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**Winchester District Proposed  
Submission Local Plan  
(Regulation 19) IIA Report  
Non-Technical Summary**

**Winchester City Council**

**Draft final report**

Prepared by LUC

July 2024

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# Chapter 1

## Non-Technical Summary

### Introduction

**1.1** This Non-Technical Summary relates to the Integrated Impact Assessment (IIA) Report for the Winchester District Local Plan. The new Local Plan is being prepared Winchester City Council to cover the period to 2040. Once adopted it will replace the existing Local Plan for Winchester District and cover the parts of the District outside of the South Downs National Park, which has its own adopted Local Plan. The IIA comprises Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), and Equalities Impact Assessment (EqIA).

**1.2** Plans such as the emerging Winchester District Local Plan are required to be subject to SA, which assesses the likely effects of a plan on social, economic and environmental issues – together, these topics are referred to as ‘sustainability’ issues. The IIA considers the topics of equalities (via an EqIA) and health (via a HIA) in more depth than an SA. Winchester City Council has commissioned independent consultants (LUC) to carry out the IIA on its behalf. This Non-Technical Summary relates to the full IIA Report which is being published alongside the Winchester District Proposed Submission Local Plan (Regulation 19) document of the report (autumn 2024).

### Purpose of and approach to IIA

**1.3** Winchester City Council is required by law to carry out SA and SEA of the Local Plan, and it has appointed LUC to undertake this work on its behalf. The Government recommends that these two legal requirements are met through

the production of an SA Report. As described above, these requirements are met for the Winchester District Local Plan through preparation of the IIA Report.

**1.4** The purpose of the IIA appraisal is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. The IIA appraisal has therefore been undertaken in stages in order to provide sustainability guidance as the plan developed.

**1.5** Appraisals must be carried out in accordance with Government guidance and relevant UK law. The approach that has been taken to the IIA of the Winchester District Local Plan is summarised below and is described in detail in the full IIA Report.

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

**1.6** The Scoping stage of IIA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context. A review of these is used to identify key sustainability issues facing the plan area and these issues, in turn, inform a set of sustainability objectives for the plan against which it is appraised – the “IIA framework”. 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.

**1.7** 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) were therefore consulted on this when it was developed as part of the scoping process for the IIA Report.

**1.8** This consultation on the IIA Scoping Report was undertaken for a five week period starting July 2020. In December 2021, a separate stage of focussed 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.

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

**1.9** 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.

**1.10** In line with the requirements of the SEA Regulations the IIA assessed both the effects of the proposed plan policies and site allocations and 'reasonable alternatives to these.

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

**1.11** As part of the IIA work undertaken for the Council's Strategic Issues and Priorities (SIP) Paper (February 2021) the Council identified four initial options for the distribution of development in the District.

**1.12** Winchester District is already subject to a 'spatial strategy' which 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.

**1.13** 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). The four initial options considered for the spatial distribution of development were based on variations of the existing strategy. These were:

- 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

**1.14** These options were subject to appraisal in the IIA Report for the SIP (February 2021).

**1.15** Following the receipt of consultation responses on the SIP, the Council identified a variation of option 1 (option 1A) that reduced the housing target for

the South Hampshire Urban Areas and increased growth at Winchester Town and the Market Towns and Rural Areas. This new option was appraised as part of the IIA work and the findings were presented to the Council as an internal summary note in spring 2022. These findings are included in Chapter 4 of the full IIA Report for the Winchester District Proposed Submission Local Plan (Regulation 19) document.

**1.16** Other types of policy option considered by the IIA (i.e. plan objectives and policy options) 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.

### Options for potential site allocations

**1.17** Reasonable alternative site options were identified by the Council for consideration in the preparation of the 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. A small number of sites were also identified from the Council's 'Brownfield Register'.

**1.18** 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.

**1.19** The appraisal of the initial list of sites was undertaken from summer 2022 in advance of the preparation of the IIA Report to support the draft (Regulation



18) Local Plan. The appraisal findings were provided to the Council as an internal summary note in summer 2022.

**1.20** 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 full 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 the full IIA Report). An erratum note addressing these issues was published on the Council website in November 2022.

**1.21** 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.

**1.22** 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.

## Stage C: Preparing the IIA Report

**1.23** The full IIA Report and this Non-technical Summary describe the process that has been undertaken to date in carrying out the appraisal of the Winchester District Local Plan. The full 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.

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

**1.24** Information about consultation on the IIA that has already taken place at earlier stages of plan-making has been provided above. Winchester City Council is now inviting comments on the Proposed Submission Local Plan and the accompanying IIA Report, both of which are being published on the Council's website. Appendix A in the full IIA Report presents the consultation comments that were received in relation to each stage of the IIA and explains how they have been addressed.

## Stage E: Monitoring implementation of the Local Plan

**1.25** Recommendations for monitoring the likely significant social, environmental, and economic effects of implementing the Winchester District Local Plan are presented in the full IIA Report and are described later in this Non-Technical Summary.

## Outline of the plan and its objectives

**1.26** The Winchester District Proposed Submission 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.

## Relationship with other relevant plans or programmes and policy context

1.27 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 new Local Plan will cover the period to

2049, replace the existing Local Plans, and cover the parts of Winchester District outside of the South Downs National Park, which has its own adopted Local Plan.

**1.28** The Local Plan is not prepared in isolation and must be in conformity with sustainability objectives set out in a range of international, national and sub-national policy documents. Key elements of this policy context are outlined below; a comprehensive review of relevant policy objectives is presented in Appendix C of the full IIA Report.

**1.29** 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 1]. 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.

**1.30** 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.

## National policy context

**1.31** The NPPF [\[See reference 2\]](#) 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. The NPPF is supported by the online Planning Practice Guidance (PPG).

**1.32** The Local Plan must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan-making. It states that in addition to being positively prepared justified and effective, Local Plans will be considered sound if they are capable of:

“enabling the delivery of sustainable development in accordance with the policies in (the) Framework.”

**1.33** In addition to contributing to the achievement of sustainable development, the NPPF also requires plans to be prepared in a way that is “aspirational but deliverable”. This means that opportunities for appropriate development should be identified in order to achieve net gains across the three overarching objectives of sustainable development: that is to say achieving the economic, social and environmental objectives of the planning system.

**1.34** In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans were reviewed in relation to their objectives, targets and indicators and their implications for the Local Plan and the IIA. The full review can be seen in Chapter 3 of the full IIA Report.

## Baseline information and key sustainability issues

**1.35** Baseline information provides the context for assessing the sustainability of the Local Plan. It also provides the basis for identifying trends, predicting the likely effects of these documents and monitoring its outcomes.

**1.36** Schedule 2 of the SEA Regulations requires relevant aspects of the current state of the environment to be described and their likely evolution without implementation of the plan. The topics to be covered are 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. This information is provided in Appendix D of the full IIA Report.

**1.37** The SEA Regulations also require a description of existing environmental problems relevant to the plan. As an IIA, the scope of this description was expanded to cover key issues relating to all relevant aspects of sustainability. These key issues are described in Chapter 3 of the full IIA report and outlined below.

**1.38** The analysis of the baseline and key issues showed 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, although the policies in the adopted Winchester Local Plan would still go some way towards addressing many of the issues. 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.

## Key sustainability issues for Winchester

- 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.
- 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.
- 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.
- 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.



- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- 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.
- The District contains safeguarded mineral resources which, where possible, should not be lost or compromised as new development occurs.
- Water resources are limited, and the District is in serious water stress, which is predicted to get worse under climate change.
- 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). Ground water resources in the District are amongst the most sensitive in the region and are highly vulnerable to pollution.

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.

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.

- 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.

- 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.
- 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.
- 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.
- 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.

## Method and Sustainability Appraisal framework

**1.39** The review of the policy context and baseline informed the key sustainability issues identified above and these, in turn, informed development of a framework of sustainability objectives, the IIA framework, against which the plan has been assessed.

**1.40** For each of the sustainability objectives several appraisal questions are included to act as prompts when considering the potential effects of an option in relation to that objective. The appraisal questions are not exhaustive and not all appraisal questions will be relevant to each element of the plan that is appraised.

**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**

- 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)?

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

- 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?

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

- 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?

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

- 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?

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

- 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?

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

- 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?

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

- 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?

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

- 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, 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?

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

- 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?

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

- 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?

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

- 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?

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

- 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?

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

- 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?

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

- 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?

### Use of the SA framework

**1.41** Each policy in the Proposed Submission Local Plan has been appraised and a judgement made as to its likely effect on the baseline in relation to achievement of the sustainability objectives set out in the IIA framework presented above. The symbols and colour-coding shown in Table 1 have been used to show whether the effects of the Local Plan in relation to each IIA objective are likely to be positive or negative, minor or significant, or uncertain.

**1.42** Mixed effects were recorded for an IIA objective where there was potential for positive effects in relation to one aspect of the objective but potential for negative effects in relation to another. Where there was a considerable degree of uncertainty about the likelihood of the effect materialising, a question mark (?) was added to the score to indicate that there is uncertainty attached to the effect.

**Table 1: Key to colour coding and symbols used for IIA**

Symbol and colour coding	Description
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effects likely.

Symbol and colour coding	Description
+	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.

## Likely effects of the Local Plan policies

1.43 Table 2 below presents a summary of the likely effects of the policies set out in the Proposed Submission Local Plan (including the site allocation policies), by IIA objective. The policies are presented in the order they appear in the Local Plan. A detailed justification for the effects recorded is provided in Chapter 5 of the full IIA Report.

**Table 2: Summary of the sustainability effects of the policies in the Winchester District Proposed Submission Local Plan**

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

Chapter 1 Non-Technical Summary

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 CN5	++	+	0	+	++	0	0	++	+/-	+/-	+/-	+	0	0
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

**Chapter 1** Non-Technical Summary

<b>Policies</b>	<b>IIA 1</b>	<b>IIA 2</b>	<b>IIA 3</b>	<b>IIA 4</b>	<b>IIA 5</b>	<b>IIA 6</b>	<b>IIA 7</b>	<b>IIA 8</b>	<b>IIA 9</b>	<b>IIA 10</b>	<b>IIA 11</b>	<b>IIA 12</b>	<b>IIA 13</b>	<b>IIA 14</b>
Policy D5	+	++	+	+	++	+	++	+	+	++	+	0	+	+
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	+	+



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<b>Policies</b>	<b>IIA 1</b>	<b>IIA 2</b>	<b>IIA 3</b>	<b>IIA 4</b>	<b>IIA 5</b>	<b>IIA 6</b>	<b>IIA 7</b>	<b>IIA 8</b>	<b>IIA 9</b>	<b>IIA 10</b>	<b>IIA 11</b>	<b>IIA 12</b>	<b>IIA 13</b>	<b>IIA 14</b>
Policy NE6	0	0	+	0	0	-	0	0	+	0	0	0	++	++
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

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<b>Policies</b>	<b>IIA 1</b>	<b>IIA 2</b>	<b>IIA 3</b>	<b>IIA 4</b>	<b>IIA 5</b>	<b>IIA 6</b>	<b>IIA 7</b>	<b>IIA 8</b>	<b>IIA 9</b>	<b>IIA 10</b>	<b>IIA 11</b>	<b>IIA 12</b>	<b>IIA 13</b>	<b>IIA 14</b>
Policy HE4	0	0	0	0	0	-	0	-	0	+	++	0	0	0
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	+/-	++/-	+	++/-	++/-	++	++/-	+	--/+	--/+?	--?	+/-	--?	-?

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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 H4	0	++	0	+	+	+	+	+	+	+	+/-	+	0	+
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	+	++	-?	-?	-?	+/-	-	-?

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<b>Policies</b>	<b>IIA 1</b>	<b>IIA 2</b>	<b>IIA 3</b>	<b>IIA 4</b>	<b>IIA 5</b>	<b>IIA 6</b>	<b>IIA 7</b>	<b>IIA 8</b>	<b>IIA 9</b>	<b>IIA 10</b>	<b>IIA 11</b>	<b>IIA 12</b>	<b>IIA 13</b>	<b>IIA 14</b>
Policy E3	0	+	0	+	++	+/-	++	++	0	+	+	0	0	0
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

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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 W7	++	++	N/A	+	N/A	N/A	++	+	+/-?	0?	-?	0	0	0
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

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<b>Policies</b>	<b>IIA 1</b>	<b>IIA 2</b>	<b>IIA 3</b>	<b>IIA 4</b>	<b>IIA 5</b>	<b>IIA 6</b>	<b>IIA 7</b>	<b>IIA 8</b>	<b>IIA 9</b>	<b>IIA 10</b>	<b>IIA 11</b>	<b>IIA 12</b>	<b>IIA 13</b>	<b>IIA 14</b>
Policy CC1	0	0	N/A	+	N/A	N/A	0	--	--	0?	0?	--	0	0
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

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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

**1.44** 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 cumulative sustainability effects is presented in Table 3 below. A further explanation of the cumulative effects is presented below the table by IIA objective.

**Table 3: Cumulative effects of the Winchester District Local Plan (Regulation 18) document**

IIA objective	Cumulative effect of Local Plan policies
IIA1: Climate Change Mitigation	++
IIA2: Transport and Air Quality	++/-
IIA3: Climate Adaptation	++
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	+/-



IIA objective	Cumulative effect of Local Plan policies
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.

**1.45** 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. This IIA objective does not address greenhouse gas emissions associated with travel; these are covered under IIA objective 2.

**1.46** 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.

**1.47** 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.

**1.48** 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.

**1.49** 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.

**1.50** 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.

**1.51** 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.

**1.52** 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.

**1.53** 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.

**1.54** 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.**

**1.55** 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.

**1.56** 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.

**1.57** 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.

**1.58** 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.**

**1.59** 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.

**1.60** 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.

**1.61** 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.

**1.62** 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.

**1.63** 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.

**1.64** 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.

**1.65** 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.

**1.66** 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.

**1.67** 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.

**1.68** 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.**

**1.69** 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.

**1.70** 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.

**1.71** 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.

**1.72** 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.

**1.73** 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.

**1.74** 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.**

**1.75** The 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.

**1.76** 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.

**1.77** 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.

**1.78** The HRA [See reference 3] 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.

**1.79** 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.

**1.80** 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.

**1.81** 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.

**1.82** 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.

**1.83** 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.**

**1.84** 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.

**1.85** 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.

**1.86** 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.

**1.87** 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.

**1.88** 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.

**1.89** 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.

**1.90** 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 [\[See reference 4\]](#) 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.

**1.91** 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.

**1.92** 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.

**1.93** The HRA work [See reference 5] 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.

**1.94** 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.**

**1.95** 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.



**1.96** 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.

**1.97** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 14: flood risk.

## Monitoring

**1.98** The Strategic Environmental Assessment (SEA) Regulations require that monitoring is undertaken in relation to the significant effects of implementing the Plan in question. Chapter 7 of the full IIA Report sets out a list of proposed monitoring indicators for each IIA objective.

**1.99** Examples of the indicators set out in the proposed monitoring framework presented in the full IIA Report include; “Number of non-residential completions which achieve ‘BREAAAM Excellent’ standard”, “Exceedances in UK Air Quality”, “Number of new areas dedicated to open spaces uses in conjunction with development”, “Completions data for housing and economic development”, and “Total number of jobs in Winchester District”.

## Next steps

**1.100** This IIA Report will be available for consultation alongside the Winchester District Proposed Submission Local Plan (Regulation 19) document in autumn 2024. After the public consultation, the Local Plan will be submitted to the Planning Inspectorate for Examination.

LUC

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Report produced by LUC

# Report produced by LUC

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Landscape Management / Ecology / Historic Environment / GIS & Visualisation

## References

# References

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