Plan are carried forward for allocation in the Regulation 19 Local Plan to ensure that a suitable level of economic growth is provided for. The areas of existing economic strength for the District include higher education, creative and media industries, and other knowledge-based activities towards Winchester Town, with economic growth also focused within the South Hampshire Urban Areas at the strategic sites at North Whiteley and Waterlooville as well as at the Solent Business Park. A relatively modest level of growth is to be provided for in the Market Towns and Rural Area at Bishop's Waltham New Alresford and Waltham Chase. As set out under Policy E1, the diversification of the economy through development for innovative technologies and a low carbon economy will be encouraged in the District.

**6.30** Policies are also included in the plan to support the viability of town centre locations as areas for economic activity as well as for community functions (Policies E3 and E4). Maintaining the viability and offer of services in town centre locations is important for continuing to attract a suitable level of footfall to these areas. This is likely to be achieved by ensuring these locations remain the main focus for retail and town centre uses, including by controlling town centre uses outside of the District's centres and by supporting the successful functioning of the District's Primary Shopping Areas, as addressed under Policies E4 and Policy E7 respectively. Through Policy E5, economic development within existing settlement boundaries, extensions to business parks and redevelopment of existing employment sites are supported. This

approach is likely to supplement the economic growth achieved at the sites allocated for this type of growth. Policies are also included to help maintain traditional employment opportunities in the countryside (Policy E9) as well as diversification at these locations, with limited economic development supported for uses such as visitor accommodation and farm shops through Policies E10 and E11.

**6.31** Overall, a cumulative significant positive effect is expected in relation to IIA objective 8: sustainable economic growth.

### **IIA objective 9: To support the District's biodiversity and geodiversity.**

**6.32** The relatively large amount of development proposed through the spatial strategy (Policy SP2) and the housing delivery policies (H1 and H3) is inevitably likely to have some detrimental effects in terms of designated biodiversity and geodiversity sites and wider ecological networks in the District. Where development occurs on greenfield sites it is likely that some presently undisturbed habitats may be lost or experience fragmentation or pressures from new human activities in the area. It is, however, recognised that brownfield sites can still harbour valuable biodiversity, and furthermore that intensively cultivated greenfield sites may have limited ecological value.

**6.33** The effects of new development on Winchester District's biodiversity and geodiversity are uncertain to some extent until detailed proposals for sites come forward later in the planning process. The Local Plan includes policies against which development proposals will be decided upon and are likely to help mitigate adverse effects and to bring about some enhancements to the District's ecological networks. While the level of development set out under Policy SP2 is inevitably likely to have some detrimental effects on biodiversity, the development principles also set out under this policy require development to maintain and enhance the importance of the environmental assets. The design-related policies set out in the plan are also expected to help benefit biodiversity, for example by requiring through Policy D1 that development is connected to

the green/blue infrastructure network and is supported by a landscape framework that improves local biodiversity. The plan also includes a number of policies that directly relate to protecting biodiversity and the natural environment. The overarching approach to protecting and enhancing biodiversity assets and the wider natural environment is set out under Policy NE1 which requires that developments avoid harm to key species and internationally, nationally and locally designated sites while also protecting the air and water environments. The approach to achieving a more connected and multifunctional network of green and blue infrastructure is set out under Policy NE4, while Policy NE5 includes the approach to achieve a minimum of 10% biodiversity net gain at developments in accordance with the Environment Act 2021.

**6.34** Other policies that will be of importance in terms of support existing habitats and species in Winchester District include Policies NE7, NE8, NE9, NE10 and NE11. These policies are drafted to help protect important gaps undeveloped between settlements, the special purposes of the South Downs National Park as well as the existing network of open spaces in Winchester District while requiring that new open spaces are delivered to support new development in the plan area. Policy NE16 is included in the plan specifically to help protect the integrity of the Solent SAC and the River Itchen SAC with particular consideration to be given to the issue of nutrient neutral given the sensitivities of these sites to the issue of water quality.

**6.35** The HRA [[See reference 38](#)] was not able to rule out likely significant effects for the Local Plan in relation to physical damage and loss of habitat, non-physical disturbance, air pollution, changes in water quantity or quality and recreation pressure. As it was not possible to rule out likely significant effects from the plan through the HRA Screening, Appropriate Assessment was required. At the Appropriate Assessment stage it was possible to rule out adverse effects on the integrity of Habitats Sites or functionally linked land in relation to physical damage and loss of habitat, non-physical disturbance, air pollution, changes in water quality due to run-off and water quantity or quality relating to waste water and nitrogen / phosphorus and recreation pressure due to safeguards provided within Local Plan policies. For changes in water quantity and quality relating to abstraction and impacts on the River Itchen SAC,



adverse effects on integrity are not anticipated; however this will be confirmed via the Statement of Common Ground (SOCG) with Southern Water.

**6.36** In all, the plan sets out strong requirements for the conservation and enhancement of the natural environment (including in relation to the achievement of 10% biodiversity net gain at new developments), however, these benefits must be considered alongside the potential for adverse effects on Habitats Sites and other biodiversity assets in the District and its surroundings.

**6.37** Overall, a cumulative mixed significant negative and minor positive and effect is expected in relation to IIA objective 9: biodiversity and geodiversity.

### **IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.**

**6.38** The Local Plan seeks to deliver a relatively high number of new homes in Winchester District and the level of greenfield land take needed to support this growth and associated infrastructure will have inevitable impacts on the established character of settlements and the countryside. The spatial strategy (SP2) and strategic housing policies (H1 and H3) direct much of the growth towards Winchester Town and the South Hampshire Urban Areas where the presently more development nature of these settlements may mean they can accommodate growth with more limited impacts on landscape character. The delivery of large scale strategic allocations may provide opportunities for a coordinated approach to the provision of strategic green infrastructure which can help to improve the relationship of the settlements in question with the surrounding countryside. Furthermore, the spatial strategy limits the level of growth at the smaller Intermediate Rural Settlements. The phasing of housing growth set out under Policy H2 means that the likelihood of any one settlement being overburdened with growth to the detriment of settlement identity will be limited. However, it is notable that providing a relatively high level of development at Winchester Town has the potential for impacts on the setting of the South Downs National Park which borders the settlement to the east. The development principles included alongside the spatial strategy for Winchester



District seek to mitigate the potential impacts of development on the local landscape by requiring that proposals maintain and enhance landscape assets and achieve a high standard of design that is sensitive to local character.

**6.39** The draft Local Plan sets out design principles (Policies D2, D3 and D4) that are specific to the three spatial areas of the District and it is expected that this approach will help to protect the special qualities of Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Area, respectively. The protection of important gaps between settlements and the special purposes of the South Downs National Park as well as open spaces in the District are also expected to benefit landscape character. These requirements are set out under Policies NE7, NE8, NE10 and NE11. The plan specifically addresses the protection of landscape character at developments under Policy NE9. This policy requires that developments respond positively to the landscape type within which they lie, the existing sense of place and setting and also provide planting that is consistent with that which already exists in the area.

**6.40** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 10: landscape and character.

### **IIA objective 11: To conserve and enhance the District's historic environment including its setting.**

**6.41** Delivering a relatively large amount of development in line with the spatial strategy (Policy SP2) and strategic housing policies (H1 and H3) could adversely affect heritage assets and their settings. While a number of the site allocations are at brownfield sites where redevelopment may provide opportunities for improvements to the built environment, the focus of much of the growth included in the plan is at more developed locations where adverse effects on the setting of heritage assets within these areas may occur. Most notably this includes at Winchester Town where much of the centre of the town is designated as a Conservation Area. There is also notable potential for heritage assets at New Alresford and Bishop's Waltham to be adversely

affected by the moderate levels of new development directed to these Market Towns given their more constrained nature in relation to the historic environment. The Larger Rural Settlement of Wickham at which two sites are allocated is also relatively constrained in terms of designated heritage assets. The development principles included through Policy SP2 are likely to help limit the potential for adverse impacts relating to the historic environment. These principles set out that a high standard of design should be achieved at new developments and that development should consider the sensitivity of sites in relation to character, setting and cultural heritage.

**6.42** The Local Plan includes a number of policies that are included specifically to address the conservation and enhancement of the historic environment. The strategic approach to ensuring the positive contribution of development to the District's historic environment is set out under Policy HE1, with the overarching approach to assessing heritage assets through a heritage impact assessment included under Policy HE2. Measures to ensure the protection of different types of heritage assets and archaeology are included under Policies HE3 to HE13. Support for bringing non-designated historic rural and industrial heritage assets back into use through conversion and for improving the functioning of heritage assets in terms of energy efficiency are set out under Policies HE13 and HE14. These policies are likely to help bring heritage assets back into appropriate use thereby reducing the potential for them to fall into disrepair. The suite of design policies included in the Local Plan are also expected to help conserve and enhance the historic environment in the District. The design principles for Winchester Town (Policy D2) are set out to help preserve the townscape (including roofscape) and character of the settlement which is notable for a relatively high number of heritage assets. The design principles for the Market Towns and Rural Area (Policy D4) will also help to preserve the setting of heritage assets within these areas given the requirement for preserving history and heritage and for responding to local character and identity at sites. Master planning at larger sites (Policy D5) is required to contribute to local character and should demonstrate an understanding of heritage assets and their settings. The approach to shop frontages and signage (Policies D10 and D11) will help to preserve the character and historic value of town centre locations. These policies seek to protect traditional design and materials within shop fronts as well as architecturally important features on buildings.

**6.43** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 11: historic environment.

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

**6.44** As development occurs over the plan period, greenfield land take will be required and there is potential for development to result in loss of access to and/or the sterilisation of mineral resources. The spatial strategy (Policy SP2), including the distribution of housing growth (Policies H1 and H3) directs development to numerous greenfield sites at which the loss of greenfield land will not be possible to mitigate. Most of these greenfield sites take in areas of Grade 3 agricultural land. There is limited potential for loss of Grade 2 land where development is allocated towards the planned North Whiteley neighbourhood. At a number of brownfield sites within Winchester Town there is potential to promote the more efficient use of land resources through redevelopment of those sites. The potential for reuse of brownfield sites in Winchester Town is a common theme identified for the Areas of Opportunity set out in the draft Local Plan, all of which contain a large proportion of previously developed land. The development principles included under the spatial strategy for the District (Policy SP2) seek to promote the more efficient use of natural resources at development sites including through the recycling of materials onsite. They also require developments to address potential impacts relating to waste/recycling.

**6.45** While new development within Winchester District is likely to require greenfield land and the use of finite natural resources in order to meet the housing requirement calculated using the Government's Standard Method, policies are included in the plan to promote the use of brownfield land and more efficient use of resources. Policy D6 supports the reuse of previously developed land within the settlement boundaries as well as high densities of development at suitable locations. This policy is likely to directly support more efficient land use in the District. Through Policy D8, development on potentially contaminated land should be supported by measures for remediation, which is likely to allow

for polluted land to be brought safely back into use. The design process should consider water use management and conservation under Policy CN1 and water efficiency standards are included in the plan through Policy CN4. Given the water stress currently experienced in Winchester District, the need to limit pressures on this resource will be particularly important over the plan period. Policy CN1 furthermore supports the re-use and refurbishment of existing buildings where possible. Embodied carbon is required to be considered as part of the development process for major and non-residential developments under Policy CN8, which is also expected to encourage re-use and refurbishment as well as the recycling of existing materials.

**6.46** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 12: natural resources.

### **IIA objective 13: To protect the quality and quantity of the District's water resource.**

**6.47** The District experiences a high level of water stress. Furthermore, many waterbodies are not achieving 'good' ecological status under the Water Framework Directive, including Candover Brook, Monks Brook, the Meon and Upper Hamble which have 'moderate' status and Bow Lake which has 'bad' status. The issue of water quality in the District also relates to nutrient enrichment of the Solent marine SACs/SPAs (via the Rivers Itchen and Hamble) and River Itchen SAC. The relatively high level of development planned for the District in response to the projected population growth, as set out under the spatial strategy (Policy SP2) and the strategic housing policies (Policies H1 and H3) is likely to place additional pressures on local water resources. The Draft Southern WRMP 2024 [\[See reference 39\]](#) forecasts water supply issues for the plan area. The Southern Water's 'Water for Life' proposal aims to strategically prepare for deficits in water supply including through a new water supply pipeline to Otterbourne which is expected to help mitigate these issues. Furthermore, sites allocated at Winchester Town and New Alresford lie in particular close proximity to the River Itchen, with potential to contribute to adverse effects on water quality and the international biodiversity site at this

location. Many of the site allocation policies set out in the plan include requirements for the protection of groundwater resources where potential for impacts have been identified.

**6.48** The construction activities required and wastewater that will result as homes are occupied has the potential to further affect the status of overall water quality and the international biodiversity sites at the Itchen and Solent as well as the status of local waterbodies. However, wastewater infrastructure to support new development is expected to be in place to help limit any deterioration in water quality. The development principles included under Policy SP2 also require that new developments are supported by increased in infrastructure capacity or measures to mitigate associated impacts in a timely manner.

**6.49** The Local Plan includes a number of policies that seek to promote more efficient water management and the protection of water quality as part of the overarching approach to mitigating and adapting to climate change. Policy CN1 requires that water use management and conservation is considered as part of the design process for new developments. Maximum water efficiency standards are expressly set out as 100 litres/person/day for residential proposals under Policy CN4. As part of the approach to promoting a high standard of development in the District, Policy D7 requires that where there is potential for water pollution to result for development, applicants should submit a proportionate groundwater and surface water pollution assessment. It is likely that the green and blue infrastructure approach included in the draft Local Plan (Policy NE4) will benefit local water quality by removing contaminants and also promote a more connected system of waterbodies. Furthermore, Policy NE4 specifically requires that watercourses in the District are safeguarded and improved in terms of their quality, amenity, biodiversity and quantity. The approach to providing infrastructure to meet the needs of development, specific to water resources and quality, is set out under Policy NE6. It is required that developments ensure that sufficient water supply, surface water drainage and wastewater infrastructure is provided to align with the occupation of development. The plan also includes policy that will ensure that development does not adversely affect the integrity of the habitats of the Solent or River Itchen. Developments which might affect these SPAs, SACs or Ramsar sites will be subject to HRA (Policy NE16) and should be able to demonstrate that the

effects of increased nutrients can be excluded or mitigation by nutrient neutrality in line with Natural England guidance.

**6.50** The HRA work [See reference 40] found that for changes in water quantity and quality relating to abstraction and impacts on the River Itchen SAC, adverse effects on integrity are not anticipated; however this will be confirmed via the Statement of Common Ground (SOCG) with Southern Water. The quality and settings of rivers and water courses are also protected through the plan. Policy NE17 requires that developments should help to achieve the requirements of the Water Framework Directive.

**6.51** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 13: water resources.

### **IIA objective 14: To manage and reduce flood risk from all sources.**

**6.52** The delivery of a relatively high level of development in Winchester District will invariably result in an increase in the extent of impermeable surfaces as greenfield land take occurs. Loss of greenfield and soil sealing will limit the areas at which surface water can safely infiltrate and is likely to disrupt natural drainage patterns. The Local Plan through the spatial strategy (Policy SP2) and the housing distribution policies (Policy H1 and H3) includes some proposed allocations on brownfield land where these effects may be less likely. Of the proposed site allocations, only some of those towards the centre of Winchester Town lie within higher risk flood zones associated with the River Itchen. These all contain a high proportion of brownfield land with any loss of greenfield land and implications for flood risk therefore likely to be more limited. Furthermore, the site allocation policies for these sites (W7 and W10) site require that a specific Flood Risk Assessment is undertaken to support development. The development principles included in the spatial strategy set out that development proposals should address the issues of flooding and surface water.



**6.53** Development management policies are included in the Local Plan to directly address flood risk in the plan area. The requirement for development to apply the sequential test and exception text if required is included under Policy NE6. This approach is expected to result in much of the new development over the plan period occurring at locations where levels of flood risk are lower. This policy also requires that development should ensure that flood risk is not increased in locations away from the development site and should take opportunities to reduce the likelihood and potential impacts of flooding across the District. A requirement is also included for the design of new developments to incorporate sustainable water management systems such as SuDS which is likely to help prevent substantial increases in flood risk where greenfield land is developed. Drainage systems are required to be sufficient for the lifetime of the development and demonstrate that they are able to function during extreme rainfall events. The maintenance and improvement of green and blue infrastructure networks in the District (Policy NE4) and the protection of watercourses so that they can fulfil their natural functions (Policy NE17) is also significant in terms of minimising any increase in flood risk across the District.

**6.54** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 14: flood risk.

Table 6.2: Total effects of policies included in the Winchester District Local Plan document

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
SP1 – Vision	+	0	+	+	+	+	+	+	+	+	+	+	0	0
SP1 – Tackling the climate emergency and creating a greener district	++	++	++	+	+	0	0	0	++	++	+	++	+	+
SP1 – Living well	0	++	+	++	+	0	+	+	+	0	0	0	0	0
SP1 – Homes for all	0	0	0	0	+	++	0	0	-	-	-	-	0	0
SP1 – Vibrant local economy	+/-	-	0	0	0	0	+	++	-	-	-	-	0	0
Policy SP3	0	+/-	0	+/-	+/-	++/-	+/-	++/-	+/-	+/-	+/-	+/-	+	0
Policy CN1	++	++	++	+	+	+	0	0	+	0	0	+	++	+
Policy CN2	++	++	0	0	0	+	0	0	0	0	0	+	0	0
Policy CN3	++	++	0	0	0	+	0	0	0	0	0	0	0	0
Policy CN4	++	0	0	0	0	+	0	0	0	0	0	0	++	0
Policy CN5	++	+	0	+	++	0	0	++	+/-	+/-	+/-	+	0	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy CN6	++	+	0	+	0	0	0	0	+/-	+/-	+/-	0	0	0
Policy CN7	++	+	0	+	0	0	0	0	+/-	+/-	+/-	0	0	0
Policy CN8	++	++	0	0	0	0	0	0	0	0	0	++	0	0
Area of Opportunity - The Broadway	0	+	0	+	+	0	+	+	+/-	+	--/+?	++	+	+/-
Area of Opportunity - Westgate	0	+	0	+	+	0	+	0	+/-	+	--/+?	++	0	0
Area of Opportunity - Station Area	0	++	0	+	+	0	+	0	-	+	--/+?	++	0	0
Area of Opportunity - Bar End	0	+/-	0	+	0	+	+/-	+/-	--	+	+/-?	++	0	0
Area of Opportunity - North Walls	0	++	0	++	0	0	+	0	--/+	+	--/+?	++	0	-
Policy D1	+	+	+	++	++	0	+	0	++	+	+	++	0	0
Policy D2	0	+	+	+	+	0	0	0	++	++	++	0	0	0
Policy D3	0	0	0	0	+	0	0	0	+	+	+	0	0	0
Policy D4	0	+	+	+	++	++	0	0	+	++	++	0	0	0
Policy D5	+	++	+	+	++	+	++	+	+	++	+	0	+	+

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy D6	+	+	0	+	+/-	0	+	0	0	+	+	++	0	+
Policy D7	0	++	0	+	+	+	0	0	0	0	0	+	++	0
Policy D8	0	0	0	+	0	0	0	0	0	0	0	++	+	0
Policy D10	0	0	0	0	0	0	0	+/-	0	++	++	0	0	0
Policy D11	0	0	0	0	+	0	0	+/-	0	++	++	0	0	0
Policy T1	0	++	0	+	+	0	+	+	+	0	0	0	0	0
Policy T2	0	++?	0	+	++	0	+	++	0	+	+	0	0	0
Policy T3	0	++	+	+	++	0	+	+	0	+	+	0	0	+
Policy T4	0	++	0	+	++	0	+	+	0	0	0	0	0	0
Policy NE1	0	+	++	+	0	-	0	-	++	+	+	+	+	0
Policy NE2	0	-	0	0	0	0	+	++	-	-	-	0	0	0
Policy NE3	0	0	+	++	+	-	+	0	+	+	+	0	0	+
Policy NE4	0	++	++	++	+	-	+	0	++	+	+	0	++	+
Policy NE5	0	0	+	+	0	-	0	0	++	++	+	0	+	+
Policy NE6	0	0	+	0	0	-	0	0	+	0	0	0	++	++

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy NE7	0	+/-	0	+/-	+/-	-	+/-	+/-	++	++	+	0	0	+
Policy NE8	0	0	0	+	0	--	-	+/-	++	++	+	0	0	+
Policy NE9	0	+	+	+	0	-	0	+/-	++	++	+	0	+	+
Policy NE10	0	0	+	++	+	+/-	0	0	++	++	+	0	0	+
Policy NE11	0	0	+	++	++	+/-	0	0	++	++	+	0	0	+
Policy NE12	0	-	0	+	0	0	+	++/-	+/-	+/-	+/-	+	0	0
Policy NE13	0	-	0	+	0	0	+	++/-	+/-	+/-	+/-	0	0	0
Policy NE14	0	+/-	0	0	0	-	0	-	+/-	++/-	++/-	0	0	0
Policy NE15	0	0	+	+	0	0	0	0	++	+	+	0	+	+
Policy NE16	0	0	+	0	0	--	0	--/+	++	+	0	0	++	+
Policy NE17	0	0	++	+	0	-	0	+/-	++	+	0	0	++	+
Policy HE1	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE2	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE3	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE4	0	0	0	0	0	-	0	-	0	+	++	0	0	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy HE5	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE6	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE7	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE8	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE9	0	0	0	0	0	+/-	0	+/-	0	+	++	+	0	0
Policy HE10	+	0	0	0	+	-	0	-	0	+	++	0	0	0
Policy HE11	0	0	0	0	0	-	0	-	0	+	++	+/-	0	0
Policy HE12	0	0	0	+	0	-	0	-	+	+	++	0	+	0
Policy HE13	0	0	0	0	0	+/-	0	+/-	0	+	++	+	0	0
Policy HE14	+	0	0	0	+	+	0	0	0	+	++	0	0	0
Policy SP2	++/-	++/-	++	++/-	++/-	++	++/-	++	--/+	+/-?	-?	+/-	--?	+/-?
Policy H1	+/-	++/-	+	++/-	++/-	++	++/-	+	--/+	--/+?	--?	+/-	--?	-?
Policy H2	0	+	0	+	++	++	+	0	0	0	0	+/-	0	0
Policy H3	+/-	++/-	+	++/-	++/-	++	++/-	+	--/+	--/+?	--?	+/-	--?	-?
Policy H4	0	++	0	+	+	+	+	+	+	+	+/-	+	0	+



**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy H5	0	0	0	0	++	++/- ?	0	0	0	0	0	0	0	0
Policy H6	0	0	0	0	++	++/- ?	0	0	0	0	0	+	0	+
Policy H7	0	-	0	-	++	++	+/-	0	-?	-?	-?	0	0	0
Policy H8	0	0	0	0	+	++/-	0	0	+	+	+	0	0	0
Policy H9	0	+	0	+	+	++	0	+	0	+	0	0	0	0
Policy H10	0	+	0	+	+	++	0	0	0	+	0	+	0	0
Policy H11	0	+/-	0	-	0	++/-	0	++	+/-	+/-	+/-	0	0	0
Policy H12	0	+	0	+	+	++	+	-	+	+	+	+	+	+
Policy H13	0	0	0	0	0	++	0	0	0	0	0	0	0	0
Policy H14	0	+	0	+	+	++	+	-	+	+	+	+	+	+
Policy H15	0	+	0	+	+	++	+	-	+	+	+	+	+	+
Policy E1	+/-	+/-	0	+	+	0	+	++	-?	-?	-?	+/-	-	-?
Policy E2	-	+/-	0	+	+	0	+	++	-?	-?	-?	+/-	-	-?
Policy E3	0	+	0	+	++	+/-	++	++	0	+	+	0	0	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy E4	0	+	0	+	+	0	++	++	0	+	0	0	0	0
Policy E5	0	+	0	+	0	0	++	++	0	0	0	0	0	0
Policy E6	0	+	0	+	0	0	+	++	0	0	0	+	0	0
Policy E7	0	+	0	+	+	+	+	++	0	+	+	0	0	0
Policy E8	0	+	0	+	+	0	++	+	+	+	+	0	0	0
Policy E9	0	+/-	0	0	0	0	+	++	+/-	+/-	+/-	+	0	0
Policy E10	+	+/-	0	0	0	0	+	++	+/-	+/-	+/-	+	0	0
Policy E11	0	++/-	0	0	0	0	+	++	+/-	+/-	+/-	+	0	0
Policy W1	++	++	N/A	+	N/A	N/A	++	+	-	0?	0?	--	0	0
Policy W2	+	+	N/A	++?	N/A	N/A	+	0?	+/-	0?	0?	-	0	0
Policy W3	++	++	N/A	++	N/A	N/A	++	0?	--/+?	0?	0?	0	0	-
Policy W4	0?	0?	N/A	+	N/A	N/A	0?	0?	-?	-?	0?	--	0	0
Policy W5	+	+	N/A	+	N/A	N/A	+	++	0	+	-?	-	0	0
Policy W6	+	+	N/A	+	N/A	N/A	+	++	--	0?	0?	0	0	0
Policy W7	++	++	N/A	+	N/A	N/A	++	+	+/-?	0?	-?	0	0	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy W8	++/-	++/-	N/A	+	N/A	N/A	++/-	0?	-	+	0?	0	0	0
Policy W9	+	+	N/A	+	N/A	N/A	+	+	--	0?	0?	0	0	0
Policy W10	++	++	N/A	+	N/A	N/A	++	0	-	+	0?	0	0	0
Policy W11	++	++	N/A	++	N/A	N/A	++	0?	-	0?	0?	0	0	0
Policy SH1	++	++	N/A	+	N/A	N/A	++	++?	--	0?	0?	0	--	0
Policy SH2	++/-	++/-	N/A	+	N/A	N/A	++/-	0?	-	0?	0?	--	0	0
Policy SH3	0	0	N/A	+	N/A	N/A	0	0?	-	0?	0?	0	0	0
Policy SH4	-	-	N/A	+	N/A	N/A	-	+	-	0?	0?	--	0	0
Policy SH6	0	--/+	0	0	0	+/-	+	+/-	+	+	+	0	+	0
Policy BW1	+	+	N/A	+	N/A	N/A	+	0?	-	+	0?	--	0	0
Policy BW3	+	+	N/A	++?	N/A	N/A	+	+	-	0?	0?	--	+	0
Policy BW4	+	+	N/A	+	N/A	N/A	+	0?	--	0?	0?	--	0	0
Policy NA1	++/-	++/-	N/A	+	N/A	N/A	++/-	+	--	0?	0?	0	0	0
Policy NA2	++/-	++/-	N/A	+	N/A	N/A	++/-	+	--	0?	0?	--	0	0
Policy CC1	0	0	N/A	+	N/A	N/A	0	--	--	0?	0?	--	0	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy CC2	0	0	N/A	+	N/A	N/A	0	0?	-	+?	0?	--	0	+
Policy CC3	0	0	N/A	+	N/A	N/A	0	0?	-	0?	0?	--	0	+
Policy CC4	-	-	N/A	+	N/A	N/A	-	0?	-	0?	0?	--	0	0
Policy KW1	-	-	N/A	+	N/A	N/A	-	0?	-	0?	0?	-	0	0
Policy KW2	0	0	N/A	+	N/A	N/A	0	0?	-	0?	0?	--	0	0
Policy WK1	+/-	+/-	N/A	+	N/A	N/A	+/-	0?	-	+	0?	--	0	0
Policy KN1	0	0	N/A	+	N/A	N/A	0	0?	-	0?	0?	--	0	0
Policy WK5	+	+	N/A	+	N/A	N/A	+	0	-	0?	0?	--	0	0
Policy WK6	0	0	N/A	+	N/A	N/A	0	0	-	0?	0?	--	0	0
Policy OT01	0	0	N/A	+	N/A	N/A	0	0?	-?	0?	0?	--	0	0
Policy SWO1	0	0	N/A	+	N/A	N/A	0	0?	-	0?	0?	--	0	0
Policy SW1	0	0	N/A	+	N/A	N/A	0	0	-	+?	0?	-	0	0
Policy WC1	++/-	++/-	N/A	+	N/A	N/A	++/-	+?	-	0?	0?	0	0	0
Policy SU01	0	0		+			0	0	--	0	0	--	-	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Settlement boundary adjustment at South Wonston	0	-	0	+	0	0	-	0	-	0?	0?	--	-	0
Policy H16	-	-	N/A	-	N/A	N/A	-	0?	--	0?	0?	--	0	0
Policy H18	-	-	N/A	0	N/A	N/A	-	0?	--	0?	0?	--	0	0
Policy NA3	+?	+?	N/A	+	N/A	N/A	+	0	--?	-?	-?	--	-?	-?
Policy D1	+/-?	+/-?	N/A	+	N/A	N/A	+/-?	0	--?	0	-?	--	--?	-?
Policy HU1	-?	-?	N/A	+/-	N/A	N/A	-?	0	--?	-?	-?	--	-?	0

## Cumulative effects with development proposed by other relevant plans and projects

**6.55** Development proposed in the Local Plan will not be delivered in isolation from development proposals in other plans and projects covering Winchester and the surrounding area. This section outlines the development proposed by nationally significant infrastructure projects, plans covering Hampshire County as a whole, and the Local Plans of the seven neighbouring authorities which may combine with the Winchester District Local Plan to produce cumulative effects.

### Nationally significant infrastructure projects

**6.56** The following nationally significant infrastructure projects are identified within Winchester on the National Infrastructure Planning website.

#### M3 Junction 9 Improvements

Improvements to Junction 9 of the M3 are proposed by National Highways to support free flowing links between the M3 and the A34 in both directions. The scheme will result in the junction being widened and two new bridges being delivered on the gyratory, allowing the M3 to increase from 3 lanes to 4 as it passes through the junction. The southbound slip road onto the M3 will be extended so that traffic has more time to join the motorway and the safety of the junction will be improved with upgraded signs and gantries. Walker, cyclists and horse-riders are to benefit from the scheme with non-motorised routes connecting Kings Worthy and Winnall and Long Walk and Easton Lane. In May 2024 the Development Consent Order was granted by the Transport Minister for the scheme.

### AQUIND Interconnector

**6.57** AQUIND Interconnector will be approximately 238km in length and comprise of subsea and underground cables connecting converter stations in both the UK and France. Once completed the interconnector will have a nominal net capacity of 2000MW between Great Britain and France. In the UK, the Converter Station will be located in close proximity to the existing National Grid substation at Lovedean. From Lovedean, the onshore cable corridor will run south through agricultural fields, before reaching Anmore Road in Denmead which lies within Winchester District. The cable corridor runs further to the south to the location of the landfall where the onshore and marine cables will be joined together at Fort Cumberland Road in Portsmouth. From the landfall, the marine cable route begins and runs further south, being installed under Eastney beach using a trenchless installation method known as Horizontal Directional Drilling. In January 2022, the Secretary of State for the Department for Business, Energy and Industrial Strategy made the decision to refuse development consent stating that more appropriate alternatives to the proposed route had not been fully considered. In February 2023, an Order of the High Court was made to quash the decision of the Secretary of State refuse the application and the Secretary of State will now re-determine that application.

### Potential for cumulative effects with nationally significant infrastructure projects

**6.58** The delivery of improvements to the M3 Junction 9 could help to alleviate existing congestion issues within Winchester town. There could also be associated benefits relating to air quality and carbon emissions as congestion is mitigated. Winchester town is the focus of a large proportion of the growth set out in the Local Plan over the plan period. However, as the capacity of the junction is expanded there is potential for an increased number of journeys to be made on this route which could limit the potential for benefits in the longer term. Benefits relating to air quality and carbon emissions will be influenced by the uptake of electric and other, less polluting vehicles among road users in Winchester. The new non-motorised routes to be delivered as part of the



proposals are also likely to benefit local air quality and reduce vehicular carbon emissions. These elements are also likely to support benefits relating to the health and wellbeing for local people given the increased potential for journeys to be made by active modes.

**6.59** In addition to the greenfield land take required for the junction improvements (some of which may be Grade 3 agricultural value), there is potential for cumulative adverse impacts on the townscape of Winchester town and the setting of the South Downs National Park when the improvements are considered alongside the growth set out for Winchester town in the Local Plan. While the centre of Winchester town contains a large number of heritage assets, the M3 Junction 9 is located some distance from the nearest heritage asset with limited potential for impacts upon the settings of these assets. Improvements to Junction 9 could also have cumulative impacts upon the River Itchen SSSI and River Itchen SAC given the course of the river through the developed areas of Winchester town and its sensitivities relating to water quality that might be affected by new development.

**6.60** Cumulative impacts relating to the AQUIND Interconnector at Denmead in the District are likely in relation to land take associated with the provision of the onshore cable corridor. While the land surrounding Denmead is mostly Grade 4 agricultural value, the proposals are likely to increase the amount of greenfield land lost to development. Land to the east of Denmead contains some locally designated biodiversity assets (including Anmore Dell Meadow, Soake Farm Meadows and Piper's Hill Wood SINCs) that might be adversely affected by proposal. The Local Plan does not allocate any specific sites at Denmead. However, it sets out that land will be allocated for the provision of 100 homes the Denmead Neighbourhood Plan, with potential for cumulative impacts when considered alongside the proposals for the AQUIND Interconnector. The delivery of overhead lines could also disrupt landscape character at the village as well as affecting the character of the small number of heritage assets in the surroundings.

## Surrounding development plans

**6.61** Winchester District is adjoined by the neighbouring local authorities of Test Valley, Basingstoke and Deane, East Hampshire, Havant, Portsmouth, Fareham and Eastleigh. Furthermore, a substantial proportion of land within Winchester District falls within the South Downs National Park with the South Downs National Park Authority responsible for deciding upon planning applications and planning policy within that area. The main development proposed by the respective Local Plans is summarised below.

### Test Valley

**6.62** Test Valley Borough Local Plan 2011-2029 (2016) – To the west, Test Valley Borough Council has adopted the Test Valley Borough Local Plan 2011-2029 which makes provision for the development of a minimum of 10,584 dwellings. The plan also seeks to provide additional employment land to support the local and sub regional economy, including through the protection existing strategic employment sites and where appropriate all other employment sites within the Borough. Extensions to existing employment sites and new employment sites are proposed at the University of Southampton Science Park (1.5ha), the new neighbourhood at Whitenap in Romsey (6.0ha), Bargain Farm in Nursling (2.0ha) and Walworth Business Park (11.0ha).

**6.63** The Borough Council has started preparing the new Local Plan for the period up to 2036, with consultation undertaken on the Issues and Options document in September 2018. Further consultation was undertaken on the Refined Issues and Options document in June 2020. In February 2024, the Borough Council undertook public consultation on the Local Plan 2040 Regulation 18 Stage 2. The new Local Plan sets out a minimum total of 11,000 homes, to be delivered over the plan period of 2020 to 2040. The overall requirement is split between the Northern Test Valley (6,270 homes) and Southern Test Valley (4,730 homes). Furthermore, a minimum of 71.7ha of employment will also be delivered over the plan period, with 31.3ha to be

delivered in the Northern Test Valley and 40.4ha to be delivered in the Southern Test Valley.

**6.64** The new Local Plan includes a number of proposed housing and employment allocations within Romsey (most notably South of Ganger Farm for 320 dwellings) the developed area of which is located within 3km of the boundary with Winchester District. There are also a number of housing and employment allocations within Andover (including Bere Hill for 1,400 homes and Manor Farm for 800 homes) but most of these sites are more than 8km from the boundary with Winchester, the exception being the employment site Harewood Forest Industrial Estate which is still some 5.5km from the Winchester boundary along the A303.

### Basingstoke and Deane

**6.65** Basingstoke and Deane Local Plan 2011 to 2029 (2016) – To the north, Basingstoke and Deane Borough Council has adopted the Basingstoke and Deane Local Plan 2011-2029 which will make provision to meet 15,300 dwellings and associated infrastructure. Greenfield sites are allocated through the plan to provide approximately 7,705 dwellings over the plan period and the plan also aims to support the creation of 8,100 to 12,600 jobs.

**6.66** The Borough Council has taken the decision to update the current adopted Local Plan. Consultation on the Issues and Options document was held in late 2020. Consultation on the Regulation 18 version of the new Local Plan was undertaken in early 2024. For plan period from 2021 to 2040, the Council will make provision for at least 16,180 new homes and support the creation of a minimum of 560 jobs per annum. This includes the strategic housing led allocation Popham Garden Village which will deliver a total of 3,000 homes including 1,400 in the plan period and is located adjacent to the boundary with Winchester.

## East Hampshire

**6.67** East Hampshire District Local Plan: Joint Core Strategy (2014) – To the east, East Hampshire District Council has adopted the East Hampshire District Local Plan which make provision for a minimum increase of 10,060 dwellings for the plan period 2011 to 2028. The Local Plan also allocates new employment land at the settlements of Whitehill and Bordon (9.5ha), Alton (7.0ha), Petersfield (3.0ha) and Horndean (2.0ha). In 2016, the District Council adopted the Local Plan (Part 2): Housing and Employment Allocations to identify specific sites to meet the individual housing and employment targets set out in the Joint Core Strategy.

**6.68** Preparation of the new Local Plan for East Hampshire has begun which cover the period up to 2040. Consultation on Regulation 18 version of the Local Plan was undertaken in early 2024. The East Hampshire Local Plan makes provision for approximately 9,082 net additional homes from 2021 to 2040. Employment needs are to be met through the intensification of existing strategic employment zones and local employment sites, as well as the delivery of additional employment floorspace that is compatible with residential use in existing centres. Areas which are to see substantial growth within 5km of Winchester include the Four Marks area (including Land south of Winchester Road for 100 homes and Land west of Lymington Barn for 90 homes), Alton (including Land at Neatham Manor Farm for 1,000 homes) and Hordean (including Woodcroft Farm for 164 dwellings and Land south of Five Heads Road for 118 dwellings).

## South Downs National Park

**6.69** South Downs National Park Local Plan (2019) – The South Downs National covers land within the local authority area of Winchester in the west to Eastbourne in the west. The policies of the South Downs Local Plan replaced all the saved Local Plan, Core Strategy and Joint Core Strategy policies inherited by the National Park Authority when it came to act as the local planning authority in April 2011, other than those policies relating to minerals and waste.

The South Downs Local Plan makes overall provision for approximately 4,750 net additional homes between 2014 and 2033. Areas which are to see substantial amounts of housing growth include Fernhurst (220 homes), Lewes (875 homes) and Petersfield (805 homes). The allocation of new employment land for the plan period will support the development of offices (5.3ha), industrial uses (1.8ha) and small-scale warehousing (3.2ha).

### Havant

**6.70** Havant Borough Core Strategy (2011) – To the south east, the adopted Local Plan for Havant District comprises the Core Strategy and Allocations Plan. The Core Strategy seeks to achieve the delivery of a net total of 6,300 new dwellings, as well as 162,000sqm of new employment floorspace between 2006 and 2026. The Allocations Plan allocates land to help deliver the development requirements for housing and employment from 2013 to 2026 set out in the Core Strategy.

**6.71** Preparation of the new Havant Local Plan started in 2016 and it was submitted for examination in 2021. In line with feedback from the Planning Inspectorate, Havant Borough Council took the decision, in early 2022, to withdraw the submitted Local Plan and develop a revised Local Plan that reflects the contemporary and future demands of the borough. The Council is now working on a new Local Plan to replace the Core Strategy and Allocations Plans. In October 2022, Havant Borough Council consulted upon the Regulation 18 version of the new Local Plan ‘Building a Better Future’. Given the early stage in plan making, the emerging Local Plan does not contain detailed policies setting out the overall spatial strategy or site allocations.

### Portsmouth

**6.72** The Portsmouth Plan (2012) – To the south east, Portsmouth City Council has adopted the Portsmouth Plan which replaced a large number of policies in the Portsmouth City Local Plan. The Plan is supplemented by Area Action Plans

for Somerstown and North Southsea (2012) and Southsea Town Centre (2007). The Plan sets out the delivery of an additional 7,117 to 8,387 homes in the city between 2010 and 2027. A total target of 243,000sqm of employment and employment generating uses is to be promoted to allow for sustainable economic growth up to 2027.

**6.73** Portsmouth City Council has started the process of drafting a new Local Plan with consultation undertaken on the Issues and Options document in July 2017 and on relevant supporting evidence base documents in February 2019. Consultation on the draft Local Plan was held between September and October 2021. Subsequently the City Council published its Pre-Submission Local Plan for consultation in July 2024. The Pre-Submission Local Plan sets out the delivery of at least 13,603 net additional homes in the city between 2020 and 2040. Proposed strategic sites are set out for the city centre (4,158 homes), St James' and Langstone Campus (417 homes), Tipner West & Horsea Island East (814 homes), Tipner East (1,056 homes) and Fratton Park/Pompey Centre (710 homes). The new plan also sets out the delivery of a total of 138,429 square metres of employment land focussed at the city centre, Lakeside and Land West of Portsdown Technology Park as well as Tipner West and Horsea Island, the latter of which is to be limited to development for marine employment.

### Fareham

**6.74** Fareham Local Plan 2037 - In April 2023, the Fareham Local Plan 2037 was adopted and now sets the planning strategy for the Borough up to 2037. The Local Plan 2037 outlines provision for at least 9,556 new residential dwellings and 122,000m<sup>2</sup> of new employment floorspace. A number of more substantial allocations are included to the south of the M27 within 1.5km of the Winchester boundary at Downend Road in Portchester that would deliver 900 homes. The Fareham Town Centre Broad Location for Development lies within 500m of these two sites. A housing allocation for 1,250 homes is also included in the plan on the southern edge of Fareham at Longfield Avenue. While an existing developed area of Fareham lies between this site allocation and the Winchester boundary it still lies within 2km of the boundary. Furthermore, the

housing allocation Southampton Road, Titchfield Common for 348 homes lies within 400m of the District boundary. The Local Plan 2037 addresses planning for the entirety of the Borough with the exception of the area covered by The Welborne Plan. The Welborne Plan sets out how the new community of Welborne should take shape over the period up to 2036. Development proposals at Welborne are to deliver approximately 6,000 dwellings, phased to enable completion by 2036, and approximately 20 hectares of land for employment development, phased for completion by 2041.

### Eastleigh

**6.75** Eastleigh Borough Local Plan 2016-2036 (2022) – Eastleigh Borough lies to the south west of Winchester District. The Eastleigh Borough Council Local Plan was submitted to the Secretary of State for independent examination in October 2018. In April 2022 the Local Plan was adopted and now sets the policies and plans to guide future development up to 2036. It replaces the ‘saved’ policies in the Eastleigh Borough Local Plan (2001-2011).

**6.76** For the new plan period between 2016 and 2036 the Borough Council sets out the delivery of a minimum of 14,580 new dwellings and 103,500sqm (net) of new employment development. The majority of the housing delivery is to be achieved within the existing urban area. Approximately 5,960 dwellings are to be delivered on strategic sites with existing planning permission, including at more sizeable sites at Eastleigh at Stoneham Park (1,150 homes), West of Horton Heath (1,500 homes), West of Woodhouse Lane, Hedge End (605 homes) and Land north and east of Boorley Green and Botley (1,400 homes). These sites lie relatively close (no more than 1km away) to the Winchester District boundary. Much of the employment development over the plan period is to be delivered as part of mixed-use regeneration and greenfield development at and adjoining Eastleigh River Side and at Southampton Airport as well as at the site adjoining Chalcroft Business Park. Small-scale employment allocations are set out at Chandler’s Ford, Eastleigh, Horton Heath, Hedge End and West End.



**Potential for cumulative effects with neighbouring authorities Local Plans**

**6.77** All Local Plans, whether adopted or in the process of preparation, provide for both increases in housing supply as well as job creation. Cumulative benefits are therefore expected in relation to housing delivery (including affordable homes) and economic growth. The provision of growth within the neighbouring authority areas is likely to support service provision in addition to economic growth. This could reduce the need to travel longer distances for residents who are close to the District boundary.

**6.78** Given the potential to support the delivery of a high standard of new homes, the development set out in the plans could also have cumulative benefits in relation to the health and wellbeing of local residents. However, there could be temporary adverse effects on health as a result of construction disturbance, and potentially through increased noise, light and air pollution from new development.

**6.79** Furthermore, there is the potential for cumulative negative effects in relation to water resources and quality and flood risk arising from the in-combination demands of new development for water supply and treatment and increased urban run-off. However, these will have been planned for through WRMPs, and through policies designed to avoid and reduce the risk of flooding.

**6.80** Cumulative adverse effects are likely in relation to traffic, air quality and carbon emissions associated with travel as new homes and businesses are occupied in the plan area and surroundings. Of the surrounding local authorities, only Eastleigh and Portsmouth contain AQMAs with potential for the levels of growth in Winchester District and these areas to contribute to increased vehicular travel and associated intensification of poor air quality. There is potential for the Local Plans in each authority area, however, to help mitigate increasing levels of vehicular traffic associated with new growth, given their promotion of sustainable transport modes.

**6.81** The significant amounts of residential and employment development to be provided across the wider area has potential to result in cumulative negative

## Chapter 6 Cumulative effects

effects in relation to the environment. This may include in relation loss of greenfield land, as well as higher value agricultural soils. The provision of a high level of growth could also result in disruption of biodiversity networks in the area, increased disturbance of species and land take at important habitats. The achievement of biodiversity net gain at new development will help to mitigate these types of effects. New growth is also likely to affect the setting of heritage assets and landscape setting. The potential for these environmental impacts will need to be given special consideration in light of the statutory purposes of the National Park to conserve and enhance the natural beauty, wildlife and cultural heritage.

# Chapter 7

## Monitoring

**7.1** The SEA Regulations require that:

“the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring”.

**7.2** Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

**7.3** Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and on the significant effects where there is uncertainty in the IIA and where monitoring would enable preventative or mitigation measures to be taken.

**7.4** Monitoring measures have been proposed in this IIA Report in relation to all of the IIA objectives in the IIA framework. This is because when considering all policies and site allocations, the IIA Report found uncertain or significant effects in relation to all IIA objectives.

**7.5** The section below sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan. The proposed framework that the Council intends to use as part of its Authorities Monitoring

Report relating to the monitoring of the policies included in the Local Plan has been used as a starting point for drafting the framework below.

**7.6** The data used for monitoring will, in some cases, be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

### **Proposed monitoring framework for the Winchester Local Plan**

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

#### **Proposed monitoring indicators**

- Number of non-residential completions which achieve 'BREAAAM Excellent' standard.
- Total emissions of CO<sub>2</sub> for District.
- Carbon emissions by sector (Industrial & Commercial, Domestic and Road) and per capita.
- Number of permissions for renewable energy installations

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

### **Proposed monitoring indicators**

- Proportion of households with two or more cars.
- Travel to work data (mode and distance).
- Exceedances in UK Air Quality.
- Number of AQMA's in District.

## **IIA 3: To support the District's adaptation to unavoidable climate change.**

### **Proposed monitoring indicators**

- Number of non-residential completions which achieve 'BREAAAM Excellent' standard.
- Number of new areas dedicated to open spaces uses in conjunction with development.
- Amount and type of open space provided with new developments.
- Number of planning applications that involve the loss of open space through development.

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

**Proposed monitoring indicators**

- Number of new areas dedicated to open spaces uses in conjunction with development.
- Any losses of open space or sport and recreation facilities as a result of development
- Amount and type of open space provided with new developments.
- Number of planning applications that involve the loss of open space through development.

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

**Proposed monitoring indicators**

- Number of retirement dwellings/care home permitted
- Indices of Multiple Deprivation

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

**Proposed monitoring indicators**

- Completions data for housing and economic development.

- Number of affordable housing exception schemes that are granted planning permission
- Number of new homes that have been granted planning permission.
- Number, size and type of homes that are granted planning permission/refused/appeals upheld in relation to different dwelling size and type.
- Number and tenure of affordable housing homes that are granted planning permission/refused/appeals upheld.
- Net additional dwellings allowed in the countryside.
- Number, type and tenure of affordable dwellings delivered on rural exception sites.

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

**Proposed monitoring indicators**

- Number of C1, D1, D2 uses granted permission.
- Total revenue from CIL contributions.
- Total revenue from Section 106.
- Amount of leisure space in town, district and local centres.



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

**Proposed monitoring indicators**

- Change of use/loss of employment land/gain of employment floorspace.
- Total number of jobs in Winchester District.
- Levels of Unemployment.
- Employment land available.
- Employment rates based on gender, age, race and ethnicity.

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

**Proposed monitoring indicators**

- Amount of loss of areas of biodiversity importance.
- Delivery of BAP targets.
- Condition of SSSIs and SINCs, extent of BAP priority habitats and trends for BAP priority species.
- Register of where offsetting is provided including financial contributions and land.
- Number of applications that are refused planning permission for not preserving ancient woodlands, important hedgerows, special trees and distinctive ground flora and subsequent appeal being upheld, as well as impacts on the integrity of Habitats Sites identified through site specific HRA.

- Number of permitted applications with attached conditions relating to minimising and compensating for effects on the integrity of designated sites.
- The condition of SSSI, SINCR, LNR etc. being maintained and improved.
- River quality.
- Area (ha) or % of habitats infringed by planning applications.
- % of District classified as Ancient Woodland.

**IIA 10: To conserve and enhance the character and distinctiveness of the District’s landscapes.**

**Proposed monitoring indicators**

- Number of new homes granted planning permission/refused/appeals upheld that are located outside of the settlement boundaries / infilling.
- Recommendations made by Winchester City Council which are not supported by the South Down National Park authority.

**IIA 11: To conserve and enhance the District’s historic environment including its setting.**

**Proposed monitoring indicators**

- Number of legal agreements that have been entered into which would indicate whole/part loss of a heritage asset.
- Number of entries on the Heritage at Risk register.
- Number of planning applications within Conservation Areas approved/refused.

- Number of Listed Building Consents approved/refused.
- Number of Schedule Monument consents approved/refused.

**IIA 12: To support the efficient use of the District’s resources, including land and minerals.**

**Proposed monitoring indicators**

- Number of planning applications that are located on brownfield land.
- Number of applications that are refused with objections from Environmental Protection and subsequent appeals allowed.
- District recycling rates.

**IIA 13: To protect the quality and quantity of the District’s water resource.**

**Proposed monitoring indicators**

- Number of refurbishments and other non-domestic development meeting BREEAM water efficiency credits.
- Number of planning applications that achieve nutrient neutrality.
- Section 106 contributions to Solent Bird Aware.
- Improved public access to waterways for recreational opportunities where appropriate.

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

**Proposed monitoring indicators**

- Permissions granted contrary to advice of Environment Agency on flooding and water quality grounds.
- Percentage of new development located in floodplain.

## Chapter 8

# Conclusions and next steps

**8.1** This document has considered the sustainability implications of the policies and site allocations proposed in the Winchester District (Regulation 19) Local Plan. These have been subject to assessment against the IIA objectives developed at the scoping stage of the IIA process.

**8.2** In general, the policies appraised have been found to have a wide range of minor positive and significant positive effects in relation to the IIA objectives, although a number of potential minor and significant negative impacts have also been identified. Negative effects have mostly been identified in relation to the location of development where it is close to sensitive environmental receptors in Winchester District. A number of adverse effects have also been identified in relation to the land take required to support the level of development to be provided over the plan period. While the spatial strategy included in the plan takes forward a number of development allocations within the settlement boundaries of Winchester Town where the redevelopment of brownfield land would be achieved, much of the development beyond this settlement would be on greenfield land. Development within the District also has the potential for negative effects in relation to the South Downs National Park and the internationally designated biodiversity sites of the River Itchen and the Solent. Given that a proportion of the development is provided at the main settlements of the plan area, there is also potential for adverse effects relating to the historic environment. This reflects the distribution of heritage assets within the District, many of which lie within the main settlement of Winchester Town, with the larger settlements of New Alresford, Bishop's Waltham and Wickham also containing a relatively high number of designated heritages assets including areas of land that fall within Conservation Areas [\[See reference 41\]](#). Furthermore, the overall level of growth set out in the plan also has the potential to intensify the issue of water stress which the District presently faces, particularly in light of the effects of climate change.

**8.3** The spatial strategy directs much of the development to the main settlement of Winchester Town and the planned neighbourhoods of West of Waterlooville and North Whiteley, with development also to be distributed across the larger settlements within the Market Towns and Rural Area. This approach will make good use of existing services and facilities in the large settlements and areas that allow for access to jobs. Large scale, mixed use and residential sites are included in Winchester Town and the South Hampshire Urban Areas. These large scale allocations will support affordable housing delivery as well as being of sufficient scale to support the incorporation of significant new services and facilities to benefit both existing residents in the District and residents of the new homes provided. In all, the plan provides for development to meet the needs of the District in line with the Government's Standard Method calculation (13,565 homes). After taking account of expected delivery within the South Downs National Park part of the District, and adding an unmet needs allowance of 1,900 dwellings as a contribution towards the unmet needs of neighbouring areas in South Hampshire, a total of 15,115 dwellings are proposed. The plan also includes policies to ensure that new housing meets the nationally described space standard. Housing development should also include a range of types and sizes, in line with recent evidence. The plan also sets out the required amount of accommodation to be provided over the plan period for Gypsies and Travellers. Accessible, adaptable and specialist homes should also be provided for, responding positively to the trend for an increasingly elderly population in the District. Policy is also included to require that larger schemes incorporate at least 40% of new homes as affordable units with suitable levels of this development to be provided as low-cost home ownership homes and Social Rent or Affordable Rent homes. These policies will support social inclusion and community cohesion by providing accommodation for those who might otherwise be under represented in the housing market.

**8.4** The Employment Land Study (July 2024) has evidenced that no net increase in the total amount of employment land is needed for the District over the plan period over and above what has already been allocated in the current adopted Local Plan. This is dependent on 20 ha of employment land at Bushfield Camp being carried forward from the currently adopted Local Plan. However, there are areas around Winchester Town where some high quality, flexible office development is needed and in the southern part of the District

where the exact nature of employment may change. The plan sets out the spatial distribution for economic growth in the District to include a number of sites which are within or well related to the central areas of Winchester Town, the development of which is likely to support the viability of the settlement. Economic growth beyond these locations will involve the continued development of existing allocations in the South Hampshire Urban Areas as well as more limited growth at the Market Towns and larger settlements in the Rural Area. The approach within the Market Towns and Rural Area beyond the allocations set out in the plan is to support the growth and maintenance of existing employment thereby limiting the potential for new large scale employment growth at more rural locations. It is expected that the overall approach will support the viability of the existing settlements and the planned neighbourhoods of Newlands (West of Waterlooville) and North Whiteley. Providing for the required level of economic growth in the District alongside required new service provision will help to support a degree of self-containment. This is of particular importance given the level of out commuting from parts of the South Hampshire Urban Area towards nearby larger settlement including Fareham, Southampton, Portsmouth and Eastleigh.

**8.5** Policies are also set out to help support Town Centre locations as areas for community and economic activities. This includes policy to maintain the Primary Shopping Areas in Winchester, Whiteley, Bishop's Waltham, New Alresford and Wickham. Development proposals within the Town Centres will be decided upon in light of the Town Centre hierarchy. Changes in the use of town centre locations and in working patterns have resulted from the COVID-19 pandemic. Policies relating to the economy and the District's Town Centres are included to try to address the effects of these changes, which are presently still emerging.

**8.6** The plan sets out three area-specific policies for the approach to development within Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Area. These policies are included to respond to the sensitivities of these areas and support the overarching spatial strategy for the District. Furthermore, the site specific policies included in the plan include requirements for mitigation and enhancement that address many potential adverse effects. The plan also includes a number of development principles which sit as part of the spatial strategy for the District, with which development



proposals should accord. These principles require developments to address the impact of climate change and conserve and enhance the importance of the District's and surrounding areas' environmental assets as well as achieving high standards of design and sensitivity to character, setting and cultural heritage. Importantly the principles also require that new developments evaluate existing infrastructure and service capacity and, where required, that new provisions are made in a timely manner. This requirement, considered alongside the individual site allocation policies, will help to support a greater level of self-containment in Winchester District.

**8.7** The plan includes policies that seek to conserve and enhance the District's key landscape and biodiversity assets, in light of the potential impacts that could arise from the planned growth. This includes a requirement for a minimum 10% biodiversity net gain at developments. Development is also required to avoid adverse effects on the international sites of the Solent and River Itchen, with particular regard to be had to the key issue of nutrient neutrality. Policy NE16 is also included to help protect the integrity of the Solent SAC and the River Itchen SAC with particular consideration to be given to the issue of nutrient neutral given the sensitivities of these sites to the issue of water quality. The plan requires that development adjoining the South Downs National Park must accord with the statutory purposes and duty of the National Park and take account of the National Park assessments of landscape and tranquillity. These requirements are expected to help protect its natural beauty as well as its value in terms of wildlife and cultural heritage. The plan includes support for travel by more sustainable and active modes with development to prioritise public transport, walking and cycling in the hierarchy transport modes. The concept of 20-minute neighbourhoods must also be used to inform developments. It is expected that the policies seeking to achieve higher levels of travel by sustainable modes will also help to minimise negative impacts on air quality. This will be of particular importance towards the central areas of Winchester Town. There is already increased potential to encourage travel by sustainable modes at these locations given the wide range of services and facilities and public transport options that are easily accessible. An approach which results in a higher proportion of journeys being made by sustainable modes will also help to address the exist issues of congestion and air pollution towards the AQMA within Winchester Town.

**8.8** The Local Plan supports the Council's ambition of carbon neutrality being achieved across the District by 2030. The plan includes requirements for development proposals to accord with the energy hierarchy, which prioritises minimisation of energy demand through a 'fabric first approach'. This is in addition to the requirement for developments to demonstrate the lowest possible level of carbon emissions that is practical and viable. These requirements will not only help to limit domestic carbon emissions but are also likely to help limit energy bills for residents. As such there is potential to reduce fuel poverty for some residents and improve social equity. The plan also requires that major residential and non-residential developments consider as part of the design process their impacts in relation to embodied carbon. The plan also includes policies to support the District's long term adaptation to the effects of climate change. Requirements included relate to the incorporation of elements of green infrastructure which can support cooling and the infiltration of surface water, water use management and conservation, the design and orientation of buildings and nature based solutions to support adaptation to the increased potential for varying temperatures and extreme weather events.

**8.9** In considering the total effects of all of the draft Local Plan's policies and site allocations together, the IIA found that significant positive effects are expected in relation to:

- IIA objective 1: climate change mitigation;
- IIA objective 2: travel and air quality (combined with a minor negative effect);
- IIA objective 3: climate change adaptation;
- IIA objective 4: health and wellbeing (combined with a minor negative effect);
- IIA objective 5: community cohesion;
- IIA objective 6: housing;
- IIA objective 7: access to job, services and facilities (combined with a minor negative effect);
- IIA objective 8: sustainable economic growth.

**8.10** A significant negative effect was identified for the draft Local Plan in relation to:

- IIA objective 9: biodiversity and geodiversity (combined with a minor positive effect).

### **Next steps**

**8.11** This IIA Report will be available for consultation alongside the Winchester District Local Plan (Regulation 19) document in autumn 2024. Following this consultation, the responses will be reviewed and addressed as appropriate. The Council will take into account the IIA findings described in earlier chapters of this report, as well as other relevant factors (including the outcomes of the consultation) when making final decisions with regards to which of the site options and policy options to take forward as part of the Local Plan.

**8.12** Following this consultation, the Local Plan and accompanying IIA Report will be submitted to the Secretary of State for public examination. Any proposed modifications to the Local Plan arising out of this process may require IIA, which will be consulted upon, as necessary.

LUC

July 2024

# References

- 1 Explanatory Memorandum to the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 No. 1232
- 2 The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (2007) SI No. 2007/1843. TSO (The Stationery Office), London.
- 3 The Conservation of Habitats and Species Regulations 2017 (2017) SI No. 2017/1012, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), TSO (The Stationery Office), London.
- 4 [Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government \(2019\) Appropriate assessment: Guidance on the use of Habitats Regulations Assessment \[online\]](#)
- 5 This original scoping process is described in the SA Scoping Report prepared by LUC in July 2020.
- 6 In line with government guidance published 16 December 2020.
- 7 Since the SIP was consulted on in spring 2021, WCC's standard methodology figure increased to 715 dwellings per annum. The most recent spring 2024 figures set the standard methodology calculation at 676 dwellings per annum for Winchester.
- 8 Partnership for South Hampshire is a partnership of the unitary authorities of Portsmouth, Southampton, and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, New Forest National Park Authority, Test Valley, Winchester and Hampshire County Council.
- 9 Since the SIP was published and consulted upon, the Plan period has been rolled forward to 2039.
- 10 Winchester City Council (2024) Development Strategy and Site Selection Proposed Submission Plan

## References

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- 11 Office for Budget Responsibility (2024) Economic and fiscal outlook – March 2024
- 12 Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework
- 13 Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework, paragraph 15 [online]. Available at: [https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf)
- 14 Clause 19(2)(A) of the Planning and Compulsory Purchase Act 2004 (as amended) [online]. Available at: <https://www.legislation.gov.uk/ukpga/2004/5/section/19>
- 15 Department for Levelling Up, Housing and Communities (2024) Planning Practice Guidance
- 16 Guidance set out in a written ministerial statement in December 2023 said the Government "does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations". However, the High Court has agreed to hear a judicial review claim challenging this guidance.
- 17 Note that following the Regulation 18 stage of the Winchester Local Plan, Biodiversity Net Gain (BNG) was implemented as a statutory requirement through the Environment Act 2021. There is a requirement for both major (from February 2024) and minor (from April 2024) development to provide a 10% net increase in the biodiversity either through onsite interventions or offsite credits.
- 18 Note that as of June 2023 Active Travel England became a statutory organisation that local planning authorities must consult with. The process aims to help local planning authorities implement good active travel design, such as homes being connected by infrastructure that encourages walking, wheeling and cycling to schools and local amenities.
- 19 A circular economy (often referred to simply as “circularity”) is an economic system aimed at eliminating waste and the continual use of

## References

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- resources. Circular systems employ reuse, sharing, repair, refurbishment, remanufacturing and recycling to create a close-loop system, minimising the use of resource inputs and the creation of waste, pollution and carbon emissions.
- 20** Note that the most recent 2024 figures set the standard methodology calculation at 676 dwellings per year for Winchester.
- 21** Southern Water (2019) Water Resource Management Plan, [https://www.southernwater.co.uk/media/3656/5025\\_wrmp\\_v11.pdf](https://www.southernwater.co.uk/media/3656/5025_wrmp_v11.pdf)
- 22** Southern Water (2022) Southern Water Draft Water Resource Management Plan 2024 [online] Available at: [https://www.southernwater.co.uk/media/ulck5ijz/southern\\_water\\_dwrmp24.pdf](https://www.southernwater.co.uk/media/ulck5ijz/southern_water_dwrmp24.pdf)
- 23** Partnership for Urban South Hampshire (2018) Integrated Water Management Study [online] Available at: <https://www.push.gov.uk/wp-content/uploads/2018/07/IWMS-Appendix-1.pdf>
- 24** Data in relation to this IIA objective made use of was at the MSOA level.
- 25** Stantec on behalf of Winchester City Council (2020) Winchester City Council Employment Land Study.
- 26** IRZs are declared by Natural England to protect SSSIs from types and scales of development that may result in adverse effects relating the particular sensitivities of the features for which sites are notified. Given the limited amount of information available about the site options appraised at this early stage, the use of development expected at the site has been used to consider the potential for adverse effects on SSSIs. The scale of development has not. As such a precautionary approach has been taken to the identification of adverse effects. In effect, this means that where a site falls within an IRZ identified for the use being considered at that site, an adverse effect is identified.
- 27** Winchester City Council (2024) Development Strategy and Site Selection Proposed Submission Plan

## References

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- 28** Natural England (2016) A review of nature-based interventions for mental health care
- 29** Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework
- 30** Southern Water (2019) Water Resource Management Plan, [https://www.southernwater.co.uk/media/3656/5025\\_wrmp\\_v11.pdf](https://www.southernwater.co.uk/media/3656/5025_wrmp_v11.pdf)
- 31** Southern Water (2022) Southern Water Draft Water Resource Management Plan 2024 [online] Available at: [https://www.southernwater.co.uk/media/ulck5ijz/southern\\_water\\_dwrmp24.pdf](https://www.southernwater.co.uk/media/ulck5ijz/southern_water_dwrmp24.pdf)
- 32** Partnership for Urban South Hampshire (2018) Integrated Water Management Study. [online] Available at: <https://www.push.gov.uk/wpcontent/uploads/2018/07/IWMS-Appendix-1.pdf>
- 33** Winchester City Council (2024) Development Strategy and Site Selection Proposed Submission Plan
- 34** Icen Projects Limited and Cambridge Econometrics (2020) Future Local Housing Need and Population Profile Assessment
- 35** Icen Projects Limited (2020) Strategic Housing Market Assessment
- 36** PfSH (2023) PfSH Spatial Position Statement 2023
- 37** Ibid.
- 38** LUC on behalf of Winchester City Council (2024) Winchester Local Plan (Regulation 19) Habitats Regulations Assessment Report
- 39** Southern Water (2022) Southern Water Draft Water Resources Management Plan 2024 [online] Available at: [https://www.southernwater.co.uk/media/ulck5ijz/southern\\_water\\_dwrmp24.pdf](https://www.southernwater.co.uk/media/ulck5ijz/southern_water_dwrmp24.pdf)
- 40** LUC on behalf of Winchester City Council (2024) Winchester Local Plan (Regulation 19) Habitats Regulations Assessment Report



## References

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- 41** It should be noted that the appraisal of the individual sites set out as preferred allocations has been informed by the more detailed heritage assessment work undertaken by the Council.